

# Calgary Planning Commission Member Comments



For CPC2025-0313 / LOC2024-0285 heard  
at Calgary Planning Commission  
Meeting 2025 March 27



Member	Reasons for Decision or Comments
<b>Commissioner Montgomery</b>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> <li>• Appropriate use of DC to react to market changes and uses that are more applicable within this area.</li> <li>• Would have preferred the addition of schools within the DC.</li> </ul>
<b>Commissioner Hawryluk</b>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> <li>• This application aligns with the following direction from Council:</li> </ul> <p>Municipal Development Plan/Calgary Transportation Plan (2020):</p> <ul style="list-style-type: none"> <li>- This site is in the Standard Industrial area (MDP, Map 1).</li> <li>- “Industrial areas contribute to a strong and prosperous economy for Calgary, and should be maintained as a major economic driver for the City” (MDP, 3.7).</li> <li>- The proposed Direct Control District is based on the Industrial – General (I-G) District, which maintains this site as primarily industrial, and adds the following discretionary uses: Drinking Establishment – Small; Financial Institution; Health Care Service; Radio and Television Studio; Retail and Consumer Service; and Service Organization.</li> <li>- The proposed Direct Control District’s use area restrictions limit the amount of space that can be used for Drinking Establishment – Small; Financial Institution; Retail and Consumer Service; and Service Organization, which helps maintain this site as primarily industrial.</li> </ul> <p>Heritage Communities Local Area Plan (2023):</p> <ul style="list-style-type: none"> <li>- This site is in the Industrial General area,</li> <li>- The proposed Direct Control District’s additional discretionary uses and use area restrictions support “the industrial areas of the Heritage Communities continuing to evolve as distinct industrial neighbourhoods that include limited and complementary non-industrial uses supported by an improved public realm” (Heritage Communities LAP, 2.1.1).</li> </ul> <p>Commission asked why Drinking Establishment – Small was included on this site, which is near a school. Unlike Liquor Stores, the Land Use Bylaw does not keep Drinking Establishments away from schools. Regulations for operating</p>

	<p>Drinking Establishments should be strong enough for these uses to coexist.</p> <p>Slide 13 includes an excellent summary of uses that exist under the Industrial – General District and the additional uses under the proposed District (<a href="https://pub-calgary.escribemeetings.com/filestream.ashx?DocumentId=323142">https://pub-calgary.escribemeetings.com/filestream.ashx?DocumentId=323142</a>).</p>
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