

# Calgary Planning Commission Member Comments



For CPC2022-1162 / LOC2022-0142  
heard at Calgary Planning Commission  
Meeting 2022 December 15



Member	Reasons for Decision or Comments
<p><b>Commissioner Tiedemann</b></p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> <li>• Very simple R-C1 to R-C2 application across from a school and a park. This type of land use change is so small I believe it should be allowed by right. While a letter provided from the CA outlines a number of points of opposition, the reality is that the change represented by the R-C2 designation is basically imperceptible, the built form is extremely similar, the allowable height is the exact same, and the number of allowable units only moves from 1 to 2. This was a very easy application to support.</li> </ul>
<p><b>Commissioner Hawryluk</b></p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> <li>• Council approved a building of this size (10m height, 45% lot coverage) with the same fundamental use (housing) in this location when it approved the R-C1 Land Use District. Changing the Land Use District to R-C2 would add doors to that approved building and allow two families to live within the already approved building envelope across the street from an elementary school and park and beside a small commercial building. I see this as appropriate.</li> <li>• Change can be difficult. Yet, blocking infill housing — especially buildings that are the same size as those, which Council has already approved — does not reduce demand for housing in Calgary. When people fight new housing, those with the least power often lose: new houses get pushed to where people cannot fight them as effectively, which tends to be where poorer people, often renters, live. This process contributes to displacement. Council might consider how to avoid displacing Calgarians.</li> <li>• 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).”</li> </ul>