

Calgary Planning Commission Member Comments



For CPC2024-1199 / LOC2024-0214
heard at Calgary Planning Commission
Meeting 2024 November 14



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, which envisions the Neighborhood Flex Urban Form Category and up to six storeys (low building scale modifier) in this location. Allowing more people to live ~300m from the 45 St LRT Station supports the visions of the Municipal Development Plan and Calgary Transportation Plan. <p>Administration is correct that, “Section 1386(d) of the Land Use Bylaw 1P2007 provides locational criteria for where the H-GO District may be considered appropriate. In areas that are subject to an approved Local Area Plan, such as this subject site, the H-GO District is intended for areas which are identified as either the Neighbourhood Connector or Neighbourhood Flex Urban Form Category. The subject site is identified as Neighbourhood Flex on Map 3: Urban Form in the Westbrook Communities Local Area Plan (LAP) and therefore meets the locational criteria of Section 1386(d)” (Attachment 1, page 4).</p>