

Calgary Planning Commission Member Comments



For CPC2023-0185 / LOC2022-0116
heard at Calgary Planning Commission
Meeting 2023 February 23



| Member | Reasons for Decision or Comments |
|--------------------------------------|---|
| <p>Commissioner Tiedemann</p> | <p>Reasons for Approval</p> <ul style="list-style-type: none"> This application is requesting to redesignate two parcels on the same block from M-C2 to DC based on M-U1. The proposed maximum height would be 26 m and the maximum FAR would be 5.0. The DC is required to facilitate zero parking for the site (and the 2 proposed buildings). This is phenomenal location, in close proximity to a c-train station, to permit sensitive densification. I wholly support this application as the intended outcome is exactly what we should want to see in our core established area neighbourhoods. |
| <p>Commissioner Hawryluk</p> | <p>Reasons for Approval</p> <ul style="list-style-type: none"> Given that these two lots (15 metres wide and separated by about 30m) are 150m from a grocery store and an LRT station, it makes sense to relax parking requirements. Similarly, it is reasonable for the ground floors of the south lot and north lot to have commercial and work-live uses, respectively. <p>The south lot has been vacant since 2014. The north lot has been vacant since 2021. If parking was required, three outcomes seem likely:</p> <ol style="list-style-type: none"> the applicant could build smaller buildings under the current M-C2 Land Use District, which would let fewer people enjoy living in this amenity-rich location; the applicant could buy the building between these lots to build a below ground parkade, which would require displacing residents from the existing building; or the applicant could leave these two lots vacant until policies and prices justify another application. <p>Two vacant lots becoming 60 homes would be better than those options.</p> |