

Calgary Planning Commission Member Comments



For CPC2023-0997 / LOC2022-0210
heard at Calgary Planning Commission
Meeting 2023 November 16



Member	Reasons for Decision or Comments
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> The proposed Direct Control District would modify an existing Direct Control District by removing restrictions on uses that are allowed on the main floor, removing uses that are no longer in the Land Use Bylaw, and removing minimum Floor Area Ratio and minimum building height restrictions (to match the C-COR1 Land Use District on which this District is based). <p>This application appears to be designed to increase flexibility so the applicant can lease vacant space. A stock district, like MU-1, could have been used but that would have requirement engagement, which would have taken longer.</p> <p>The Planning Commission was told that a more comprehensive application is likely after the Chinook Communities Local Area Plan is complete.</p>