

# Calgary Planning Commission Member Comments



For CPC2023-0987 / LOC2023-0114  
heard at Calgary Planning Commission  
Meeting 2023 October 19



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, 65m from Confederation Park, aligns with the North Hill Communities Local Area Plan’s vision of “varied housing options focused around ... parks and open spaces” (1.2) and its Urban Form and Building Scale (Maps 3 and 4).</li> </ul> <p>The applicant has proposed adding two homes in the backyard without removing the existing homes in the front yard that were built in 1969. Retaining older buildings can help with affordability because older buildings tend to be more affordable (provided there are enough homes to respond to a growing population, housing need, and suppressed household formation, and that older homes aren’t upgraded to serve more expensive housing submarkets), and avoids the loss of materials and energy that were used in building the existing homes (which supports Council’s Climate Strategy).</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>