

Calgary Planning Commission Member Comments



For CPC2022-0522 / LOC2022-0027
heard at Calgary Planning Commission
Meeting 2022 May 05



Member	Reasons for Decision or Comments
Commissioner Tiedemann	<p>Reasons for Opposition</p> <ul style="list-style-type: none"> At CPC we often receive land use applications that are not accompanied by DP applications although the applicant in these cases will often indicate some idea of their future development plans. I struggled with this application as I believe the proposed land use is generally appropriate for the area however, I was challenged in that the applicant <u>specifically</u> indicated in their submission letter that they intended to rezone and then sell the property.
Commissioner Pollen	<p>Reasons for Opposition</p> <ul style="list-style-type: none"> The applicant submission noted that in this application that there were no imminent development plans for the lot; this was not accurately interpreted in the staff report. There is no statutory plan for this community; however, the Heritage Communities Local Area Plan is currently underway at the first draft stage. There was no evidence that other districts were fully explored. Based on the applicant's submission and the ongoing work to create a LAP, I felt it was best to wait until the completion of the LAP before approving this land use to ensure it was consistent with the larger vision for this part of Kingsland. After the LAP process, MCG or possibly even more density (MC-1, MC-2 or MU) may be the appropriate use for this property; however, this would be determined after a full engagement with the community for the vision for this part of the community, which is better for long-term city-building practices.
Commissioner XX	<p>Reasons for Approval/Refusal</p> <ul style="list-style-type: none">

