

# Calgary Planning Commission Member Comments



For CPC2023-0802 / LOC2023-0042  
heard at Calgary Planning Commission  
Meeting 2023 August 17



Member	Reasons for Decision or Comments
<p><b>Commissioner Hawryluk</b></p> <p><b>Commissioner Pollen</b></p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> <li>This application meets the Council-approved location criteria. LUB section 1386 (d) states that “The Housing – Grade Oriented (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.”</li> </ul> <p>Maps 3 and 4 of the Westbrook Local Area Plan show that this lot is part of the Neighbourhood Flex Urban Form Category and that up to 4 storeys are appropriate here. The H-GO Land Use District aligns with the Local Area Plan’s Urban Form Category and the Building Scale. Residents’ concerns about height and density in this location were considered and addressed during the extensive engagement, creation, and approval of the Westbrook Local Area Plan.</p> <p>Administration reports that there were 63 letters of opposition from the public. We asked Administration about some of those concerns:</p> <p>Below grade utilities: Utilities Engineering reviews every application and raised no concerns over the capacity of the infrastructure. The current infrastructure can accommodate the development proposed through this Land Use Amendment.</p> <p>Adjacent solar panels: While there is no legal ‘right to light’ or solar access, the applicant has changed designs to reduce shadowing on the adjacent solar panels. This is appreciated but verges into Development Permit-level questions.</p> <p>H-GO and Council’s declaration of a climate emergency: Letting more people live at this site, which is about 1.2km from a MAX Yellow Station, supports Council’s goal for 95% of Calgarians to live within 2km of a dedicated transit facility by 2050 (Climate Strategy: Pathways to 2050, Table 1, page 19).</p>