

Calgary Planning Commission Member Comments



For CPC2022-1172 / LOC2022-0171
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 in close proximity to a school and a large park network. The site is also adjacent to other R-CG and M-C1 zoned lots. 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 North Hill Communities Local Area Plan. In fact, the North Hill Plan would support H-GO at this location. <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>The applicant’s submission says that “the maximum height will stay at the same 10 meters.” Perhaps the Development Permit application will be for a 10m tall building, but the Land Use District will allow up to 11m. Presumably, this was a simple error.</p>