

Calgary Planning Commission Member Comments



For CPC2023-0476 / LOC2023-0084
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 Westbrook Communities Local Area Plan (see Attachment 1, page 4-5). <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> <p>Recent statistics from the Westbrook Local Area Plan area show that Single Detached homes have 2.41 residents and 0.54 children/unit; Semi Detached homes have 2.37 residents and 0.58 children/unit; and Rowhouse/Townhouse have 2.23 residents and 0.61 children/unit. While Detached houses have the highest total occupancy, rowhouses have the highest number of children per unit. This may be due to detached houses having more childless couples and rowhouses attracting lone-parent households.</p>