

Calgary Planning Commission Member Comments



For CPC2025-0461 / LOC2024-0260
heard at Calgary Planning Commission
Meeting 2025 May 08



Member	Reasons for Decision or Comments
Commissioner Damiani	<p>Reasons for Approval</p> <ul style="list-style-type: none"> The proposal represents one additional unit that can be accommodated within the site in a similar form and remain compatible with the direction of the R-CG rezoning. Intensity of the development is restricted to the 8 units by the density modifier. The proposed form and intensity are appropriate and overall consistent with Council direction provided through the city-wide rezoning. This application sets precedent and is a significant investment of time and resources for one additional unit by both Administration and the applicant. Administration should monitor pre-application and applications to determine if density calculation methodology as per the Land Use Bylaw requires broader review.
Commissioner Hawryluk	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This map amendment to the Ramsay Area Redevelopment Plan (from 'Low Density Residential' to 'Low Density Multi Unit Residential') would align the Area Redevelopment Plan with the current Residential – Grade-Oriented (R-CG) Land Use District and the proposed Multi-Residential – Contextual Grade-Oriented (M-CGd80) District. <p>According to the Cover Report and Attachment 1, this site is 0.11 hectares. The R-CG Land Use District allows 75 units/hectare, which would allow 8.25 units on this lot (0.11 ha x 75 units/ha = 8.25 units). However, according to Attachment 3, this site is 0.1061 hectares, which would allow 7.96 units (0.1061 ha x 75 units/ha = 7.96 units). Because the Land Use Bylaw requires that “where density is calculated in units per hectare, it is always to be rounded down to the next lower whole number” (LUB, 2007, 14.2.a), the existing R-CG District would allow 7 units in this location.</p> <p>During Commission’s review, Administration reported that if this lot was 7m² larger, R-CG could produce 8 units. In other words, this Land Use Amendment would not be necessary if this 37m deep lot was wider by 19cm (7.5 inches). That is less than the width of this paper.</p>

	<p>Attachment 1, page 4 notes that “No public storm utilities exist adjacent to the site. A public storm sewer main extension may be required, at the time of development. If required, said work will be at the developer’s expense and subject to the terms and conditions of an Indemnification Agreement (IA).” During Commission’s review, Administration confirmed that public storm sewers are about a block away.</p>
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