

Calgary Planning Commission Member Comments



For CPC2022-1236 / LOC2022-0168
heard at Calgary Planning Commission
Meeting 2022 December 01



Member	Reasons for Decision or Comments
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> The Tuxedo Park Community Association asserts that “The R-CG rezoning conflicts the Local Area Plan (LAP) as this site is within a ‘Neighbourhood Local’ zone as defined in the LAP.” Council members may want to ask Administration whether this is accurate. <p>As I understand it, the North Hill Local Area Plan (section 2.2.1.6 c. iv) says this is appropriate because “building forms that contain three or more residential units should be supported ... near or adjacent to an identified Main Street ... and, where the parcel has a lane and parking can be accommodated on site.” Presumably, a lot one block from the 4th St NW Main Street and two blocks from the Centre St Main Streets is “near or adjacent an identified Main Street.”</p> <p>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>