

# Calgary Planning Commission Member Comments



For CPC2024-1158 / LOC2024-0188  
heard at Calgary Planning Commission  
Meeting 2024 October 31



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 Direct Control (DC) District aligns with the Municipal Development Plan (MDP), Calgary Climate Strategy, and the Banff Trail Area Redevelopment Plan (ARP). In 2016, the Banff Trail ARP was updated to envision low-density rowhouses in this location. In 2019, Council amended the land use to R-CG to allow rowhouses to be built. In 2023, a development permit for a four-unit rowhouse with suites was approved on this site. This development permit is consistent with Council’s Upzoning for Housing decision in 2024, which suggested that a variety of low-density housing forms are appropriate in low-density areas. However, a restrictive covenant from 1952 limits development to a “Single or Two Family dwelling house and a private garage.” This DC requires that a three- or four-unit rowhouse be built on this lot (50-75 units per hectare). This DC’s requirement would allow the discharge of the restrictive covenant and the construction of housing that Council has said is appropriate on this location since 2016.</li> </ul> <p>It is rare for an application of this scale to include a Risk section. Yet, the Risk section of the Cover Report is clear and highlights how this application aligns with the MDP and ARP: “If this land use amendment application is not supported, there may be impediments to the implementation of the MDP and the ARP. Private investment and redevelopment envisioned in the MDP and ARP may not be achievable on this parcel even though it is situated within 400 metres from the existing Banff Trail LRT station (a six-minute walk)” (Cover Report, page 3).</p> <p>Because the Development Permit has been approved, Administration knows that the existing infrastructure can handle these homes.</p> <p>The report notes that, “While these restrictive covenants are not binding on Council or Administration in making land use or development permit decisions, they present a potential impediment to redevelopment at the time of construction should another landowner choose to enforce the restrictive covenant” (Attachment 1, page 1). The process involved in this</p>

	<p>application (creating custom rules through a DC and time in court discharging covenants) drives up the cost of housing, which will be passed along to future residents.</p>
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