

Calgary Planning Commission Member Comments



For CPC2024-1115 / LOC2023-0215
heard at Calgary Planning Commission
Meeting 2024 October 17



Member	Reasons for Decision or Comments
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> The proposed Direct Control (DC) District, which is based on the current Industrial – General (I-G) District, adds several Permitted and Discretionary Uses from the Industrial – Commercial District. The Industrial –Commercial (I-C) District includes the Permitted Uses in existing buildings and Discretionary Uses in new buildings or additions. Commission amended the DC so those additional uses matched the approach in the I-C District. <p>This could be an application to the I-C District. Because the Municipal Development Plan (MDP) states that, “Industrial areas should remain predominantly industrial” (MDP, 3.7), Administration suggested a DC based on I-G rather than amending to the I-C District. This location (near the Airport, Métis Trail NE, and Country Hills Boulevard NE) is in the Standard Industrial Area, where “Industrial uses should be maintained as the primary use” (MDP, 3.7.1.a). Using a DC based on the I-G District with added Permitted and Discretionary Uses from the I-C District (with the I-C District’s rules when in existing buildings, new buildings, or additions) to seems to be the best of both worlds while adding flexibility for this site.</p>