

Calgary Planning Commission Member Comments



For CPC2024-0226 / LOC2023-0254
heard at Calgary Planning Commission
Meeting 2024 February 22



Member	Reasons for Decision or Comments
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This outline plan aligns with the West Springs Area Structure Plan (ASP). <p>When asked why the applicant opted for Residential – One Dwelling (R-1s) District instead of the Residential – Low Density Mixed Housing (R-G) District, we were told that the R-G District’s 6m minimum parcel width would force the applicant to build so many homes that the ASP would need to be updated because the Neighbourhood – Limited Policy area of the ASP is for low-density housing forms. However, rules that prevent lots that are narrower than 6m do not prevent the applicant from building homes on lots that are 10m wide (R-1s’s minimum parcel width). A more logical rationale is that the R-1s District was seen as a compromise in trying to transition from the lower-density areas to the south to the medium density are to the north.</p>