

Calgary Planning Commission Member Comments



For CPC2023-1145 / LOC2023-0096
heard at Calgary Planning Commission
Meeting 2023 November 2



| Member | Reasons for Decision or Comments |
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| <p>Commissioner Tiedemann</p> | <p>Reasons for Approval</p> <ul style="list-style-type: none"> This application seeks to redesignate the parcel from a R-C2 to R-CG. The site is a corner lot and is just one block off of 38th Street and 14th Ave SW. The site is 4 blocks from a school, 5 park spaces including River Park and the Marda Loop CA. This is the exact type of location where R-CG works really well. |
| <p>Commissioner Hawryluk</p> | <p>Reasons for Approval</p> <ul style="list-style-type: none"> 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>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> |