

Calgary Planning Commission Member Comments



For CPC2024-0263 / LOC2022-0125
heard at Calgary Planning Commission
Meeting 2024 March 21



Member	Reasons for Decision or Comments
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This proposal would let land that was part of the right-of-way for 69 St NW and land with a Direct Control (DC) District based on the 1980 Land Use Bylaw have the Land Use Amendment of Industrial – Commercial (I-C) District. The old DC and the I-C District have the same Floor Area Ratio (1.0) and maximum height (12m). This Amendment would let these three lots be consolidated in the future. <p>The local 5A network and transit stops will continue to function as they do currently.</p> <p>There was some concern that this application may come back for a future Land Use Amendment. The Applicant said that the owner of the tire shop would like to use the land for parking cars. The I-C District does not include parking as a Permitted or Discretionary Use, so one Commissioner worried that the Applicant may need to come back for another Land Use Amendment before receiving a Development Permit. The Applicant might be able to meet their goals with I-C’s Discretionary Uses of Auto Service – Major or Auto Service – Minor.</p>