

Calgary Planning Commission Member Comments



For CPC2025-0361 / LOC2024-0255
heard at Calgary Planning Commission
Meeting 2025 June 05



Member	Reasons for Decision or Comments
Commissioner Hawryluk	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This application includes two parts: <ol style="list-style-type: none"> A road closure on the north side of Stephen Ave (8th Ave SE) to allow for the roof of the new building that will be part of the Arts Commons Expansion by Olympic Plaza. This 0.02 hectares will then have its Land Use District changed to the Commercial Residential (CR20 – C20/R20) District. A change to the Direct Control District for the current Arts Commons building on the south side of Stephen Ave (8th Ave SE) to allow parts of the ground floor/lobby of the existing building to count as part of the Plus 15 Walkway network. The only new part of the Direct Control District is Item 8.0.4(c)(i)(A)). <p>This recommendation's language "to accommodate an at-grade Plus 15 pedestrian walkway" confused some Commissioners (including this Commissioner). This application does not include or allow for a Plus 15 bridge to be built at ground level across Stephen Ave. Currently, it is unclear if or how the Arts Commons buildings would connect across Stephen Ave (Attachment 1, page 1). This application would simply close the portion of Stephen Ave that includes the roof of the new building and allow the parts of the ground floor/lobby in the current Arts Commons building count as part of the Plus 15 Walkway network.</p> <p>Administration explains, "The existing CR20 District requires Plus 15 Walkways, defined as publicly accessible pedestrian routes through and across the second floor of a building, to satisfy the requirements specifically of Item 8.0.4(c)(i)(A)) as found in Bylaw 1P2007. However, the proposed DC District allows for both Plus 15 Walkways and At-Grade Pedestrian Walkways to satisfy this requirement" (Attachment 1, pages 4-5).</p>