

Calgary Planning Commission Member Comments



For CPC2025-0159 / LOC2024-0296
heard at Calgary Planning Commission
Meeting 2025 February 27



Member	Reasons for Decision or Comments
Commissioner Damiani	<p>Reasons for Approval</p> <ul style="list-style-type: none"> Moved to consent being R-CG to H-GO aligned with ARP policy (Medium Density Low-Rise land use plan).
Commissioner Hawryluk	<p>Reasons for Approval</p> <ul style="list-style-type: none"> When the Planning Commission reviewed this item, the South Shaganappi Local Area Plan had not been approved. This Housing – Grade Oriented (H-GO) District was recommended because it is within 600m from an existing LRT platform (below). <p>Since Commission’s review, Council approved the South Shaganappi Local Area Plan, which envisions this parcel with the Neighbourhood Connector Urban Form Category and Low (up to 6 storeys) Building Scale. The proposed DC is consistent with the approved Local Area Plan’s vision and the Land Use Bylaw’s requirement that the H-GO District (and DC Districts based on the H-GO District) “should only be designated on parcels located within an area that supports the development form in an approved Local Area Plan as part of the Neighbourhood Connector or Neighbourhood Flex Urban Form Categories” (1386 (d)(i)).</p> <p>Administration notes, “Section 1386 (d) of Land Use Bylaw 1P2007 provides locational criteria for where the H-GO District may be considered appropriate. Sites that do not have an approved Local Area Plan (LAP) must be within the Centre City or Inner City Areas identified on the Urban Structure Map of the Municipal Development Plan (MDP), and also within one or more of the following:</p> <ul style="list-style-type: none"> - 200 metres of a Main Street or Activity Centre identified on the Urban Structure Map of the Municipal Development Plan (MDP); - 600 metres of an existing or capital-funded Light Rail Transit (LRT) platform; - 400 metres of an existing or capital-funded BRT station; or - 200 metres of a primary transit service.

	<p>The subject site meets the location criteria for the H-GO District as it is located within the Inner City Areas of the MDP and is within 600 metres of the existing University LRT Station” (Attachment 1, page 4).</p>
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