

Calgary Planning Commission Member Comments



For CPC2024-0162 / LOC2023-0287
heard at Calgary Planning Commission
Meeting 2024 February 22



Member	Reasons for Decision or Comments
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This Direct Control (DC) District aligns with the Municipal Development Plan (MDP), Calgary Climate Strategy, and the Banff Trail Area Redevelopment Plan (ARP). In 2016, the Banff Trail ARP was updated to envision low-density rowhouses in this location. In 2019, Council amended the land use to R-CG to allow rowhouses to be built. In 2022, a development permit for a rowhouse was approved on this site. However, a restrictive covenant from 1952 limits development to a “Single or Two Family dwelling house and a private garage.” This DC requires that a three- or four-unit rowhouse be built on this lot (55-75 units per hectare). This requirement would allow the discharge of the restrictive covenant and the construction of housing that Council has said is appropriate on this location for the past eight years. <p>The Risk section of this report, a rarity on applications of this scale, is clear and highlights how this application aligns with the MDP and ARP: “If this land use amendment application is not supported, there may be impediments to the implementation of the MDP and the ARP. Private investment and redevelopment envisioned in the MDP and ARP may not be achievable on this parcel even though it is situated less than 350 metres from the existing Banff Trail LRT station (a five-minute walk)” (Cover Report, page 3).</p> <p>Adding homes at this location supports Council’s goal that 95% of Calgarians will “live within 2000m of a dedicated transit facility (e.g. LRT, MAX bus station)” by 2050 (2022 Climate Strategy, pg. 19).</p> <p>Because the Development Permit has been approved, Administration knows that the existing infrastructure can handle these homes.</p> <p>The report notes that “While these restrictive covenants are not binding on Council or Administration in making land use or development permit decisions, they present a potential impediment to redevelopment at the time of construction should another landowner choose to enforce the restrictive</p>

	<p>covenant” (Attachment 1, page 1). The process involved in this application (creating custom rules through a DC and time in court discharging covenants) drives up the cost of housing, which will be passed along to future residents.</p>
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