

Calgary Planning Commission Member Comments



For CPC2024-0006 / LOC2023-0235
heard at Calgary Planning Commission
Meeting 2024 February 08



Member	Reasons for Decision or Comments
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This application aligns with the North Hill Communities Local Area Plan. <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 500m to 600m from a MAX Orange BRT bus station and the Lions Park LRT 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>