

Calgary Planning Commission Member Comments



For CPC2023-0423 / LOC2023-0021
heard at Calgary Planning Commission
Meeting 2023 June 08



Member	Reasons for Decision or Comments
<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) with the same fundamental use (housing) in this location when it approved the R-C1 Land Use District. This application would add doors to that approved building. This is appropriate. <p>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.</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> <p>In total, 38% of the applications at this public hearing are low density (20.6%) and H-GO (17.6%), the latter of which have clear Council-approved locational criteria.</p>