

Calgary Planning Commission Member Comments



For CPC2023-0193 / LOC2023-0009
heard at Calgary Planning Commission
Meeting 2023 March 23



Member	Reasons for Decision or Comments
<p>Commissioner Tiedemann</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> - This application seeks to redesignate a single parcel from R-C2 to R-CG on a corner lot, in close proximity to a number of parks, schools, Bow Trail and Westbrook Station. This represents the second lowest density increase possible and is the bare minimum we should be looking to approve if we truly want to achieve the 50/50 growth goal outlined in the MDP. R-CG is classified as a low-density residential district in the <u>same</u> category as R-C1 and R-C2. These types of land use redesignations (R-C1 and R-C2 to R-CG) allow for <u>sensitive</u>, <u>contextual</u>, and extremely <u>minor</u> density increases. Land use designations on individual parcels are not static, just as our City is not static. Growth and change are constants as our City and communities evolve. The majority of Calgary was agricultural land at one point in the past and the evolution within our City cannot and should not be frozen at any particular moment in time. The minor increase in intensity permitted by the R-CG redesignations allows for more housing units on the same amount of land which means: <ul style="list-style-type: none"> o More people living in our communities, as individual household sizes continue to shrink. o More families and children to make use of existing community amenities and schools. o A larger, stronger tax base in our established communities. o More diverse and affordable housing options. (In contrast to having only detached single family homes as the primary housing option) <p>These types of applications are easy to support and represent the absolute minimum we should be doing in terms of adding sensitive, contextual density to our established communities.</p>
<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>
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