

Calgary Planning Commission Member Comments



For CPC2024-0063 / LOC2024-0063
heard at Calgary Planning Commission
Meeting 2024 January 25



| Member | Reasons for Decision or Comments |
|-------------------------------------|---|
| <p>Commissioner Hawryluk</p> | <p>Reasons for Approval</p> <ul style="list-style-type: none"> This application would allow a legal, non-conforming semi-detached house from 1969 to be replaced with a narrow-lot detached house and rowhouse under the proposed R-C1N and R-CG Land Use Districts. <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.</p> <p>Under the R-CG Land Use District, the maximum height is 11m (1m more than is allowed under the R-C1 and R-C2 Land Use Districts). The maximum lot coverage is 60% (15% more than is allowed under the R-C1 and R-C2 Land Use Districts).</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> <p>This application, located approximately 1.1km from a MAX Orange and Teal BRT bus station, supports Council's goal that 95% of Calgarians will "live within 2km of a dedicated transit facility (e.g. LRT, MAX bus station)" by 2050 (2022 Climate Strategy, pg. 19).</p> |