

# Calgary Planning Commission Member Comments



For CPC2023-1038 / LOC2023-0202  
heard at Calgary Planning Commission  
Meeting 2023 October 05



Member	Reasons for Decision or Comments
<b>Commissioner Tiedemann</b>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> <li>This application seeks to redesignate from R-C2 to R-CG on a corner lot. The parcel is 1 block from Edmonton Trail and 2 blocks from 16th Ave. There are a school and 2 parks withing very close walking distance. This is the exact type of location where R-CG works really well.</li> </ul>
<b>Commissioner Hawryluk</b>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> <li>This application supports the Municipal Development Plan's third key direction to "Direct land use change within a framework of Activity Centres and Main Streets," in that it is 260m from Edmonton Trail, 450m from 16th Avenue, and 640m from a MAX bus station on 16th Avenue. The location also supports Council's goal that 95% of Calgarians will "live within 2000m of a dedicated transit facility (e.g. LRT, MAX bus station)" (2022 Climate Strategy, pg. 19).</li> </ul> <p>It also 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>