

Calgary Planning Commission Member Comments



For CPC2024-1183 / LOC2024-0161
heard at Calgary Planning Commission
Meeting 2024 November 14



Member	Reasons for Decision or Comments
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This application would change the Land Use District to allow the construction of a secondary suite (see Attachment 2). Given Council’s past direction on secondary suites, this is straightforward. <p>The current Direct Control District is based on the 1980 Land Use Bylaw (2P80). According to Administration, “this DC District is intended to accommodate a maximum of two dwelling units in the form of single detached, semi-detached and duplex dwellings with the additional permitted use of studio suite, which is equivalent to a backyard suite in the 1P2007 Land Use Bylaw” (Attachment 1, page 3).</p> <p>The proposed Residential - Low Density Mixed Housing (R-G) District, which is the default District in Developing Areas, would allow Single Detached Dwellings, Semi-detached Dwellings, Duplex Dwellings, Cottage Housing Clusters, and Rowhouse Buildings. Administration notes that, “The R-G District allows for a maximum building height of 12.0 metres and a minimum parcel area of 150.0 square metres per dwelling unit. Secondary suites (one backyard suite and one secondary suite per dwelling unit) are also allowed in the R-G District and do not count towards allowable density. The parcel would require 1.0 parking stall per dwelling unit and secondary suite” (Attachment 1, page 3).</p> <p>Council’s support for the R-G 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>