

Calgary Planning Commission Member Comments



For CPC2023-0926 / LOC2023-0049
heard at Calgary Planning Commission
Meeting 2023 September 07



Member	Reasons for Decision or Comments
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> The applicant has responded to residents' concerns by reducing the number of homes proposed. The Community Association is now neutral about this application. <p>This application aligns with the North Hill Communities Local Area Plan.</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>