

Calgary Planning Commission Member Comments



For CPC2024-0533 / LOC2023-0369
heard at Calgary Planning Commission
Meeting 2024 June 06



Member	Reasons for Decision or Comments
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> Redesignating these parcels from Commercial – Corridor 1 f5.0h30 (C-COR1f5.0h30) District and Multi-Residential – High Density Medium Rise (M-H2d321) District to Multi-Residential – Low Profile (M-1) District may seem counterintuitive. At a time when we need more homes, it may seem odd to reduce the maximum height on these parcels from 30m and 50m to 14m. Construction costs (in terms of \$/square foot) tend to increase with building height. In other words, builders cannot construct buildings that cost more per square foot until housing becomes unaffordable. Thus, 30m to 50m buildings will not be financially viable until rents have increased enough to support higher construction costs. This Land Use Amendment would allow buildings with lower construction costs to be built before rents increase even more.