

Calgary Planning Commission Member Comments



For CPC2025-0089 / LOC2024-0247
heard at Calgary Planning Commission
Meeting 2025 January 23



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 legalize a secondary suite (see Attachment 2). Given Council's past direction on legalizing secondary 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 9m tall. It is similar to the former Residential – Contextual One / Two Dwelling (R-C2) District in the 2007 Land Use Bylaw (1P2007).</p> <p>The R-CG Land Use District is the only Low Density Residential District that allows Secondary 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 Secondary Suites as a use in the Developed Area.</p>