

Calgary Planning Commission Member Comments



For CPC2023-1029 / LOC2023-0169
heard at Calgary Planning Commission
Meeting 2023 October 19



Member	Reasons for Decision or Comments
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> Administration is correct that, “This site is appropriate for the proposed H-GO District as it meets the location criteria established in Land Use Bylaw 1P2007 under Section 1386 (d). The Bylaw states H-GO “should only be designated on parcels located within (i) 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.’ The subject site is located on 26 Avenue SW, which is designated as Neighbourhood Flex Urban Form Category in the Westbrook Communities Local Area Plan (LAP), and is therefore eligible for H-GO designation. The applicable policies in the LAP encourages a mix of commercial and residential uses in the Neighbourhood Flex area, however, the applicant is not interested in other commercial uses but residential uses to provide housing diversity and choices” (Attachment 1, page 3-4).