

Calgary Planning Commission Member Comments



For CPC2022-1308 / LOC2022-0167
heard at Calgary Planning Commission
Meeting 2022 December 15



Member	Reasons for Decision or Comments
<p>Commissioner Tiedemann</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> R-C2 to R-CG application on a corner lot. This parcel is located in an area that is currently undergoing redevelopment and is in very close proximity to several M-CG designated lots. This is the exact type of location we should expect to see R-CG applications and as such, I was happy to support it.
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> Due to lower construction costs and more flexible forms, rowhouses and other missing middle housing forms are more effective at producing larger three- and four-bedroom homes than taller buildings. Allowing smaller units, like secondary suites, allows smaller households to live in established areas too. <p>Recent statistics from the Westbrook Local Area Plan area show that Single Detached homes have 2.41 residents and 0.54 children/unit; Semi Detached homes have 2.37 residents and 0.58 children/unit; and Rowhouse/Townhouse have 2.23 residents and 0.61 children/unit. While Detached houses have the highest total occupancy, rowhouses have the highest number of children per unit. This may be due to detached houses having more childless couples and rowhouses attracting lone-parent households.</p>