

# Calgary Planning Commission Member Comments



For CPC2023-0600 / LOC2022-0170  
heard at Calgary Planning Commission  
Meeting 2023 June 08



Member	Reasons for Decision or Comments
<p><b>Commissioner Hawryluk</b></p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> <li>The proposed Direct Control District defines 'Health Services – Overnight Stay,' adds 'Health Services Laboratory – Without Clients' and 'Health Services – Overnight Stay' as Discretionary Uses, sets a maximum use area for 'Health Services – Overnight Stay' of 20,000m<sup>2</sup>, and sets rules for the location of those new uses. Sections 4, 6, 7, 10, 11.3, 11.4, and 11.5 are new. Council approved all of the other sections of the proposed Direct Control in 2016.</li> </ul> <p>The Area Redevelopment Plan amendment would increase the gross floor area for health care uses from 11,150m<sup>2</sup> to 31,000m<sup>2</sup>. It appears that the Community Association has gone from opposition to acceptance of the application. I can understand concerns about having more of the redevelopment's area being used for health care. However, there is probably no better location for these uses than across the street from a hospital that is in a Major Activity Centre. This supports the Municipal Development Plan's Key Direction 3 "Direct land use change within a framework of nodes and corridors" (MDP, 2.2).</p>