

Calgary Planning Commission Member Comments



For CPC2023-1272 / LOC2023-0263
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 site is approximately 160 metres south of 17 Ave SW and 190 metres west of 14 St SW. This means it meets two locational criteria for the H-GO District: within 200 metres of a Main Street on Map 1: Urban Structure of the Municipal Development Plan (MDP) and within 200 metres of the Primary Transit Network (Map 2: Primary Transit Network of the MDP). This supports the Municipal Development Plan's Key Direction 3, "Direct land use change within a framework of nodes and corridors" (MDP, 2.2). <p>The applicant could have applied for the H-GO District, but chose to apply for the R-CG Land Use District. This 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>