

Calgary Planning Commission Member Comments



For CPC2024-1143 / LOC2024-0105
heard at Calgary Planning Commission
Meeting 2024 October 31



Member	Reasons for Decision or Comments
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This proposed Direct Control (DC) District, which is based on the Industrial – Commercial (I-C) District, would allow a larger and taller building than the current Commercial – Corridor 3 f1.0h12 (C-COR3 f1.0h12) District with design regulations to “ensure a permeable building façade” (Attachment 2, page 2). <p>Specifically, the Floor Area Ratio would increase from 1.0 to 2.0 and the height would increase from 12m to 18m. Likely to retain largely industrial uses in any future buildings, Section 9 limits a Retail and Consumer Service to 930 m², the public area for a Restaurant: Food Service Only or Restaurant: Licensed to 300m², and a Self Storage Facility to 95% of the ground floor area of the building. At least 50% of the ground floor facing the street must have windows (between 0.6m and 2.4m); at least 15% of the ground floor facing the street must have unobstructed glass.</p> <p>Similar rules have been used in urban settings for self-storage buildings, like in the University District.</p> <p>During Commission’s review, Administration said that these rules would create a more attractive street and neighbourhood. This is true. It is also an admirable goal. What is less clear is the extent to which similar rules stop, stall, or shrink development that align with the Council’s objectives, and how they may contribute to a less responsive planning system. However, that question is bigger than this application.</p>