

Calgary Planning Commission Member Comments



For CPC2023-1213 / LOC2023-0266
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 application aligns with the Heritage Communities Local Area Plan. <p>It is close to a MAX Yellow BRT station (200 metres, according the Attachment 1, page 4), which supports Council’s goal for 95% of Calgarians to live within 2 kilometres of a dedicated transit facility by 2050 (Climate Strategy: Pathways to 2050, Table 1, page 19).</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>