

Calgary Planning Commission Member Comments



For CPC2020-0961 / LOC2018-0108
heard at Calgary Planning Commission
Meeting 2020 September 17



Member	Reasons for Decision or Comments
<p>Commissioner Gedye</p>	<p>Reasons for Opposition:</p> <ul style="list-style-type: none"> • I have concerns around the feasibility of upzoning these two, non-contiguous sites to MU-1f4.0h21 as a non-consolidated parcel. • I appreciate that this zoning is appropriate considering surrounding precedents as well, the future green line, and community association support. However, developing these sites as individual parcels once upzoned to MU-1 will be unfeasible without: <ul style="list-style-type: none"> ○ (a) further consolidation of adjacent parcels or ○ (b) major relaxations to the base zone. • The applicant will not be able to achieve anywhere close to the maximum FAR or height as stand-alone projects, and if they do, may present substantial externalities to adjacent properties. • Given that the time horizon for further consolidation is unknown, and better zones exist to look at short and medium-term redevelopment horizons, I opposed this motion.