

# Calgary Planning Commission Member Comments



For CPC2024-1290 / LOC2024-0184  
heard at Calgary Planning  
Commission  
Meeting 2024 December 12



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 Land Use Amendment would replace two Direct Control (DC) Districts with three new Direct Control Districts. Neither the current nor the proposed DCs are based on stock Land Use Districts. An excellent summary of the existing and proposed Districts can be found in Attachment 1, pages 4-5.</li> </ul> <p>Most of this land is vacant. The proposed DCs are flexible than the current DCs, which might encourage development in this location.</p> <p>Administration reports that, “Development permit applications (DP2024-02974 and DP2024-02975) for two affordable housing projects, which will accommodate 62 dwelling units and 10 dwelling units respectively, were submitted on 2024 April 27 and are under review” (Cover Report, page 1). In keeping with Council’s direction in the Housing Strategy, this Land Use Amendment has been fast-tracked to speed up affordable housing applications. The Planning Commission reviewed the Land Use Amendment in December 2024, which is scheduled for a Public Hearing of Council in January 2025.</p> <p>In the 2023 Housing Needs Assessment, the City estimated that there were almost 21,000 non-market housing units in 2021 and that almost 100,000 households will be in need by 2026 (page 27). If non-market housing units are supposed to respond to all of that housing need, Calgary would need almost 79,000 more non-market homes by 2026. Future DCs for non-market housing could be simpler than this proposed DC.</p> <p>Three main parts of a simplified DC could be:</p> <ol style="list-style-type: none"> <li>A definition of ‘Affordable Housing,’ potentially like the definition that was used in LOC2024-0030: <ul style="list-style-type: none"> <li>“Affordable housing’ is defined as a building containing non-market housing units, owned and operated by the City or a bona fide non-market housing provider recognized by the General Manager of Planning and Development Services, secured through a legal agreement” (<a href="https://pub-">https://pub-</a></li> </ul> </li> </ol>

	<p><a href="http://calgary.escribemeetings.com/filestream.ashx?DocumentId=291973">calgary.escribemeetings.com/filestream.ashx?DocumentId=291973</a>).</p> <ol style="list-style-type: none"><li>2. A requirement that a certain percentage of the resulting units be built as 'Affordable Housing.' For example, in the case of LOC2024-0030, at least 50% of the units needed to be 'Affordable Housing.'</li><li>3. The following built-form regulations:<ul style="list-style-type: none"><li>- Maximum density: None</li><li>- Maximum height: None</li><li>- Minimum parking requirements: None</li><li>- Maximum lot coverage: None.</li></ul></li></ol>
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