

Calgary Planning Commission Member Comments



For CPC2025-0344/ LOC2024-0232
heard at Calgary Planning Commission
Meeting 2025 April 10



Member	Reasons for Decision or Comments
Commissioner Hawryluk	<p>Reasons for Approval</p> <ul style="list-style-type: none"> • This application aligns with the following direction from Council: • Municipal Development Plan/Calgary Transportation Plan (2020): <ul style="list-style-type: none"> - This site is in a Community Activity Centre (Attachment 1, page 1), - 380m from a MAX Teal BRT Station and 400m from a funded future Green Line LRT Station, and - near the Primary Transit Network on 18th St SE (also the location of the Max Teal BRT Station). - This location is consistent with planning around “nodes and corridors” (MDP, 2.2). - Converting an existing building into a school encourages “the conversion, retrofit and adaptive reuse of existing buildings” (MDP, 2.6.5.j). • Barlow Area Structure Plan (1980): <ul style="list-style-type: none"> - This site is in the High Standard Light Industrial, which may include “office, business or commercial establishment, child care facilities, essential public services and public utilities” (ASP, 2.6). The MDP, ARP, and Land Use Bylaw do not define “essential public services.” It seems reasonable to consider schools as essential public services. • The proposed Direct Control District would increase the Floor Area Ratio from 1.0 to 1.2, keep the maximum height of 12m, and add the discretionary use of School Authority – School. Increasing the Floor Area Ratio would allow the construction of a gymnasium. When Commission reviewed this application, the applicant and the YMCA were negotiating the use of the fields at the YMCA site to the south for outdoor activities.
Commissioner Damiani	<p>Reasons for Approval</p> <ul style="list-style-type: none"> • The Barlow Area Structure Plan envisioned light industrial uses in this area like office, business and commercial. Existing uses include grocery-anchored commercial, office, regional recreational facility and nearby residential. A future LRT station is within 400m of the site. School is compatible with the existing uses and large recreational facility to the south with

	<p>which the school is having discussions which offers the potential for shared use of outdoor and indoor facilities to support the school programming.</p> <p>The Direct Control with additional use of School Authority – School land use allows for an additional use that may accommodate the educational needs of different age groups, a school that has high demand, and help to foster a more inclusive community while maintaining the ability for uses of the I-B district. The application highlights the need to provide more flexibility within Industrial districts to accommodate educational uses. Capital and operational factors are bringing such sites forward as feasible for education providers based on land costs, accessible locations and compatible existing uses.</p> <p>A Transportation Impact Assessment was completed to show capacity for traffic generation. Administration clarified that drop off and pick up areas can be provided on the adjacent roads and will be detailed at Development Permit stage.</p>
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