

Calgary Planning Commission Member Comments



For CPC2022-1346/LOC2022-1077
heard at Calgary Planning Commission
Meeting 2023 January 12



Member	Reasons for Decision or Comments
<p>Commissioner Tiedemann</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This application is a relatively simple amendment from R-C1 to R-CG on a corner lot (2 adjacent lots). The parcel is in close proximity to 3 parks, major connector roadways and is within 200m of two transit stops. This is the exact type of location where we should be adding sensitive density in the established areas.
<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>This application raises a concern. The site is 0.18 hectares. The R-CG Land Use District allows 75 units/hectare. $0.18 \text{ hectares} \times 75 \text{ units/hectares} = 13.5 \text{ units}$ on this lot. Because the Land Use Bylaw (LUB) requires that “where density is calculated in units per hectare, it is always to be rounded down to the next lower whole number” (14.2.a), this application has been rounded down to 13 units. If our rounding policy conformed with elementary school math, a 14th unit would be possible.</p> <p>This rule might have been appropriate in 2007 when our LUB was approved. However, since 2009, our Municipal Development Plan (MDP) has supported growth in established areas. Changing that line of the LUB to round up units could more closely align our LUB to our MDP. At most, it could only add one unit per application but it could add up. Given that our current housing system is like a cruel game of musical chairs where the richest people can move fastest, adding one more house could give one more family a chance to live in a new home.</p> <p>A Councillor might want to contact the LUB renewal team for a suggestion of how that line could be altered quickly. I would suggest rounding off fractions of 0.50 or greater to the next</p>

	<p>highest whole number and fractions of less than 0.50 to the next lowest number, but I would defer to the LUB renewal team on the specific phrasing. The change should not require reporting or any further action that would delay the LUB renewal team from focusing on their directed LUB renewal work.</p>
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