

Calgary Planning Commission Member Comments



For CPC2023-1062 / LOC2023-0225
heard at Calgary Planning Commission
Meeting 2023 October 19



Member	Reasons for Decision or Comments
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This appears to be the first R-CG Land Use Amendment in Rutland Park. <p>Change can be difficult. Yet, blocking infill housing 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 may help with 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).” https://www.lewis.ucla.edu/research/value-capture-reconsidered/</p> <p>The R-CG Land Use District is a low-density residential district with specific rules for height and setbacks along property lines that are shared with other low-density residential districts (LUB, Section 541). Council has approved these rules to make the R-CG Land Use District appropriate in low-density settings and respect adjacent residents. Consequently, for years the Calgary Planning Commission has consistently recommended R-CG Land Use Amendments for approval.</p> <p>Due to lower construction costs and more flexible forms, rowhouses and other missing middle housing forms are more effective at producing larger three- and four-bedroom homes than taller buildings. Allowing smaller units, like secondary suites, allows smaller households to live in established areas too.</p> <p>This application may raise some discussion about caveats and restrictive covenants, which are private laws and not considered in the planning review process. Landowners are</p>

	responsible for having caveats discharged from their land title certificate.
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