

Calgary Planning Commission Member Comments



For CPC2025-0340 / LOC2025-0002
heard at Calgary Planning Commission
Meeting 2025 April 10



Member	Reasons for Decision or Comments
Commissioner Hawryluk	<p>Reasons for Approval</p> <p>This application aligns with the following direction from Council:</p> <ul style="list-style-type: none"> • Municipal Development Plan/Calgary Transportation Plan (2020): <ul style="list-style-type: none"> - Converting a former warehouse to an Indoor Recreation Facility encourages “the conversion, retrofit and adaptive reuse of existing buildings” (MDP, 2.6.5.j), and - Basing the proposed Direct Control District on the current Industrial – General (I-G) District ensures “Industrial uses [are] maintained as the primary use. (MDP, 3.7.1.a). • Chinook Communities Local Area Plan (2025): <ul style="list-style-type: none"> - Maps 3 and 4 envision this site with the Industrial General Urban Form Category and no Building Scale Modifier. - The proposed Direct Control District is consistent with the Urban Form Category and Building Scale Modifier. - The proposed Direct Control District’s additional discretionary use of Indoor Recreation Facility within an existing building would allow “the industrial areas of the Chinook Communities to evolve as distinct industrial neighbourhoods that include a range of industrial uses and complementary non-industrial uses that are supported by an improved public space. The industrial lands will continue to function as an important employment sector within the Plan area and support innovation and creativity” (Chinook Communities LAP, 2.1.1). • During Commission’s review, it was reported that there are 74 parking stalls on site and that the Applicant has an agreement with Enmax to park additional vehicles on the adjacent parcel. • Slides 12 and 13 of Administration’s presentation summarize uses that exist under the Industrial – General District on which this Direct Control District is based.
Commissioner Damiani	<p>Reasons for Approval</p> <p>Aligns with the recently approved Chinook Local Area Plan by maintaining the Industrial base with the additional use through application of a Direct Control district. Appropriate adaptive reuse of an existing building. The DC rather than a standard industrial district is supported due to the locational application of the I-G as other Industrial districts are intended for more transitional locations whereas this site is embedded within the industrial area.</p>

	<p>No TIA required for the development. As the site is developed with an existing building and parking the question was explored as to how much parking is available and if sufficient. Parking was discussed by Administration to clarify that there is a URW adjacent the property with which an agreement exists that the property owner can use and maintain that additional space for parking.</p>
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