

Calgary Planning Commission Member Comments



For CPC2023-0092 / LOC2022-0119
heard at Calgary Planning Commission
Meeting 2023 February 9



Member	Reasons for Decision or Comments
<p>Commissioner Tiedemann</p>	<p>Reasons for Opposition</p> <ul style="list-style-type: none"> Numerous parcels involved in an overall redesignation to a section of the Cornerstone OLP. While I understand other portions of the Cornerstone OLP contain additional residential density and commercial uses, this specific application would see 83% of the developable area (related to this application only) would be designated as R-G. While the R-G district is flexible and can result in the development of single family homes, attached homes and even townhomes, quite frequently we see this district used for the deliver of single detached homes. When I asked the applicant about the potential future build out of the area, I was not satisfied regarding the housing mix that may be delivered in the area. I would have liked to have seen a larger variety of uses and building scales included with this application. For this reason, I am unable to support this application.
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> Initially, this Land Use Amendment included a Mixed-Use Land Use District with a height of 11m (MU-1h11). The combination of a mixture of uses but only on metre taller than detached houses and shorter than some of the adjacent Land Use Districts surprised me. During the meeting, other commissioners made similar comments and we changed the recommendation to allow up to 26m. The applicant may not build that high in the short-term, but that height will be available in the future.