

## Calgary Planning Commission Member Comments



For CPC2019-0553  
heard at Calgary Planning Commission  
Meeting 2019 May 02



Member	Reasons for Decision or Comments
<b>Commissioner Juan</b>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> <li>While I think that the DC is appropriate, I am underwhelmed with the concept plan presented. I am hopeful that the large scale retail will not back onto the coulee edge, that the BRT proximity is taken into consideration and that Section 6 of the DC, related to parking relaxations, is used so that the “Town Centre” does not include copious amounts of surface parking. I suggest that we see the concurrent development applications at Planning Commission.</li> </ul>
<b>Commissioner Foht</b>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> <li>This application to amend the land-use to a more viable land-use, especially the densities, is warranted. The existing land-use supporting high density residential/commercial developments was not viable or realistic at the time of granting the initial land use. It certainly is not viable or realistic in today's economic environment. The recognition of today's demand will lead to the earlier development of these lands.</li> </ul>
<b>Commissioner Schmalz</b>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> <li>Original use/DC was not achievable and stalled development.</li> <li>Current proposed DC represents what the market will the market will absorb today new.</li> <li>Development permits should come back to CPC for review to ensure high-quality development.</li> <li>When market demands, the site can (and likely will be up-zoned).</li> <li>This approval/DC provides options for development today and is an integral piece to the overall CAC area being billed out in a reasonable timeframe.</li> </ul>