

Calgary Planning Commission Member Comments



For LOC2023-0158 / CPC2023-1102
heard at Calgary Planning Commission
Meeting 2023 November 2



Member	Reasons for Decision or Comments
<p>Commissioner Tiedemann</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This application seeks to redesignate from I-O to I-G to accommodate the sale of large vehicles and equipment on the site. No changes to the existing buildings are proposed and no new buildings are currently proposed. Given we are not making any changes to our exiting industrial base, and we are looking at the adaptive reuse of an existing building, this application was easy to support.
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> Amending the Land Use District from Industrial – Outdoor to Industrial – General would allow more flexibility for this unserviced lot without requiring additional infrastructure or fundamentally changing the character of this industrial area. Currently, the applicant can store machinery and equipment; the applicant intends to also sell large vehicles and equipment. <p>Council should know that if this application is approved, the building on the lot will become a non-conforming building. The Industrial – General Land Use District allows buildings to be as large as 1,600 square metres (Attachment 1, page 3). However, the current warehouse building is 2484 square metres (Attachment 2, page 1). This application would not have met the Land Use Bylaw’s test for a Direct Control District, so a stock Industrial District that allows the desired uses while introducing a non-conforming building is the best option under our current Land Use Bylaw.</p>