

Calgary Planning Commission Member Comments



For CPC2025-0218 / LOC2024-0218
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 largely undeveloped 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"> - 22 February 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. - 9 April 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 – Manufactured 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 is the most appropriate (and likely the most acceptable) low-density residential Land Use District.</p>
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