

Calgary Planning Commission Member Comments



For CPC2024-1275 / LOC2024-0147
heard at Calgary Planning Commission
Meeting 2025 January 09



Member	Reasons for Decision or Comments
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> Both the current Direct Control (DC) District and the proposed DC are based on the Commercial — Corridor 1 (C-COR1) District. The current DC has a maximum height of 50m and no maximum density. The proposed DC reduces the maximum height to 20m, has a Floor Area Ratio (FAR) of 2.0, and introduces Self Storage Facility as a discretionary use. There are site specific rules to put shallow commercial uses on the ground floor along Na'a Drive (at least 10% of ground floor and at least 60% of the frontage along Na'a Drive must have commercial uses). <p>Though the DC intends to “prescribe suitable interface treatments visible from the Trans-Canada Highway in terms architectural design and landscaping,” there are no specific rules that regulate the sides that face the Trans-Canada Highway (Attachment 2, 1(c)). As such, future Development Permits will be guided by Administration, the Canada Olympic Park and Adjacent Lands Area Structure Plan, the City’s gateway policy, and Council’s requirement that the Planning Commission be the Development Authority in the Medicine Hill area. If this is a concern, Council could direct Administration to bring back the DC with clearer architectural and landscaping regulations for the sides that face the Trans-Canada Highway.</p>
<p>Commissioner Montgomery</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> Good location and use to adjacent higher density residential. Concerns with viability of commercial/retail required in the DC. This is a highly visible location. Please consider this in design of project.