

# Calgary Planning Commission Member Comments



For CPC2023-0607 / LOC2023-0005  
heard at Calgary Planning Commission  
Meeting 2023 June 08



Member	Reasons for Decision or Comments
<p><b>Commissioner Hawryluk</b></p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> <li>• This application has two tragedies:               <ol style="list-style-type: none"> <li>1. The previous building on this site (Kensington Manor) did not last 50 years. It was built in 1969 and had to be evacuated for fear of collapse in November 2017.</li> <li>2. The current Land Use District (C-COR1f2.8h13) and Hillhurst-Sunnyside Area Redevelopment Plan (ARP) would not allow the owners to rebuild Kensington Manor by-right. The condition of Land Use Districts not allowing building to be rebuilt is so common that planners have a term for it: 'legal non-conforming.' Council-approved policies that prevent an apartment building from being rebuilt by-right less than 200m from an existing LRT station are not even planning for the past, let alone the future.</li> </ol> </li> </ul> <p>The applicant is proposing more than replacing the previous building by-right. The previous building was seven-storeys tall; the proposed Direct Control District would allow a nine-storey building with a Floor Area Ratio of 5.0 and a maximum height of 29m. Because this is above the ARP's base density, the applicant will contribute a density bonus. This requires a Direct Control District.</p> <p>We should expect smaller buildings to be replaced by bigger buildings. There are more jobs in Calgary than there were fifty years ago. This is an amenity-rich area with access to a grocery store, LRT station, post-secondary education along the transit system, and a variety of jobs in the greater City Centre area. All of these factors make the land worth more than it was in 1969, which encourages builders to let more people share those land costs.</p> <p>The lane behind this lot is 4.8m wide and in poor condition. Transportation says that the standard inner-city lane is 6.1m. It is unlikely that the lane can be widened. Normally, the City or residents through the backlane paving program (a self-funded local improvement) would pave or repave a lane. The</p>

	applicant, in addition to paying a density bonus, has agreed to pay to pave part of the lane.
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