

Calgary Planning Commission Member Comments



For CPC2025-0470 / LOC2024-0278
heard at Calgary Planning Commission
Meeting 2025 May 22



Member	Reasons for Decision or Comments
Commissioner Hawryluk	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This application aligns with the following direction from Council: <p>Municipal Development Plan/Calgary Transportation Plan (2020):</p> <ul style="list-style-type: none"> - This site is across the street from a Community Activity Centre (MDP, 2020, Map 1), and - ~50-75m from the Westbrook LRT Station, which is also a MAX Teal Bus Rapid Transit (BRT) station. - This location is consistent with planning around “nodes and corridors” (MDP, 2020, 2.2). <p>Westbrook Communities Local Area Plan (2025):</p> <ul style="list-style-type: none"> - Maps 3 and 4 envision this site with the Neighbourhood Flex Urban Form Categories and Low (up to 6 storeys) Building Scale Modifier, - The proposed Mixed Use – General (MU-1f4.0h24) District conforms with the Urban Form Category and Building Scale Modifier. <p>During Commission’s review, the Applicant reported that the initial proposal was for a Direct Control District, but Administration said the application did not meet the Land Use Bylaw’s test for a Direct Control District (see LUB, 2007, 20). Administration reported that the associated Development Permit was still under review. The Applicant thought there were minimal relaxations and minimal appeal risks. The Community Association’s letter suggests that the associated Development Permit has some significant relaxations.</p> <p>Council might benefit from asking Administration to expand on why a Direct Control District would not meet the Land Use Bylaw’s test.</p> <p>Council might want to ask Administration about the number and extent of relaxations that would be required for the development permit that has been submitted and is under review. Commission reviewed this application in May. By the</p>

	<p>time Council reviews this in July, Administration may have a better sense of the Development Permit and its associated relaxations. This question would not try to deal with the Development Permit but help determine whether the MU-1 District is the correct District.</p>
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