

Calgary Planning Commission Member Comments



For CPC2024-1084 / LOC2024-0189
heard at Calgary Planning Commission
Meeting 2024 October 17



Member	Reasons for Decision or Comments
<p>Commissioner Hawryluk</p>	<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, “The H-GO District is intended to 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. The subject site is located on 12 Avenue SW and is identified as Neighbourhood Connector on Map 3: Urban Form in the Westbrook Communities Local Area Plan (LAP). The subject parcel therefore meets the criteria to be considered for the H-GO” (Attachment 1, page 4).</p> <p>The Community Association’s letter makes excellent points, especially that “the built form indicated in the application can be accomplished without a redesignation from R-CG” (Attachment 4, page 1). At 0.07 hectares, this lot allow a 5-unit rowhouse with 5 suites under the current R-CG Land Use District.</p> <p>One could also wonder why the Land Use Districts along this block were not amended to H-GO during the Upzoning for Housing application earlier this year. I think it is because the Westbrook LAP envisions up to six storeys on this block (an appropriate base 400m from an LRT station). However, not amending the Land Use Districts of lots with the Neighbourhood Connectors and Neighbourhood Flex urban form categories in LAPs to at least H-GO has meant that if a builder does not want to go through a Land Use Amendment or if an Amendment is refused, the outcome is the same as almost every other block in the Developed Areas: R-CG.</p>