

Calgary Planning Commission Member Comments



For CPC2025-0233 / LOC2024-0289
heard at Calgary Planning Commission
Meeting 2025 March 27



Member	Reasons for Decision or Comments
Commissioner Hawryluk	<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 backyard suite (see Attachment 2). Given Council's past direction on secondary and backyard suites, this is straightforward. <p>This application aligns with the Westbrook Communities Local Area Plan.</p> <p>The current Direct Control District is based on the 1980 Land Use Bylaw (2P80) and allows detached, semi-detached, and duplex dwellings that are up to 10m tall. It is similar to the former Residential – Contextual One / Two Dwelling (R-C2) District in the 2007 Land Use Bylaw but does not allow secondary or basement suites (1P2007).</p> <p>The R-CG Land Use District is the only Low Density Residential District that allows Backyard Suites as a use in the Developed Area. The Residential – Low Density Multiple Dwelling (R-2M) District and Residential - Low Density Mixed Housing (R-G) District include Secondary Suites but are intended “to primarily accommodate comprehensively designed low density residential development ... in the Developing Area” and “apply to low density neighbourhoods in master planned communities in suburban greenfield locations in the Developing Area,” respectively (LUB, 1P2007, 489 and 547(1)). The Residential – Manufactured Home (R-MH) District accommodates “Manufactured Home Parks and Manufactured Homes in the Developed Area and the Developing Area” but does not include the use of Secondary Suites (LUB, 1P2007, 506(1)). Thus, R-CG is the only Low Density Residential District that allows Backyard Suites as a use in the Developed Area.</p>