

Calgary Planning Commission Member Comments



For CPC2023-1198 / LOC2023-0229
heard at Calgary Planning Commission
Meeting 2023 December 07



Member	Reasons for Decision or Comments
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This appears to be the first R-CG Land Use Amendment in Penbrooke Meadows. <p>According to the Applicant Submission (Attachment 2), a fire burnt down the previous building on this site. Calgary Imagery shows that this took place between May 2018 and May to June 2019 (https://maps.calgary.ca/CalgaryImagery/). This application would let more people live on a lot has been vacant for about 5 years without displacing any residents.</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 11 metres (1 metre 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>Though unrelated to the Land Use, I would like to celebrate the creativity of the applicant's potential site plan.</p>