

# Calgary Planning Commission Member Comments



For CPC2025-0179 / LOC2024-0279  
heard at Calgary Planning Commission  
Meeting 2025 February 13



Member	Reasons for Decision or Comments
<p><b>Commissioner Hawryluk</b></p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> <li>When the Planning Commission reviewed this item, the South Shaganappi Local Area Plan had not been approved. This Direct Control (DC) District, which is based on the Housing – Grade Oriented (H-GO) District, was recommended because it is ~100m from an existing LRT platform (below).</li> </ul> <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-Modified (up to 4 storeys) Building Scale. <b>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 neighbourhood Flex Urban Form Categories” (1386 (d)(i)).</b></p> <p>Administration notes, “The proposed land use district is a DC District based on the H-GO District. The intent of the district is to allow for development that requires a minimum density of 80 units per hectare (minimum of four dwelling units) with a maximum floor area ratio is 1.5. The DC District also excludes Dwelling Unit as a use and adds the Multi-Residential Development use to clarify that the DC District supports multi-residential development on this site.</p> <p>Section 1386 (d) of the 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 and meet at least one of the following criteria to qualify for the H-GO District:</p> <ul style="list-style-type: none"> <li>- within 200 metres of a Main Street or Activity Centre as identified on the Urban Structure Map of the MDP;</li> <li>- within 600 metres of an existing or capital-funded LRT platform;</li> </ul>

- within 400 metres of an existing or capital-funded BRT station; or
- within 200 metres of primary transit service.

The subject site is considered appropriate for the H-GO District as it is located within an Inner City Area and is approximately 100 metres from an existing LRT Station (Banff Trail Station) located along Capitol Hill Crescent NW. Therefore, **the subject site is appropriate for redesignation to the H-GO District**” (Attachment 1, page 4).