

Calgary Planning Commission Member Comments



For CPC2023-0806 / LOC2022-0104
heard at Calgary Planning Commission
Meeting 2023 August 17



Member	Reasons for Decision or Comments
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This Direct Control District would allow an existing home occupied business (a tattoo studio) to expand to use the full building (four stations throughout the house). A Direct Control is being used here to respond to community concerns, especially about commercial creep, instead of a stock Land Use District that would allow broader Retail and Consumer Services. <p>I asked whether there had been any problems as a Home Occupation use. Administration reported that a sign had been displayed in the past. Home Occupation uses “must not display any form of signage related to the use on the parcel” (LUB 207 and 208). The Direct Control would allow a sign to be displayed if it is no larger than 1.0m². No other nuisances were reported in the past. Any potential nuisances are already governed by the Community Standards Bylaw.</p> <p>The Lower Mount Royal Area Redevelopment Plan states that “Parking should not be permitted in the front yard” (3.3.4.1.a). Because this lot does not have lane access, any on-site parking would need to be located in the front yard. To avoid having parking in the front yard, the Direct Control District requires four Class 2 bicycle parking stalls.</p>