

# Calgary Planning Commission Member Comments



For CPC2025-0700 / LOC2024-0274  
heard at Calgary Planning Commission  
Meeting 2025 July 24



Member	Reasons for Decision or Comments
<p><b>Commissioner Hawryluk</b></p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> <li>The proposed Direct Control District would add the permitted use of Residential Care in proposed buildings or proposed additions to existing buildings.</li> </ul> <p>There is also a reference to Take Out Food Service that would be deleted because Council voted in September 2023 to “delete the use of Take Out Food Service and consolidate it into Restaurant: Food Service Only or Restaurant: Licensed” (Bylaw 65P2023).</p> <p>This application aligns with the following direction from Council:</p> <p>Municipal Development Plan/Calgary Transportation Plan (2020):</p> <ul style="list-style-type: none"> <li>– This site is located in a Standard Industrial area (MDP, 2020, Map 1).</li> <li>– The Municipal Development Plan states that “Industrial uses should be maintained as the primary use” in Standard Industrial areas. (MDP, 2020, 3.7.1.a).</li> <li>– The proposed Direct Control District is based on the Industrial – General (I-G) District, which keeps a primarily industrial use.</li> <li>– The proposed uses in the Direct Control District are generally allowable within the 25-30 Noise Exposure Forecast (NEF) of the Calgary International Airport Vicinity Protection Area (AVPA) (Attachment 1, page 4).</li> <li>– During Commission’s review, Administration reported that the updated Industrial Growth Strategy supports greater residential uses in this area.</li> </ul> <p>Revised Stoney Industrial Area Structure Plan (ASP) (2006)</p> <ul style="list-style-type: none"> <li>– This site is within the ASP’s Business/Industrial area, which “provide[s] for the development of a variety of light industrial uses within the context of a fully-serviced industrial/business park. In addition, medium industrial, secondary commercial, office, institutional, recreational</li> </ul>

	<p>and other land uses considered to be compatible and appropriate may also be allowed” (8.1.1).</p> <p>Administration notes, “the proposed land use district will enable Residential Care use to accommodate an overnight stay program that varies from the currently permitted Health Care Service use that allows for day programs” (Cover Report, page 2).</p> <p>During Commission’s review, the Applicant reported their intent to operate a mental health program for youth aged 3 to 18, where young people would be able to stay from 1 month to up to 1 semester.</p>
<b>Commissioner Damiani</b>	<p>Reasons for Approval</p> <ul style="list-style-type: none"><li>• Stoney Industrial Area allows for institutional uses which the proposed land use is seeking to add through the proposed land use. Existing surrounding development consists of support commercial uses directly east of the site, and open space with pathway network south and west, and future development lands to the north.</li></ul> <p>The proposed DC maintains the current industrial uses with an additional institutional use. Residential Care is categorized as Care and Health Group in the Land Use Bylaw not a Residential category.</p> <p>The additional use supports one aspect of the intended non-profit organization’s programming, while standard uses in I-G apply to other aspects of the organization’s program. The DC supports evolution of industrial land, maintaining the intent of current policy while supporting social needs. Existing uses in the area are compatible and actually supportive of the proposed use. Location has good transit access, is walkable and provides access to ample natural open space.</p>