

# Calgary Planning Commission Member Comments



For CPC2023-0881 / LOC2023-0135  
heard at Calgary Planning Commission  
Meeting 2023 August 17



Member	Reasons for Decision or Comments
<p><b>Commissioner Hawryluk</b></p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> <li>This application, which is within 600m of the Franklin LRT Station and a Max Purple BRT station on 17 Ave SE (see Attachment 1, page 4), supports the Municipal Development Plan’s Key Direction 3 “Direct land use change within a framework of nodes and corridors” (MDP, 2.2) and Council’s goal for 95% of Calgarians to live within 2km of a dedicated transit facility by 2050 (Climate Strategy: Pathways to 2050, Table 1, page 19).</li> </ul> <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>