

Calgary Planning Commission Member Comments



For CPC2023-0232 / LOC2022-0174
heard at Calgary Planning Commission
Meeting 2023 March 09



| Member | Reasons for Decision or Comments |
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| Commissioner Tiedemann | <p>Reasons for Approval</p> <ul style="list-style-type: none">• This application seeks to redesignate a corner parcel from R-C1 to R-CG. This parcel is in close proximity to schools, parks and the core transportation network. This location is exactly where we should be approving gentle density increases in the City. |
| 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>This site is about 100m from a small commercial square and a 20-minute walk from Mount Royal University. Given the location, a fourplex could be appropriate here. 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 three units instead of four. Perhaps losing that fourth unit will ease local concerns about this application.</p> |