

# Calgary Planning Commission Member Comments



For CPC2023-1231 / LOC2022-0122  
heard at Calgary Planning Commission  
Meeting 2023 December 07



Member	Reasons for Decision or Comments
<p><b>Commissioner Hawryluk</b></p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> <li>The Heeney Residence, a detached house from 1912 that was converted into apartments in 1920, was on this site until its demolition in April 2023. Dr. Betty Mitchell (1896-1976), who co-founded the theatre company that is now known as Theatre Calgary, was a prominent resident of the Heeney Residence. Having lost this evaluated — but undesignated — historic resource, the primary question becomes how to make that demolition count.</li> </ul> <p>Under the M-C2 Land Use District (like those around it), a building could be built on 40% of the lot with a setback of 6.81 metres on Cameron Ave SW and 19.14 metres on Royal Ave SW; under the proposed Direct Control District (based on the M-C2 Land Use District), it would be 78%, 3 metres, and 1.2 metres. Neither M-C2, nor this Direct Control District have a no maximum density. The Direct Control's smaller setbacks would allow more homes to be built on this lot.</p>