

Calgary Planning Commission Member Comments



For CPC2023-0647 / LOC2023-0069
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. Without the North Hill Plan, it is likely that every lot between Edmonton Trail and Centre Street would meet the locational criteria for the H-GO Land Use District. Ideally, residents would see a corner R-CG application with North Hill Communities Heritage Guidelines as a compromise. <p>I can understand concerns that applications like this might keep a block from qualifying for a Direct Control District with specific requirements. Those concerns were resolved when I asked the file manager and was told: “This block has a very low grouping of heritage assets, and would not now (or in the future) qualify for the Direct Control Heritage Area. There are currently only three heritage assets on this block face: 240, 236 and 214. The program requires a minimum of 50% of a block face consist of heritage assets, and that 100% of the affected property owners agree to the designation. Currently, this block is at 20% (dropping to 13% with the loss of 240 7 AV).”</p> <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>