

# Calgary Planning Commission Member Comments



For CPC2023-0335 / LOC2022-0201  
heard at Calgary Planning Commission  
Meeting 2023 May 18



Member	Reasons for Decision or Comments
<p><b>Commissioner Tiedemann</b></p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> <li>This application is to redesignate a corner lot from R-C2 to R-CG. The site is in close proximity to multiple parks, schools and major transportation routes (50th, Elbow and MacLeod). 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. Contrary to the community’s letter of opposition, I 100% believe we should NOT be waiting for the completion of an LAP to approve an application as minor as a corner lot R-CG.</li> </ul>
<p><b>Commissioner Hawryluk</b></p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> <li>In the past, an R-CG application at this location was refused. During the meeting, the applicant informed the Planning Commission that the lot has been subdivided so a detached house can be built on the smaller mid-block lot to the east. Though this approach has removed potential homes, I hope this compromise helps ease some local concerns about letting the corner lot be used for rowhouses.</li> </ul> <p>This lot is a block away from a Neighbourhood Main Street (50 Ave SW). It supports the Municipal Development Plan’s Key Direction 3 “Direct land use change within a framework of nodes and corridors” (MDP, 2.2).</p> <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>In total, 38% of the applications at this public hearing are low density (20.6%) and H-GO (17.6%), the latter of which have clear Council-approved locational criteria.</p>