

Calgary Planning Commission Member Comments



For CPC2023-0471 / LOC2023-0028
heard at Calgary Planning Commission
Meeting 2023 May 04



Member	Reasons for Decision or Comments
<p>Commissioner Tiedemann</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This application is to redesignate a corner lot from R-C2 to R-CG. The site is 2 blocks from 3 parks and 4 blocks from the Killarney Rec centre. This application is in line with the Westbrook LAP. This incredibly minor increase in density is the bare minimum we should be doing to help support the 50/50 growth targets outlined in the MDP.
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This application aligns with the Westbrook Communities Local Area Plan. <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> <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>