

Calgary Planning Commission Member Comments



For CPC2024-0048 / LOC2023-0285
heard at Calgary Planning Commission
Meeting 2024 January 25



Member	Reasons for Decision or Comments
Commissioner Hawryluk	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This application aligns with the Westbrook Communities Local Area Plan. <p>Administration is correct that, “Section 1386(d) of the Land Use Bylaw 1P2007 provides location criteria for where the H-GO District may be considered appropriate. In areas which are subject to an approved Local Area Plan, the H-GO District is intended for areas which are identified 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 a Neighbourhood Connector on Map 3: Urban Form of the Westbrook Communities Local Area Plan (LAP)” (Attachment 1, page 4).</p> <p>The Community Association asked about “the location of this development application as it appears to be on the edge and not part of the neighbourhood collector portion of Map 3 of the Westbrook LAP” (Attachment 4). When asked, Administration pointed Commission to the Map Interpretation section of the Local Area Plan. “Where the Neighbourhood Connector urban form category, as indicated on Map 3: Urban Form, is shown within the limited building scale area, as indicated on Map 4: Building Scale, the Neighbourhood Connector urban form category should be interpreted to extend for a distance of 41 metres (approximately two parcels) from the property line along the road identified as a Neighbourhood Connector, unless the boundary of the Neighbourhood Connector urban form category is clearly delineated by a lane” (4.2.g). Slide 15 of Administration’s presentation shows that this lot is 33m from the property line along 26 Ave SW, which confirms that this application aligns with the Local Area Plan.</p>