

Calgary Planning Commission Member Comments



For CPC2023-0842 / LOC2023-0146
heard at Calgary Planning Commission
Meeting 2023 August 17



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 a block away from a school is an example of “varied housing options focused around ... civic facilities, parks and open spaces.” <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>