

Calgary Planning Commission Member Comments



For CPC2025-0204 / LOC2024-0323
heard at Calgary Planning Commission
Meeting 2025 February 27



Member	Reasons for Decision or Comments
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This proposed Land Use Amendment from the Industrial – General (I-G) District to a Direct Control (DC) District based on the I-G District would allow an existing building to be used as a temporary shelter while the Applicant’s current shelter has its roof renovated (Attachment 3, page 1). <p>The DC District adds Temporary Shelter as a discretionary use and sets a 5-year maximum length for a Development Permit. Because the DC maintains all of the current uses and rules, there will not need to be a second application returning this parcel to the I-G District after the Applicant is done using this site as a temporary shelter.</p> <p>During the Commission’s review, operational questions were asked. The Applicant will run a shuttle between this location and its current shelter, which should make up for any shortcomings in transit service.</p> <p>Industrial areas are not ideal for housing, even temporarily, but this proposal would allow the roof of an existing shelter be renovated, which is better than letting it deteriorate.</p> <p>This application is also a chance to consider the factors that best explain regional rates of homelessness. In Homelessness is a Housing Problem, Gregg Colburn and Clayton Page Aldern find that “absolute rent levels and rental vacancy rates are associated with regional rates of homelessness.” Excellent graphs that summarize those findings are available at: www.homelessnesshousingproblem.com/</p>