

Calgary Planning Commission Member Comments



For CPC2023-1337 / LOC2023-0124
heard at Calgary Planning Commission
Meeting 2023 December 21



Member	Reasons for Decision or Comments
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This Land Use Amendment would change 5 hectares of undeveloped land in a Developing Area from the Residential – Narrow Parcel One Dwelling (R-1N) District to the Residential - Low Density Mixed Housing (R-G) District. This change would allow more affordable homes to be built, while primarily building detached homes. <p>The applicant submission (Attachment 2) highlights ways that the R-G Land Use District can produce more affordable homes than the R-1N District:</p> <ol style="list-style-type: none"> Lower minimum lot sizes allow people to lower their land costs. Lower minimum widths allow more flexible parcel dimensions. R-1N requires lots be at least 223 m² and 7-5-11.6m wide; R-G, 150m² and 6m (carriage houses and cottage housing clusters can be on less land, duplexes and rowhouses can be on lots that are at least 5m wide). This would allow 20% more homes to be built than under the current Land Use District, while still primarily building detached homes. R-G permits secondary suites or backyard suites, which gives residents greater flexibility and housing choice. <p>Those points may have broader lessons in the advantages of R-G over other Low-Density Residential Districts in the Developing Areas and ways in which more affordable market-rate homes can be built.</p>