

Calgary Planning Commission Member Comments



For CPC2022-0931 / LOC2021-0190
heard at Calgary Planning Commission
Meeting 2022 September 01



Member	Reasons for Decision or Comments
Commissioner Tiedemann	<p>Reasons for Approval</p> <ul style="list-style-type: none"> • Very simple application requesting to go from R-C2 to R-CG. These types of very modest density increases are small, easy steps we can take to help the city move towards our MDP mandated 50/50 growth target. The location of this parcel makes perfect sense for the proposed R-CG designation.
Commissioner Hawryluk	<p>Reasons for Approval</p> <ul style="list-style-type: none"> • The Mount Pleasant Community Association’s letter of opposition notes “the perception that rowhouses do not ‘fit in’ to the interior of the community.” Yet, according to the City’s My Property Map, a fourplex has been two blocks away at 2413 - 9 Street NW since 1970. <p>Councillors sometimes ask about having more three- and four-bedroom homes in apartment buildings in the established areas. Currently, it is less expensive and easier to build larger three- and four-bedroom homes in semi-detached houses, rowhouses (which this application would permit), and townhouses because they have lower construction costs/square foot and more flexible building configurations than apartment buildings. The first step toward having more family-sized homes in established areas is allowing more family-sized homes to be built in established areas. Allowing smaller units also allows smaller households to live in established areas too.</p>