

Calgary Planning Commission Member Comments



For LOC2023-0201 / CPC2023-1162
heard at Calgary Planning Commission
Meeting 2023 November 2



Member	Reasons for Decision or Comments
<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 on a midblock lot. The site is 1 block from a very large park network and has 3 schools and the Highland Park CA within a 4 block radius. While H-GO may lead to more functional outcomes mid-block, if the applicant is happy with the R-CG land use, I am happy to support this minor density increase.
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This aligns with the North Hill Communities Local Area Plan and is within 600m of the 40th Avenue N LRT Station of the future Green Line. As such, this supports the Municipal Development Plan’s third key direction to “Direct land use change within a framework of Activity Centres and Main Streets,” and Council’s goal that 95% of Calgarians will “live within 2000m of a dedicated transit facility (e.g. LRT, MAX bus station)” by 2050 (2022 Climate Strategy, pg. 19). <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>