

Calgary Planning Commission Member Comments



For CPC2023-0202 / LOC2022-0153
heard at Calgary Planning Commission
Meeting 2023 February 23



Member	Reasons for Decision or Comments
Commissioner Tiedemann	<p>Reasons for Approval</p> <ul style="list-style-type: none"> Application to redesignate the site from M-CGd72 to M-H1f3.0h24. The site is also in close proximity to lots of M-C2 and M-CG parcels. Overall this was a very thoughtful and well laid out application. This is a phenomenal application to support the requested density increase.
Commissioner Hawryluk	<p>Reasons for Approval</p> <ul style="list-style-type: none"> The Community Association letter that CPC read makes excellent points about this application that would allow an apartment to be built here. The height and floor area ratio are like those in the M-C2 Land Use District, which is applied at 1917 - 5 Street SW. There are trade-offs between front setbacks (which are largely aesthetic), rear setbacks (which would affect neighbours to the west), parking, and tree canopies. In this case, the applicant is prioritizing parking and pushing the building closer to the street. <p>Cliff Bungalow shows that a range of housing choices like detached houses and apartments can mix along a street and produce a successful neighbourhood. To paraphrase a song from the musical <i>Oklahoma</i>, detached houses and apartments should be friends.</p> <p>Edwardian apartments and walk-up apartments from the 1960s and 1970s are loved but unlikely to be accessible. Under our current building code, this application is likely to produce an apartment building with elevators and a central hallway and be more accessible than many of those older apartments. I hope that future City policies will encourage creating homes that are accessible or can be adapted to be accessible.</p>