

Calgary Planning Commission Member Comments



For CPC2024-1151 / LOC2024-0206
heard at Calgary Planning Commission
Meeting 2024 October 31



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 Westbrook Communities Local Area Plan. <p>The current Direct Control District is based on the 1980 Land Use Bylaw (2P80) and allows detached, semi-detached, and duplex dwellings that are up to 10m tall. It is similar to the Residential – Contextual One / Two Dwelling (R-C2) District in the 2007 Land Use Bylaw (1P2007).</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 11m (1m more than is allowed under the current Direct Control District). The maximum lot coverage is 60% (15% more than is allowed under the R-C1 and R-C2 Land Use Districts). Administration reports “A development permit for a Single Detached Dwelling, Secondary Suite, Accessory Residential Building and Backyard Suite has been submitted and is under review,” in which case the current Land Use Bylaw would limit the lot coverage to 45% (Cover Report, page 1; see also the Applicant Submission in Attachment 2).</p> <p>Council’s support for the R-CG district with the Upzoning for Housing decision suggests that a variety of low-density housing forms are appropriate in low-density areas. This application aligns with that thinking.</p>