

Calgary Planning Commission Member Comments



For LOC2023-0223 / CPC2023-1151
heard at Calgary Planning Commission
Meeting 2023 November 2



Member	Reasons for Decision or Comments
<p>Commissioner Tiedemann</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This application seeks to redesignate from a DC (based on R2) to H-GO on a midblock lot. There are 6 parks and 4 schools within a 4 block radius. Of key importance to note, this application is in alignment with the recently approved Westbrook LAP and meets the outlined H-GO locational criteria. The location directly on Richmond road also provides great vehicular and transit access. This is the exact type of location where H-GO is intended to be used.
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> According to the Land Use Bylaw, “The Housing – Grade Oriented (H-GO) District ... 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” (LUB 1386.d.i). <p>According to Attachment 1, page 5, “The Westbrook Communities Local Area Plan (LAP) identifies the subject site as being part of the Neighbourhood Connector category (Map 3: Urban Form) with a Low – Modified building scale modifier (Map 4: Building Scale), which allows for up to four storeys. Neighbourhood Connector areas are characterized by a broad range of housing types along higher activity, predominantly residential streets. The proposed H-GO District is in alignment with the LAP, as the H-GO District would fulfill many relevant objectives of the plan, with respect to design, street interface, transition to adjacent dwellings and building height.”</p> <p>This application is appropriate for this location: It aligns with the Council-approved policy for the H-GO Land Use District and the Council-approved Local Area Plan.</p>