

# Calgary Planning Commission Member Comments



For CPC2025-0311 / LOC2024-0170  
heard at Calgary Planning Commission  
Meeting 2025 April 10



Member	Reasons for Decision or Comments
<b>Commissioner Hawryluk</b>	<p>Reasons for Approval</p> <p>This application aligns with the following direction from Council:</p> <ul style="list-style-type: none"> <li>• Municipal Development Plan/Calgary Transportation Plan (2020): <ul style="list-style-type: none"> <li>- Administration notes, “Section 3.7.1 (f) [of the MDP], policy states portions of Standard Industrial areas may be appropriate as non-industrial if they are in close proximity to existing communities and the Primary Transit Network. The proposed land use amendment is in alignment with the MDP policy in proposing a school use near the Primary Transit Network and an existing residential community located south of the subject site” (Attachment 1, page 5).</li> <li>- 32 Ave NE is part of the Primary Transit Network.</li> <li>- Converting an existing building into a Community Institution encourages “the conversion, retrofit and adaptive reuse of existing buildings” (MDP, 2.6.5.j).</li> </ul> </li> <li>• This area does not have a local area plan.</li> <li>• During Commission’s review, Administration reported that the Special Purpose – Community Institution (S-CI) District was supported (instead of a Direct Control District based on the current Industrial – Business District) because there are other parcels in the area with the S-CI Designation. Administration also noted that two amendments to the Airport Vicinity Protection Area Regulation to permit schools in Westwinds.</li> <li>• The Applicant discussed using a pop-up tent or bubble in the parking lot for a gym and using fields on 27<sup>th</sup> Ave NE in Vista Heights.</li> <li>• Slides 11-13 of Administration’s presentation show two options for bus service and the available parking on site. The Applicant reported that they expect to use 3-5 buses.</li> </ul>
<b>Commissioner Damiani</b>	<p>Reasons for Approval</p> <p>Common to see land use redesignations to allow schools within primarily industrial areas indicating the need for access to lower cost sites and buildings to provide for charter schools. The proposed land use redesignation is inconsistent in its approach to land use for school in industrial areas as it proposes S-CI. This integrates with land use to the south. The land use amendment is within a diverse and transitional area including the established</p>

	<p>community of Vista Heights which includes playfields including baseball diamonds and soccer field.</p> <p>Precedent set in City with previous approvals of schools within AVPA restrictions. The risk of the noise effects are recognized and indicated as manageable by the applicant. The land use amendment allows for adaptive reuse of an existing empty building while fulfilling a need for the school services. Transportation plans will be clarified at future detailed planning stage. It was indicated that 90-95% of current students use buses so appropriate loading will need to be considered.</p>
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