

Calgary Planning Commission Member Comments



For CPC2025-0589 / LOC2025-0019
heard at Calgary Planning Commission
Meeting 2025 June 05



Member	Reasons for Decision or Comments
Commissioner Damiani	<p>Reasons for Approval</p> <ul style="list-style-type: none"> • Similar to previous applications in Ramsay, this land use amendment highlights the need for an updated policy plan for the community of Ramsay. This land use amendment is being guided by the Land Use Bylaw rather than by policy developed with the benefit of community engagement and rigorous planning process. • As per Land Use Bylaw parameters of 1386 (d) (ii) this amendment is considered appropriate however it is noted that the straight-line approach to the parameters set in the LUB do not reflect actual connectivity of this site to LRT or primary transit based on physical active mode pathing.
Commissioner Hawryluk	<p>Reasons for Approval</p> <ul style="list-style-type: none"> • Administration notes, "Section 1386(d) of Land Use Bylaw 1P2007 provides location criteria for where the H-GO District may be considered appropriate. In areas which are not subject to an approved Local Area Plan, the H-GO District is intended for areas that are located within the Inner City or Greater Downtown as defined by the Urban Structure Map of the Municipal Development Plan (MDP) and meets one of several criteria, including being within 200 metres of a Main Street, 600 metres of an existing or capital-funded LRT platform, 400 metres of an existing or capital-funded BRT station or 200 metres of primary transit service. The subject site is located within the Inner City area and meets all the criteria and therefore meets the location criteria for H-GO District" (Attachment 1, page 4). <p>This map amendment to the Ramsay Area Redevelopment Plan (from 'Low Density Residential' to 'Medium Density Residential') would align the Area Redevelopment Plan with the proposed Housing – Grade Oriented (H-GO) District.</p> <p>Administration notes that 8th St SE no longer has vehicular access to the 9th Ave SE Neighbourhood Main Street (Attachment 1, page 1). During Commission's review, Administration noted even without access to 9th Ave, this</p>

	<p>location meets all of the other three location criteria in Section 1386(d).</p> <p>The report notes the loss of the MacLean Residence due to furnace failure and water damage (Attachment 1, page 6). While the commemorative plaque is appreciated, the building's loss is frustrating. One wonder what could have been done to preserve and adapt the building while adding homes before it experienced "internal catastrophic water damage."</p>
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