

Calgary Planning Commission Member Comments



For CPC2025-0222 / LOC2024-0219
heard at Calgary Planning Commission
Meeting 2025 March 13



Member	Reasons for Decision or Comments
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> • This parcel's current Residential – One Dwelling (R-1s) District is no longer in the Land Use Bylaw, which has trapped this piece of vacant land in an undevelopable state. The proposed Residential – Low Density Mixed Housing (R-G) District would allow the applicant to apply for a development permit or building permit to build homes that are similar to those are around it. <p>The Risk section notes, "Failure to approve the land use redesignation could result in uncertainty for future development approvals and Land Use Bylaw enforcement as the listed district no longer exists" (Cover Report, page 3).</p> <p>Some history may help:</p> <ul style="list-style-type: none"> - 7 March 2024: As part of an Outline Plan and Land Use Amendment, Planning Commission recommended this parcel be redesignated from a Direct Control District to the R-1s District. - 7 March 2024: Planning Commission recommended adjacent parcels be redesignated to the R-G District. - 7 May 2024: Council gave three readings to the bylaw amending this parcel to the R-1s District. - 14 May 2024: Council gave three readings to the bylaw amending adjacent parcels to the R-G District. <p>According to Administration, that timing meant this parcel "was not able to be included in the Rezoning for Housing Bylaw, though it had been redesignated to the R-1s District and was then technically within the scope of Rezoning for Housing. It could not be added to the report by Administration" (Attachment 1, page 3).</p> <p>Two other low-density residential Districts are options in the Developing Area:</p> <ul style="list-style-type: none"> - Residential – Low Density Multiple Dwelling (R-2M) District - Residential – Manufacture Home (R-MH) District <p>Because the R-2M District permits rowhouses and the R-MH District permits manufacture homes, the proposed R-G District</p>

is the most appropriate (and likely the most acceptable) low-density residential Land Use District in this location.

Some people may be concerned that R-G would allow rowhouses. Administration notes, "The policies of the [Springbank Hill Area Structure Plan (ASP)] Standard Suburban area indicate that developments should accommodate single-detached and semi-detached housing, as well as institutional and recreational uses. The proposed land use amendment would allow for single-detached and semi-detached dwelling forms and is generally in alignment with applicable policies of the ASP. Should a future application to develop a low density housing form other than a single detached or semi-detached dwelling be applied for, the applicant may also be required to apply for a policy amendment" (Attachment 1, page 5). **If the Applicant intends to build rowhouses in the future, an ASP update would be required; at that point in the future, Council could decide whether rowhouses are appropriate at this site.**