Calgary Planning Commission Member Comments

For CPC2025-0060 / LOC2024-0195
heard at Calgary Planning Commission
Meeting 2025 January 9

Member	Reasons for Decision or Comments
Commissioner Hawryluk	Reasons for Approval • 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. The current Direct Control District is based on the 1980 Land Use Bylaw (2P80). According to Administration, the current District allows "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. The DC District also includes specific minimum lot width and lot area requirements and includes a maximum building height rule of 9.0 metres. Secondary suites are not a listed use in this DC District" (Attachment 1, page 3). Administration notes, "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. The proposed R-G District allows for a broader range of low-density housing forms such as single detached, semi-detached, duplex dwellings, cottage housing clusters and rowhouse buildings. 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). 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.