

Calgary Planning Commission Member Comments



For CPC2024-0125 / LOC2023-0274
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"> 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>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>Because this location is within the Inner City and within 200 metres of Bowness Road NW (a Main Street as identified on the Urban Structure Map of the Calgary Municipal Development Plan), this could qualify for the H-GO Land Use District. However, the Applicant has applied for the R-CG Land Use District.</p>