

# Calgary Planning Commission Member Comments



For CPC2024-0120 / LOC2023-0311  
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>In 2020, Council directed Administration “to incentivize the conservation of heritage assets in areas of the city with the highest historical integrity (greater than 50 percent heritage assets) ... through specific architectural controls and limited redevelopment potential [which] will be implemented through a direct control district land use redesignation” (Attachment 3, page 6).</li> </ul> <p>Consistent with that Council direction, a Direct Control (DC) District is proposed for seven parcels in Bankview with seven historic properties that were built between 1911 and 1912. Three of the buildings are listed on Calgary’s Inventory of Evaluated Historic Resources. The DC has specific architectural controls and rules that would allow backyard suites and basement suites. The diagrams in Schedules C and D show possible future development. The City offered more development options, but the owners were content with this proposal.</p> <p>This application aligns with the Municipal Development Plan’s policies to “Identify heritage resources and concentrated areas of heritage resources with integrity and value and adopt policies for their conservation and enhancement including financial incentives where appropriate” and “Encourage property owners to conserve and enhance Calgary’s heritage resources” (MDP, 2020, 2.3.3.c and 2.3.3.d).</p> <p>The Municipal Development Plan also has a policy to “Ensure impacts on overall housing affordability are considered as part of planning decisions” (MDP, 2020, 2.1.1.b). Some math may help put this application in context of overall housing affordability. In 2020, 1097 parcels in Calgary could qualify for a heritage DC. That number may have decreased since then. These 7 homes are 0.6% of all 1097 eligible heritage homes. Administration looked at three neighbourhoods (Bankview, Cliff Bungalow, and Crescent Heights) to find a block where all owners would participate in a pilot. It took three years to get one block ready to participate in this single application.</p>

	<p>The 1097 eligible heritage lots are 0.5% of the 216,117 low-density lots in the established area. In 2020, 2263 identified heritage assets, or 53.3% of total identified heritage assets, could have heritage DCs or be within a Heritage Guideline area in a Local Area Plan. There are always trade offs in planning. Adding another option to preserve homes that Council has decided have collective heritage significance while leaving 99% of low-density lots in the established area seem unlikely to increase Calgary's price-to-income ratio faster than it has increased in the last twenty years.</p> <p>I hope that we see more heritage DC applications and that the process becomes simpler for applicants and Administration.</p>
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