

Calgary Planning Commission Member Comments



For CPC2024-0025 / LOC2023-0318
heard at Calgary Planning Commission
Meeting 2024 February 08



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 Hounsfeld Heights/Briar Hill. <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 be relevant to 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).”</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.</p> <p>Under the R-CG Land Use District, the maximum height is 11m (1m more than is allowed under the R-C1 and R-C2 Land Use Districts). The maximum lot coverage is 60% (15% more than is allowed under the R-C1 and R-C2 Land Use Districts).</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, located approximately 215m from the Lions Park LRT Station and 600m from a MAX Orange BRT bus station, supports Council’s goal that 95% of Calgarians will “live within 2km of a dedicated transit facility (e.g. LRT, MAX</p>

	<p>bus station)” by 2050 (2022 Climate Strategy, pg. 19). In fact, because this location is within the Inner City and within 600m of an existing or capital-funded LRT platform, it could qualify for the H-GO Land Use District. However, the Applicant has applied for the R-CG Land Use District.</p>
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