

# Calgary Planning Commission Member Comments



For CPC2022-0417 / LOC2021-0220  
heard at Calgary Planning Commission  
Meeting 2022 April 07



Member	Reasons for Decision or Comments
<p><b>Commissioner Tiedemann</b></p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> <li>This land use application represents the lowest possible increase of intensity, going from R-C1 to R-C2. This change would allow for nothing larger than a duplex to be developed on the site. Arguments have been made that perhaps the community (Bowness) should have an updated ARP before approving these types of applications. While I do believe that a new ARP is required for the area, it is completely unreasonable to suggest that basic applications such as this should be delayed for a planning process that can take years to complete. This land use change is so insignificant that I would be in support of these types of applications being allowable by right. I completely understand that this is not the planning paradigm we work within, so given the extreme simplicity of this application and the infinitesimal density increase, I strongly recommend that council support this application.</li> </ul>
<p><b>Commissioner Hawryluk</b></p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> <li>The R-C1 and R-C2 Land Use Districts allow the same size of buildings. A building in either Land Use District would be permitted to cover the same amount of the lot, in the same part of the lot, with the same maximum height. Essentially, this landowner has requested permission to build the same size of building as is already allowed. The main difference between the buildings in these two Land Use Districts is the number of doors and homes.</li> </ul> <p>By allowing the same size of building and shadow as the current Land Use District and use, this application treats adjacent neighbours with as much respect as the current Land Use District. Simultaneously, this application adds more family-sized housing options for future neighbours.</p> <p>In the last decade, a new detached house was built at 8343 47 Avenue NW, and new semi-detached houses were built at 8323 and 8323, and 8339 and 8341 47 Avenue NW.</p>

	<p>Housing is like a game of musical chairs. If there are more rich people than available homes, they will bid up the price of homes with each sale and drive up the price of housing in general. Poorer people will be left with fewer options. This process decouples local earnings and home prices, distorting price-to-income ratios. Applications like these are the smallest market-based step that the City can take to try to let supply meet demand while respecting adjacent neighbours. For me, these are the easiest applications to approve.</p>
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