

Planning & Development Report to
Calgary Planning Commission
2019 September 19

ISC: UNRESTRICTED
CPC2019-1121

**Policy Amendment and Land Use Amendment in Ramsay (Ward 09) at 815
MacDonald Avenue SE, LOC2019-0107**

EXECUTIVE SUMMARY

This application was submitted by the landowner ZQT Investments Inc, on behalf of the business owner of Integra Naturopathics, on 2019 July 05. The application proposes to change the designation of the property from DC Direct Control District (Bylaw 57Z2004) to Commercial – Neighbourhood 1 (C-N1) District to allow for:

- a range of small-scale commercial development;
- a maximum building height of 10 metres, approximately 1 to 2 storeys (the same as the current maximum);
- a gross floor area of 360 square metres; and
- the uses listed in the C-N1 District.

The application requires a minor amendment to the *Ramsay Area Redevelopment Plan* to accommodate the proposal. The proposed redesignation is aligned with the policies of the *Municipal Development Plan* (MDP) and the *Ramsay Area Redevelopment Plan* (ARP) as amended.

A development permit application has not been submitted at this time.

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ADMINISTRATION'S RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed amendment to the Ramsay Area Redevelopment Plan (Attachment 1); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.04 hectares ± (0.09 acres ±) located at 815 MacDonald Avenue SE (Plan 2789K, Block E, Lot 23) from DC Direct Control District to Commercial – Neighbourhood 1 (C-N1) District; and
4. Give three readings to the proposed bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 SEPTEMBER 19:

That Council hold a Public Hearing; and

1. Adopt, by bylaw, the proposed amendment to the Ramsay Area Redevelopment Plan (Attachment 1); and
2. Give three readings to **Proposed Bylaw 69P2019**.
3. Adopt, by bylaw, the proposed redesignation of 0.04 hectares ± (0.09 acres ±) located at 815 MacDonald Avenue SE (Plan 2789K, Block E, Lot 23) from DC Direct Control District to Commercial – Neighbourhood 1 (C-N1) District; and
4. Give three readings to **Proposed Bylaw 209D2019**.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This proposed land use redesignation was submitted on 2019 July 05 by the landowner ZQT Investments Inc, on behalf of the business owner of Integra Naturopathics, as the result of a complaint made in 2018 December.

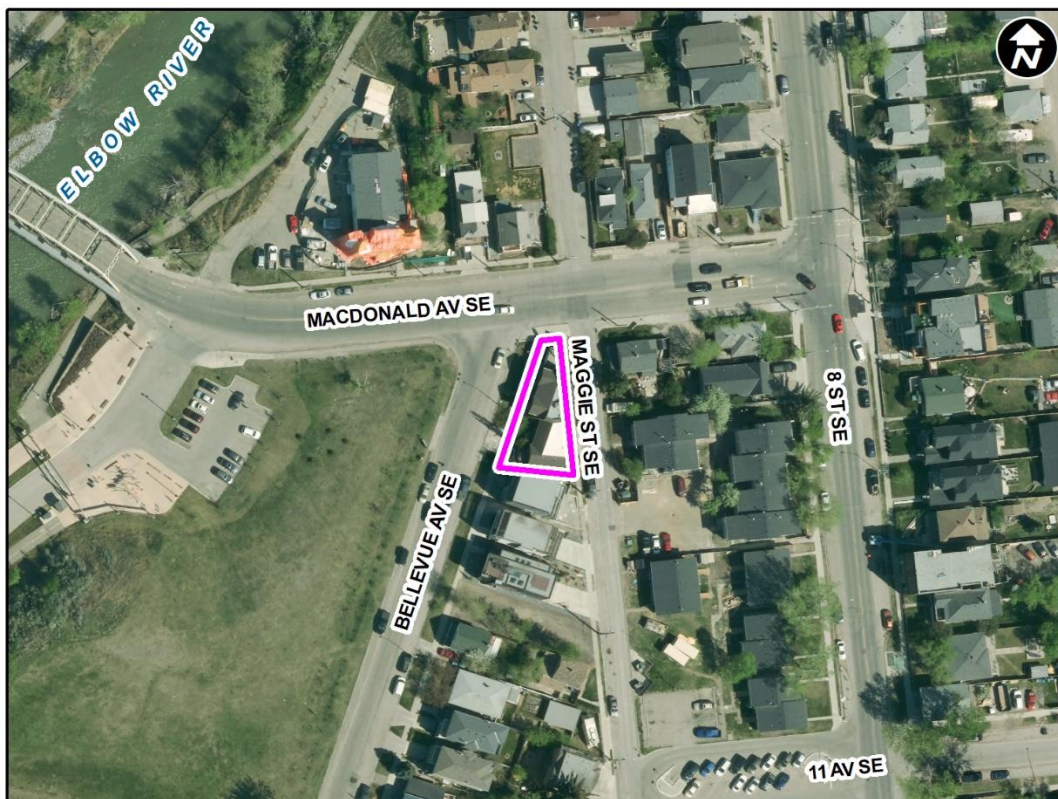
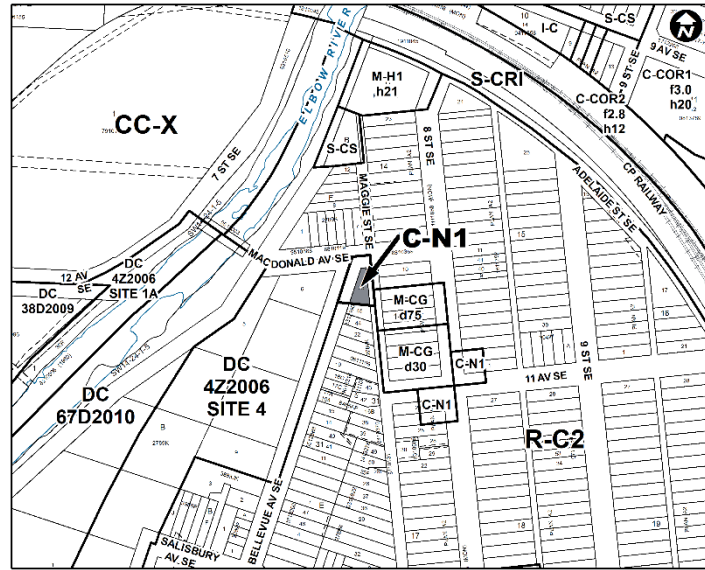
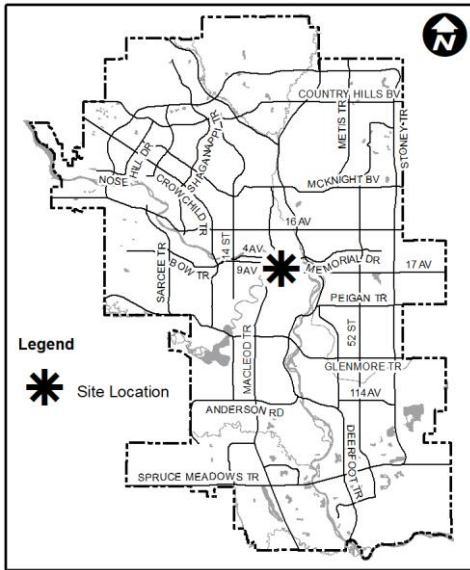
An inspection of the premises determined that the operations of Integra Naturopathics had extended beyond the uses allowed under the land use designation, which was approved by Council in 2004. Through a pre-application enquiry (PE2019-00137), it was determined that the C-N1 District would accommodate the existing uses on the site, while allowing for the uses on site to transform as community needs evolve over time, as indicated in the applicant's submission provided in Attachment 2.

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Location Maps



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Site Context

The site is located in the inner-city community of Ramsay, and overlooks Scotman's Hill and Enmax Park on the corner of Bellevue Avenue SE, MacDonald Avenue SE and Maggie Street SE. The MacDonald Bridge is located along MacDonald Avenue SE and is one of the major connection points to and from the community. The site is a landmark in the community, known as the former Pop's Confectionary, denoted by the retention of the neon sign.

Triangular in shape, the parcel comprises 360 square metres, with an existing building that was constructed in 2006. The building is presently occupied by Integra Naturopathics, who provide naturopathic support for fertility, longevity and overall health. Additionally, the building contains a dwelling unit and a take-out food service, operating as Bruhe Café and Dairy.

The lands surrounding have a range of designations. To the west, Scotsman's Hill is designated DC Direct Control District (Bylaw 4Z2006), which allows for natural areas, parks and recreation buildings. To the north and south, the lands are designated Residential – Contextual One / Two Dwellings (R-C2) District, comprising single detached houses. Multi-residential dwellings are located directly east of the site under the Multi-Residential – Contextual Grade-Oriented (M-CG) District, with densities of up to 75 units per hectare. Two C-N1 parcels are located beyond the M-CG parcels, on 8 Street SE. These sites include a neighbourhood restaurant (Red's Diner) and there is an active application for a cannabis store (DP2019-4141).

The community of Ramsay has seen a decline in population since 1969, its peak population year, when there were 3,005 residents. In 2018, the population was recorded as 2,187 people, as identified in *Figure 1*, below.

Figure 1: Community Peak Population

Ramsay	
Peak Population Year	1969
Peak Population	3,005
2018 Current Population	2,187
Difference in population (number)	-818
Difference in Population (percent)	-22%

Source: *The City of Calgary 2018 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [community profile](#).

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This land use amendment application will facilitate the lawful occupancy of the existing business within the space, while also allowing for a range of neighbourhood compatible services.

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Planning Considerations

As part of the review of this application, several key factors were considered by Administration, including the proposal's alignment with relevant policies, and the appropriateness of the land use districts within the context of the site.

The following sections highlight the scope of technical planning analysis conducted by Administration.

Land Use

The existing DC Direct Control District (Bylaw 57Z2004) was approved to facilitate the development of a mixed-use building, the development permit of which was reviewed concurrent to the land use amendment. As such, the DC District is very limiting, referencing the R-2 Residential Low Density District of Bylaw 2P80, as well as allowing for a low density mixed-use building. Allowable uses include a restaurant with food service only, office and dwelling unit, specifically requiring a minimum of 109.0 square metres of gross floor area for the dwelling unit, and a combined maximum of 217.0 square metres gross floor area of office and restaurant – food service only. The DC District allows for parking to be at the discretion of the Development Authority. While the DC District provided certainty to the community at the time of its approval, it limited any change to or growth of the business operations.

This application proposes to redesignate the land to the Commercial – Neighbourhood (C-N1) District, which is intended to be characterized by small-scale commercial developments that are street oriented, with a scale reflective to that of nearby residential buildings.

The proposed designation will allow for the formalized approval of a portion of the existing operations, which include medical clinic for acupuncture and homeopathic care. Further, the C-N1 District will allow for the use of the developed basement for office purposes, while also allowing for a range of small-scale commercial uses to serve the local community. The maximum height in the C-N1 District is 10.0 metres, the same as the current maximum.

Development and Site Design

The site is currently developed with a two-storey building that is a landmark in the community, known as the former Pop's Confectionary, denoted by the retention of the neon sign. The building is proposed to be retained, with a change to the approved uses to allow for medical clinic for the existing naturopathic operations. Should the site be redeveloped, the application will be reviewed against the C-N1 District rules and general rules for commercial land use districts in the Land Use Bylaw 1P2007. Presently, the existing building would require relaxations mainly due to the floor area ratio. If the C-N1 District is approved for the site and a development permit for medical clinic is approved, the existing complaint can be closed.

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Environmental

There are no environmental concerns associated with the site or this proposal.

Transportation

Access to the site is currently provided from Bellevue Avenue SE and Maggie Street SE. The subject site is well serviced by public transit and is located approximately 400 metres from the existing MAX Purple BRT Route as well as being within 50 metres to bus stops for Routes 17 and 24. Further, the site is within the 600 metre radius of the future Inglewood/Ramsay Green Line LRT Station. The site is located adjacent to the Elbow River pathway system that provides cycling and pedestrian connections to downtown and locations along the Bow River and Elbow River. A parking study may be required upon redevelopment of the site.

Utilities and Servicing

Water, sanitary, and storm sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to external stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online. The Ramsay Community Association was circulated as part of this application and no comments were received.

Administration received three public responses from neighbouring parcels stating full support for the application. No letters of objection were received.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan (SSRP)* which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

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Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed policy and land use amendment build on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential - Developed - Inner City area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context.

The proposal is in keeping with relevant MDP policies as the C-N1 District provides for small scale commercial developments that serve the needs of the local community in a form that is sensitive to existing residential development in terms of height, scale and massing.

Ramsay Area Redevelopment Plan (Statutory – 1994)

Despite the parcel's history as a local commercial site, within the *Ramsay Area Redevelopment Plan* (ARP), the land is identified as low density residential. This application seeks a minor policy amendment to change Map 1 of the ARP so that the site is acknowledged as a commercial land use, as per Attachment 2. If approved by Council, the site will be subject to the commercial land use and development policies of the ARP, which state:

- commercial development should be compatible with the nature and scale of surrounding residential areas;
- adaptive re-use is encouraged; and
- signs should reflect traditional signage from the area.

The proposed land use amendment complies with the ARP, as amended, by allowing for the continued mixed-use of the site in a contextually sensitive building. Additionally, the proposal will allow for re-use of the historic Pop's Confectionary sign.

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Social, Environmental, Economic (External)

The proposed policy and land use amendment will allow for the continued use of the site as a mixed-use development in proximity to Downtown Calgary. The use will provide a service to the community of Ramsay, while maintaining the locally historical “Dairy Bar” sign on the building.

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget

The proposed land use amendment does not trigger capital infrastructure investment and there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposed land use and policy amendment is in keeping with the applicable policies of the *Municipal Development Plan* and the *Ramsay Area Redevelopment Plan*, as amended. The proposed C-N1 District is designed to be located in proximity to low-density residential development and will allow for small scale commercial uses to serve the needs of the community.

ATTACHMENT(S)

1. **Proposed Bylaw 69P2019**
2. Applicant’s Submission
3. Existing DC Direct Control District (Bylaw 57Z2004)
4. **Proposed Bylaw 209D2019**