

# Calgary Planning Commission Member Comments



For CPC2024-0194 / LOC2023-0308  
heard at Calgary Planning Commission  
Meeting 2024 February 22



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 Direct Control (DC) district revises an existing DC from 2009. All of the new content is in Section 17 (Relaxations).</li> </ul> <p>In 2020, the applicant built a temporary outdoor patio within the front setback on this lot. The permit for this temporary outdoor patio expires in May 2024. To receive a new permit, the Land Use District must be amended to allow relaxations in the front setback area. There are no mobility concerns with this application and the sidewalk continues to be open for people to move freely.</p> <p>There is one potential downside with this application: A stock Land Use District would be updated with a new Land Use Bylaw, but this DC is likely to be frozen in time. Because the Sunalta Area Redevelopment Plan requires a bonus density option, this must be a DC district. Any future bonus density payments (if ever made) are unlikely to justify the administrative effort necessary to update all the DCs in the area, which bonus density requirements prevent from being easily-updated stock Land Use Districts. From a public policy perspective, one might question the effectiveness of such an approach.</p>