

Calgary Planning Commission Member Comments



For CPC2021-1052 / LOC2019-0138
heard at Calgary Planning Commission
Meeting 2021 August 05



Member	Reasons for Decision or Comments
Commissioner Palmiere	<p>Reasons for Refusal Recommendation</p> <ul style="list-style-type: none">• The proposed land use does not reflect the complexity of the site and its developability. For instance, the land directly over the LRT line can accommodate minimal development. As such the proposed mixed use district with a height of 26 metres and floor area ratio of 3.0 is completely unrealistic and poorly considered. The fragmented parcel configuration coupled with significant LRT constraints warrants a nuanced approach to land use instead of a blanket of unbuildable height and density. A Direct Control District with multiple sites would have been the appropriate approach to this application and would have clearly demonstrated to the community and the applicant what can actually be achieved.