Calgary Planning Commission Member Comments

For CPC2024-1264 / LOC2024-0242
heard at Calgary Planning Commission
Meeting 2024 November 28

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 "low-density development in the form of single detached dwellings on narrow lots with vehicle access and parking from the rear lane only. With this current designation, the subject parcel can accommodate a maximum building height of 9.0 meters and a maximum density of one dwelling unit. Secondary suites and backyard suites are not listed uses within the Direct Control District as these uses were not included in the 2P80 Land Use Bylaw" (Attachment 1, page 3). 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 proposed R-G District allows for a broader range of low-density housing forms such as single detached, semi-detached, duplex dwellings, rowhouses and cottage housing clusters. The R-G District allows for a maximum height of 12 metres and a minimum parcel area of 150 square metres per dwelling unit. Based on the parcel area, this would allow up to two dwelling units on the site. Much of the surrounding parcels in the area were re-designated to R-G under the citywide rezoning" (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.