

Calgary Planning Commission Member Comments



For CPC2022-1151 / LOC2022-0177
heard at Calgary Planning Commission
Meeting 2022 December 01



Member	Reasons for Decision or Comments
<p>Commissioner Hawryluk</p>	<p>Comments</p> <ul style="list-style-type: none"> The Mixed Use and Direct Control Districts (the latter of which would produce a food hall) are appropriate. This site is by the South Health Campus, the future Seton Green Line LRT Station, the Brookfield Residential YMCA at Seton, and Joanne Cardinal-Schubert High School. <p>Yet, “the proposed development would have a site-specific intensity of 185 people and jobs per gross developable hectare, ... [which] is 15 lower than the MDP target” (Attachment 1, page 6). The intensity estimate is based on the applicant’s intended Development Permit applications, not the Land Use Districts’ seven to eight storeys; buildings built to the proposed Land Use Districts’ maximum heights and floor area would likely meet the MDP’s target of 200 people and jobs per gross developable hectare.</p> <p>Though I have concerns with the associated Development Permits falling short of the MDP’s intensity targets in this amenity-rich location, I supported the Land Use Amendment, which is appropriate.</p>