

Calgary Planning Commission Member Comments



For CPC2025-0656 / LOC2025-0044
heard at Calgary Planning Commission
Meeting 2025 July 24



Member	Reasons for Decision or Comments
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> • Approval of this application would align with the following direction from Council: <p>Municipal Development Plan (MDP)/Calgary Transportation Plan (2020):</p> <ul style="list-style-type: none"> – This site is located on 33 Ave SW, which is a Neighbourhood Main Street and part of the Primary Transit Network (MDP, 2020, Map 1 and Map 2). – This location is consistent with directing “land use change within a framework of nodes and corridors” (MDP, 2020, 2.2). <p>West Elbow Communities Local Area Plan (2025):</p> <ul style="list-style-type: none"> – Maps 3 and 4 envision this site with the Neighbourhood Flex Urban Form Category and Mid (up to 12 storeys) Building Scale Modifier. – The current Direct Control District from 2020 is based on the former Residential – Contextual One/Two Dwelling (R-C2) District and adds Office as a discretionary use to buildings that existed at the time of the District’s approval. – The proposed Direct Control District is based on the current Residential – Grade-Oriented Infill (R-CG) District, adds Office as a discretionary use, and building setback rules for a building along the back lane. – It appears that a garage was built in the last 5 years and has been used to hold supplies for the business which operates out of the main building on the lot. The Land Use Bylaw defines a garage as an Accessory Residential Building, which “accommodates a use that is subordinate to the main residential use on a parcel” (LUB, 2007, 138). Because the existing building is being used as an office, there is no residential building on this parcel to which the garage can be subordinate. Therefore, the Direct Control District needs to be updated to allow an office in any building on this lot (even if only for holding office supplies) and to create setback rules that align with the current garage (LUB 2007, 138; Attachment 1, page 3).

	<ul style="list-style-type: none">- The proposed Direct Control District is consistent with the Urban Form Category and Building Scale Modifier. However, given Council's vision for this Main Street, a more future-oriented Land Use District that allows offices in buildings of at least 6-storey tall would have been more consistent with the Urban Form Category and Building Scale Modifier.
Commissioner Damiani	<p>Reasons for Approval</p> <ul style="list-style-type: none">• The proposed DC allows for the site specific use related to extending the current office use into an existing garage. This is an appropriate reuse of existing buildings in consideration of the location, intensity and policy direction for uses on the main street. The Neighbourhood Flex area provides for a mix of both commercial and residential uses. <p>A base district of R-CG provides for future redevelopment opportunity in line with the city wide rezoning base district.</p>