

# Calgary Planning Commission Member Comments



For CPC2024-0088 / LOC2023-0323  
heard at Calgary Planning Commission  
Meeting 2024 January 25



Member	Reasons for Decision or Comments
<p><b>Commissioner Hawryluk</b></p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> <li>This application aligns with the North Hill Communities Local Area Plan and is within one of the North Hill Communities' Heritage Guideline Areas (specifically, Beaumont/Regal Terrace). In response to concerns about Development Permit-level questions in the Heritage Guideline Areas, the North Hill Communities Heritage Guideline Implementation Guide gives clear direction about the site and landscape design; roofs and massing; front facades; windows, materials and details. The Implementation Guide has enough teeth to Development Permit-level questions. Attachment 1, page 5 gives an excellent summary of the North Hill Communities' Heritage Guidelines.</li> </ul> <p>The North Hill Communities Plan (4.2.g) notes that "The word 'should' is explicitly used to further clarify the directional nature of the statement. Policies that use active tense or 'should' are to be applied in all situations, unless it can be clearly demonstrated to the satisfaction of The City that the policy is not reasonable, practical or feasible in a given situation." From what I can see, all of the 'should' statements in the Heritage Guideline Implementation Guide are reasonable, practical, and feasible in this location, so the Implementation Guide ought to be followed completely. This makes me comfortable that if an applicant was to propose a Development Permit application that flies in the face of the Guide, Administration would refuse the Development Permit application.</p> <p>This application, located approximately 1km from a MAX Orange 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> <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>
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