

Calgary Planning Commission Member Comments



For CPC2024-0950 / LOC2024-0142
heard at Calgary Planning Commission
Meeting 2024 September 05



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 from a Direct Control to a stock Land Use District (R-G) would allow a more appropriate form for the depth (38m) of these lots. <p>Minimum lot widths would remain the same. Minimum lot sizes would increase from 90m² to 150m², reducing the number of homes that can be built in this site from 31 to 25 homes. Administration notes that this will not change the overall density of the Alpine Park Stage 2 outline plan, which is anticipated at 38.9 units per hectare (15.7 units per acre) and single-detached units will only account for 5.1% of the unit count in Alpine Park Stage 2 (Attachment 1, page 3).</p> <p>A net loss of six homes is a drop in the bucket compared to the number of homes we need to respond to current growth, households in housing need, and suppressed household formation. This application is a good reminder of the consequences of minimum lot sizes.</p>