

Calgary Planning Commission Member Comments



For CPC2023-0227 / LOC2022-0197
heard at Calgary Planning Commission
Meeting 2023 April 06



Member	Reasons for Decision or Comments
<p>Commissioner Tiedemann</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This project is in an incredible location that needs to see a best-in-class style re-development. I was very encouraged to see the level of collaboration between the City Green Line team and the private developer. The proposed DC land use has been crafted so that it will allow for the redevelopment of a languishing asset in the core of our city, while also providing for the integration of a future LRT stop. I was happy to support this application.
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> These Direct Control Districts respond well to many interests: a future LRT station, keeping businesses open as long as possible during construction, different owners, and an active pedestrian realm in the future. The uses around the +15 are very specific (Place of Worship – Small and Place of Worship – Large are acceptable but Place of Worship – Medium is not); those uses are a product of the CR-20 Land Use District and specific to this application. <p>After the meeting, I realized that I should have moved to remove the parking minimums from this Direct Control District that includes a future LRT station. A city that wants to meet its climate, development, and transportation goals would not require any parking at LRT stations. Council might want to remove that section of the Direct Control District.</p> <p>If the applicant is looking for temporary uses, I hear there's a lot of demand for Pickleball Courts.</p>