

Calgary Planning Commission Member Comments



For CPC2023-0040/LOC2022-0181
heard at Calgary Planning Commission
Meeting 2023 January 26



Member	Reasons for Decision or Comments
Commissioner Tiedemann	<p>Reasons for Approval</p> <ul style="list-style-type: none">This is a basic redesignation from R-C2 to R-CG on a corner lot, 2 blocks from a park and an LRT station. The site is also adjacent to another property zoned R-CG. This is the exact type of locations we should be adding gentle density, I am happy to support this missing middle land use application.
Commissioner Hawryluk	<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>