

Calgary Planning Commission Member Comments



For CPC2022-0532 / LOC2021-0163
heard at Calgary Planning Commission
Meeting 2022 June 16



Member	Reasons for Decision or Comments
<p>Commissioner Tiedmann</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This application represents a minor amendment to the existing R-CG land use to allow for one additional residential unit (total of 5). The DC land use is still within the low density residential category and redevelopment of this type is appropriate in this area. The guarantee in the DC that there will be no parking relaxations should also give the community confidence that there will be no parking concerns.
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> Council is seeing this application because of Section 14 (2a) of the Land Use Bylaw. The R-CG District allows up to 75 units per hectare. This 0.06 hectare lot can hold 4.5 units in an already approved building. The Land Use Bylaw requires that “where density is calculated in units per hectare, it is always to be rounded down to the next lower whole number” (Section 14 (2a)). If the Land Use Bylaw rounded fractions of 0.50 or greater to the next highest whole number and fractions of less than 0.50 to the next lowest number, Council would not need to debate this application to allow a fifth home on this site. This rule likely adds applications for Council to review and work for Administration. I am not sure whom this rule benefits. The file manager reports that all of the parking is intended from the lane, so there should not be any curb cuts. Avoiding curb cuts helps keep sidewalks accessible for people walking and in wheelchairs.