

# Calgary Planning Commission Member Comments



For CPC2025-0023 / LOC2024-0127  
heard at Calgary Planning Commission  
Meeting 2025 February 27



Member	Reasons for Decision or Comments
<p><b>Commissioner Damiani</b></p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> <li>Outline plan provides a comprehensive plan for fragmented development sites. Due to the fragmented nature of ownership the open space dedication does not lend itself to a consolidated open space of significant size. The plan locates open space to consolidate dedicated MR with dedication to be provided by adjacent parcels to achieve areas that provide for functional open spaces.</li> </ul> <p>CPC confirmed that the Direct Control district is not City-directed but rather requested by the applicant in response to community feedback from residents east and south of the land. Though a standard district would provide more flexibility and still allow for development in the form directed by the DC, it is acknowledged that the applicant is aware of this but requests to proceed with DC to provide certainty to the community of the contextually sensitive development.</p>
<p><b>Commissioner Hawryluk</b></p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> <li>Decades of fragmented ownership has made this a difficult area for comprehensive planning. A small-scale celebration might be warranted that landowners of three parcels worked together to get this far. 🎉</li> </ul> <p>This Land Use Amendment would change these parcels' Land Use from the Special Purpose – Future Urban Development (S FUD) District to the Multi-Residential – Low Profile (M-1) District, the Residential – Low Density Mixed Housing District (R-G) District, the Special Purpose – School, Park and Community Reserve (S-SPR) District, and a Direct Control (DC) District based on Multi-Residential – High Density Low Rise (M-H1) District).</p> <p>The S-SPR Districts would create a public park on each parcel, which would be provided as Municipal Reserve. This part is 10% of each parcel, which is the maximum amount of land that a city can take as Municipal Reserve in the Municipal Government Act (MGA, 2025, 666(1-2)).</p>

	<p>The DC District is within 600 of the Saddletowne LRT Station and near low-density residential development on the south and east. To “mitigate the massing of any future high density development on the site relative to adjacent development,” the DC District has custom building setbacks and heights along 52 St and 80 Ave (Attachment 1, page 6). Attachment 9, pages 4 and 5 show the heights and their associated step backs.</p> <p>The associated Policy Amendment would update the Maps 6 and 7 of the Saddle Ridge Area Structure Plan to reclassify 52 Street NE from an Arterial Roadway to a Primary Collector.</p>
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