

Calgary Planning Commission Member Comments



For CPC2022-1234 / LOC2022-0006
heard at Calgary Planning Commission
Meeting 2022 November 17



Member	Reasons for Decision or Comments
<p>Commissioner Tiedemann</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This application looks to redesignate the parcel from C-COR1f2.8h13 to a DC based on C-COR1 to bring the <u>existing</u> building in line with current land use bylaw as the C-COR1 district technically does not allow for the built form that was constructed under an old 1979 DC. This change is a lag from the implementation of LUB 1P2007. This redesignation will allow for future renovations on the existing building as indicated by the owner. This is a landmark building on a key corner of two main streets and bringing the site's land use in line with the current LUB makes perfect sense.
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This application strikes me as being largely about correcting paperwork. <p>When the 2007 Land Use Bylaw was approved, the Land Use District was changed to C-COR1 with a Floor Area Ratio of 2.8 and height of 13m. Consequently, the current building does not conform to its Land Use District, which hinders the owner's attempts to maintain or improve the building.</p> <p>This application would:</p> <ul style="list-style-type: none"> Create a new Direct Control District so the existing building conforms with its Land Use District, Add the bonus density from the Hillhurst/Sunnyside Area Redevelopment Plan to the Direct Control District for future redevelopment, which should not occur soon because this building is 32 years old and, according to the applicant, "nowhere near its life expectancy," and Revise some of the Hillhurst/Sunnyside Area Redevelopment Plan's maps to conform with the Direct Control District.