

# Calgary Planning Commission Member Comments



For CPC2023-0107 / LOC2022-0184  
heard at Calgary Planning Commission  
Meeting 2023 February 23



Member	Reasons for Decision or Comments
<p><b>Commissioner Tiedemann</b></p>	<p>Reasons for <b>Approval</b></p> <ul style="list-style-type: none"> <li>Application to redesignate from I-C to DC based on I-C to add the use “place of worship – medium”. No issues with this application as the location has been used for this use in the last few years. I did have some concerns about the amount of parking available but the applicant indicated that they have an agreement to share parking with an adjacent hotel and the “place of worship” use typically has of peak usage.</li> </ul>
<p><b>Commissioner Hawryluk</b></p>	<p>Reasons for <b>Approval</b></p> <ul style="list-style-type: none"> <li>This application would add a place of worship as an adaptive reuse of an existing building in an industrial area that is 400m from the 36 Street NE Main Street and 300m from a residential area. The Municipal Development Plan (MDP) states that land use policies should “discourage uses such as stand-alone office use, regional retail developments, places of worship, public or private schools and residential uses in industrial areas” (3.7.1.d). However, in 2011, Council added Place of Worship – Large as a discretionary use in the Industrial – General Land Use District, which suggests that Council has been supportive of this type of land use change even with this MDP policy.</li> </ul> <p>I am glad to see that when Council removed parking minimums for non-residential uses (48P2020) in November 2020, they also removed parking minimums for all places of worship. The City will not require the owners to build more parking than they think they need.</p> <p>This is an improvement over City policy in the 1960s, when according to Max Foran, “Construction of a mosque on Centre Street North was turned down ostensibly because, unlike the case with a church which required seating, offstreet parking criteria could not be applied” (Expansive Discourses, page 78). In other words, City policy calculated parking based on seats but City staff did not know how to calculate parking for a place of worship where people do not sit in chairs or pews so they refused the application. To exaggerate slightly, removing parking minimums supports religious freedom.</p>