

Calgary Planning Commission Member Comments



For CPC2025-0074 / LOC2024-0223
heard at Calgary Planning Commission
Meeting 2025 January 23



Member	Reasons for Decision or Comments
Commissioner Hawryluk	<p>Reasons for Approval</p> <ul style="list-style-type: none"> Administration is correct that, "Section 1386(d) of Land Use Bylaw 1P2007 provides location criteria for where the H-GO District may be considered appropriate. In areas which are not subject to an approved Local Area Plan, the H-GO District is intended for areas that are located within the Inner-City or Centre City (Greater Downtown) as defined by the Urban Structure Map of the Municipal Development Plan (MDP) and meets one of several criteria, including being within 200 metres of a Main Street. The subject site is located within the Inner-City area and is within 50 metres of the 9 Avenue SE Neighbourhood Main Street and therefore meets the location criteria for H-GO District" (Attachment 1, page 4). <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. Lots that are within 200m of this polygon from the edge of this polygon are eligible for the H-GO designation. Administration has consistently used this polygon-based measuring approach since Council approved the creation of the H-GO Land Use District.</p> <p>In this case, this parcel is within the 9th Avenue SE Neighbourhood Main Street polygon (that is, within 150m of the centre line of the street).</p> <p>The Applicant has submitted a Development Permit with 5 units and 5 suites, which is the same number of units and suites as are allowed under the Residential – Grade-Oriented Infill (R-CG) that is already in place (Cover Report, page 1; Attachment 1, page 3). During Commission's review, the Applicant explained that the proposed H-GO District has an additional 1m of height for a front building (from 11m to 12m) and 3.4m of height for a rear building (from 8.6m to 12m). This lot backs onto Mills Park, so the additional height, especially for the rear building, seems appropriate for the site.</p>

	<p>During Commission's review, there was a question about Section 2.3.6 of the Inglewood Area Redevelopment Plan (ARP), which "envisage[s] and encourage[s] some new townhousing development in Inglewood in the range of 12 to 30 units per acre with a 3 storey maximum height" (Inglewood Area Redevelopment Plan, 2.3.6). An application with 5 units and 5 suites would have 25 or 26 units/acre ($5 \text{ units}/0.08 \text{ hectares} = 5 \text{ units}/0.20 \text{ acres} = 25 \text{ units/acre}$ or $5 \text{ units}/0.076 \text{ hectares} = 5 \text{ units}/0.189 \text{ acres} = 26 \text{ units/acre}$). This application conforms with the ARP's 12 to 30 unit per acre density range.</p>
Commissioner Montgomery	<p>Reasons for Approval</p> <ul style="list-style-type: none">• More clarity on the discrepancy / interpretation with the ASP and recommended land use.