

Calgary Planning Commission Member Comments



For CPC2026-0025 / LOC2025-0066
heard at Calgary Planning Commission
Meeting 2026 March 26



Member	Reasons for Decision or Comments
<p>Commissioner Campbell-Walters</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> I am generally supportive of this application. It represents a modest, adaptive reuse of an existing building to accommodate a community-oriented use in a location that is well served by transit and commercial services.
<p>Commissioner Montgomery</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This application is intended to accommodate a place of worship. The land use proposed supports this use and fits contextually within the area. It also highlights the need to look at how places of worship are incorporated within the land use bylaw. CPC is seeing more application such as this to accommodate these facilities. I am in support of this application.
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This application would change the site's Land Use from Industrial Redevelopment (I-R) District to the Commercial – Corridor 2 f3.5h18 (C-COR 2 f3.5h18) District. <p>The Floor Area Ratio would increase by 2.5 (from 1.0 to 3.5). The height would increase by 2m (from 16m to 18m).</p> <p>This site is in a Major Activity Centre in the Municipal Development Plan's Map 1: Urban Structure. This application is consistent with Key Direction 3 of the Municipal Development Plan (MDP), "Direct land use change within a framework of nodes and corridors" (MDP, 2020, 2.2).</p> <p>The Chinook Communities Local Area Plan envisions this location with the Neighbourhood Flex Urban Form Category and Low (up to 6 storeys) Building Scale Modifier. Administration notes this site is "within an Industrial Transition area. These areas are intended to support the integration of a range of low-impact, light industrial uses and small-scale manufacturing uses in Neighbourhood Flex areas" (Attachment 1, page 5). Map The proposed C-COR 2 f3.5h18 District is consistent with the Local Area Plan's Urban Form Categories and Building Scale Modifiers.</p>

	<p>The applicant is primarily interested in adding the use of Place of Worship – Small. Administration notes that the Industrial – General (I-G) “District only allows for a ‘Place of Worship – Large’ use, which requires a minimum assembly area of 500 square metres. The existing building intended to be used by the applicant cannot meet this requirement” (Attachment 1, page 3). The proposed C-COR2f3.5h18 District aligns with adjacent C-COR Districts and would allow for the use of Place of Worship – Small.</p>
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