

Calgary Planning Commission Member Comments



For CPC2023-0297 / LOC2023-0010
heard at Calgary Planning Commission
Meeting 2023 April 20



Member	Reasons for Decision or Comments
Commissioner Tiedemann	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This is a very simple R-C2 to R-CG application. The site is a corner lot, across the street from a park, in close proximity to schools, commercial amenities and transit options on Richmond Road. This is a perfect location for the requested use.
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>