

Calgary Planning Commission Member Comments



For CPC2024-1154 / LOC2024-0194
heard at Calgary Planning
Commission
Meeting 2024 November 28



Member	Reasons for Decision or Comments
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This application would close 200m² (0.02 ha) of road space along St Monica Ave SE, amend the Land Use District of the 0.02 ha and 0.09 ha parcel to the north at 45 New St SE to the Housing – Grade Oriented (H-GO) District, and allow the resulting 0.11 ha parcel to be consolidated. <p>Administration is correct that, “The site itself was also confirmed eligible as per Section 1386(d) of the Land Use Bylaw 1P2007, which supports H-GO Districts on Inner City sites within 200 metres of an Urban Main Street area, as identified within the Urban Structure Map of the MDP” (Cover Report, page 3).</p> <p>“Section 1386(d) of the Land Use Bylaw 1P2007 provides locational criteria for where the H-GO District may be considered appropriate. This Section indicates that all parcels located within Inner City areas as identified within the Urban Structure Map of the MDP within 200 metres of a Main Street area are eligible for the H-GO designation. This site meets the above noted criteria as it is within 200 metres of the 9 Avenue SE Neighbourhood Main Street area” (Attachment 1, page 4).</p> <p>In the Municipal Development Plan’s Urban Structure Map, Main Streets are polygons, not lines. For a Neighbourhood Main Street like 9th Avenue SE, the polygon stretches 150m on either side of the centre line of the street. Administration has consistently used this polygon-based measuring approach since Council approved the creation of the H-GO Land Use District. The map on Slide 14 of Administration’s presentation shows the polygon and the measurement from the edge of the Main Street polygon to the site (https://pub-calgary.escribemeetings.com/filestream.ashx?DocumentId=311055).</p> <p>There is a minor text-based amendment to the Inglewood Area Redevelopment Plan.</p> <p>The Community Association refers to a draft Local Area Plan (LAP). Until Council gives third reading to that LAP, the draft LAP remains non-statutory and Section 1386 (d) of Land Use Bylaw</p>

	<p>1P2007 provides direction for locations, like this one, where the H-GO District is appropriate.</p>
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