

Calgary Planning Commission Member Comments



For CPC2023-0710 / LOC2023-0036
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. The Community Association supports the application and has requested that the applicant follow the North Hill Communities Heritage Guidelines. Because this site is not within the North Hill Communities Heritage Guidelines area, those design discussions are within the scope of the Development Permit. <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>