

Calgary Planning Commission Member Comments



For CPC2024-0657 / LOC2024-0069
heard at Calgary Planning Commission
Meeting 2024 June 06



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>Before Commission reviewed this item in May 2024, Council voted to redesignate multiple parcels to allow a variety of low-density forms in low-density areas throughout the city. Based on Council's direction, this application is appropriate. The Applicant decided to proceed with this application for a decision at the Public Hearing on July 16th instead of waiting until Council's decision from May takes effect on August 6th.</p>