

Calgary Planning Commission Member Comments



For CPC2023-0707 / LOC2023-0022
heard at Calgary Planning Commission
Meeting 2023 July 06



Member	Reasons for Decision or Comments
<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, especially the vision that “The North Hill Communities will accommodate a diverse population by providing varied housing options focused around a collection of Main Streets, Activity Centres, civic facilities, parks and open spaces” (North Hill Communities Local Area Plan, 1.2). A rowhouse across from two schools is an example of “varied housing options focused around ... civic facilities, parks and open spaces.” Homes are usually built faster than schools, so it makes sense to let people live near schools that already exist. <p>The R-CG Land Use District is a low-density residential district with specific rules for height and setbacks along property lines that are shared with other low-density residential districts (LUB, Section 541). Council has approved these rules to make the R-CG Land Use District appropriate in low-density settings and respect adjacent residents. Consequently, for years the Calgary Planning Commission has consistently recommended R-CG Land Use Amendments for approval.</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>