

Calgary Planning Commission Member Comments



For CPC2023-0338 / LOC2022-0208
heard at Calgary Planning Commission
Meeting 2023 May 04



Member	Reasons for Decision or Comments
<p>Commissioner Tiedemann</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This parcel is current zoned DC based on M-H1 and the applicant wishes to keep this designation but add office use at grade to the DC. Typically, I would not be supportive of this move however the location and context of this site is an important determining factor. Because the site is located off of MacLeod Trail in a location that is not conducive to supporting retail, I am in favor of adding the office use into the DC. Vacant retail space negatively impacts the vitality of a street and I would prefer to see occupied office space rather than vacant retail. The applicant has indicated that they will be the ones to occupy the office space so I have no concerns about the viability of leasing the space. I would encourage admin to ensure the eventual DP receives an extremely thorough review to ensure the pedestrian corridor in front of the building has a thoughtful and proper interface with the office use.
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This application is a lesson in how our tightly-wound planning system delays and drives up the cost of housing. <p>On 31 August 2022, the City approved Development Permit DP2021-8400 for a six-storey multi-residential building with 100 residences, main floor retail, and consumer service at this location. This is in keeping with the current Land Use District (Direct Control based on M-H1). The applicant has not been able to fill those main floor commercial spaces, so the applicant intends to put some office space on the main floor. However, the current Land Use District does not include the use of 'Office' as a permitted or discretionary use. As such, the applicant is requesting a new Direct Control district (also based on M-H1) that allows an office on the main floor. If Council approves this Land Use Amendment, Administration will need to approve a new Development Permit.</p> <p>The planning process has added at least a year of delay to the construction of these 100 residences. It is likely that these residences will cost more than they would have if a slightly more permissive Land Use District or more slightly permissive Land Use Bylaw had allowed construction to begin last year.</p>

	<p>This is an example of our current planning system—intentionally or unintentionally—making new housing more expensive.</p>
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