

Calgary Planning Commission Member Comments



For CPC2024-0066 / LOC2023-0330
heard at Calgary Planning Commission
Meeting 2024 January 25



Member	Reasons for Decision or Comments
Commissioner Hawryluk	<p>Reasons for Approval</p> <ul style="list-style-type: none">This application aligns with the North Hill Communities Local Area Plan. <p>This is located a block away from Centre Street N and halfway between two future Green Line LRT Stations at 28 Ave NE and 40 Ave NE. It is about 500m from each station. As such, 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" and 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> <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>