

Calgary Planning Commission Member Comments



For CPC2022-1210 / LOC2022-0161
heard at Calgary Planning Commission
Meeting 2022 November 17



Member	Reasons for Decision or Comments
<p>Commissioner Tiedemann</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This application looks to redesignate a parcel less than 1 block from Glenmore Athletic Park from R-C1 to R-C2. These types of applications (R-C1 to R-C2) represent such a miniscule change in allowable form that I believe they should almost be allowed by right. A minor review by admin will likely always be required but they certainly should not need to pass through CPC and Council for approval. The letter of opposition from the CA was extremely disappointing to see and to me, it shows a profound lack of understanding about what factors constitute a vibrant, diverse and inclusive community that is welcoming to <u>all</u> Calgarians. The opposition letter attempts to use the term "spot zoning" with a negative connotation, but the author clearly just means to say: "we want <u>nothing</u> but single-family homes near us". The opposition letter is advocating for a "status quo" approach where, as they describe, only RC-1 is permitted and there is <u>no</u> housing diversity. This view point is at best ill-informed and at worst, intentionally exclusionary. The densest possible form allowed by this land use redesignation will be attached (duplex housing) which looks, feels and functions identically to single family homes. If, as the opposition letter suggests, this application leads to future applications for additional density in the area, I think that would be a phenomenal outcome: more housing diversity. This was a very easy application for me to support.
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> Council approved a building of this size (10m height, 45% lot coverage) in this location with the same fundamental use (housing) when it approved the R-C1 Land Use District. This application boils down to whether the next building on this lot should be allowed to have two front doors and homes. <p>The Community Association claims that "100% of the residential area in our community lying south of 54th Avenue SW is restricted as R-C1 (residential contextual one dwelling)." However, two walk-up apartments have been on the south side of 54th Avenue SW (at 2107 and 2111 54th Avenue SW) for over 60 years; they are zoned M-C1 for low height and medium density apartments.</p>

	<p>Michael Manville from UCLA makes an observation that is relevant to this application, “Zoning ... lets us decide if we want rising land values to manifest as more housing units (development), or more concentrated housing wealth (the same number of units, but each one getting more expensive).”</p>
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