

Calgary Planning Commission Member Comments



For CPC2025-0013 / LOC2023-0270
heard at Calgary Planning Commission
Meeting 2025 January 23



Member	Reasons for Decision or Comments
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> Administration and the Applicant note that this application is related to a land exchange agreement between the City and the Applicant (Cover Report, page 1; Attachment 3). In my experience, the Planning Commission does not advise Council about land exchanges but knowing about the land exchange agreement may help Council understand the report and evaluate the application. <p>The proposed map amendments to the Ramsay Area Redevelopment Plan show the areas that are part of the land exchange and are being added to the Open Space, Park, School or Community Facility category (Map 1); the Low Density Residential category (Map 1); Study Area (Map 4); Sub-Area 5 (Map 4); and Redesignate to PE (Map 9).</p> <p>The Land Use Amendment would update the application from a 2006 Direct Control (DC) District based on 2P80 (the 1980 Land Use Bylaw) to Residential – Grade-Oriented Infill (R-CG) District. Amending the Land Use to the R-CG District would allow the land on 6th St SE to be consolidated with the parcel to the north which is already designated as R-CG.</p> <p>The R-CG Land Use District is a low-density residential district with specific rules for height and setbacks along property lines that are shared with other low-density residential districts (LUB, Section 541). Council has approved these rules to make the R-CG Land Use District appropriate in low-density settings and respect adjacent residents.</p> <p>Under the R-CG Land Use District, the maximum height is 11m (1m more than is allowed under the current Direct Control District). The maximum lot coverage is 60% (15% more than is allowed under the current Direct Control District).</p>