WHEREAS it is desirable to amend the Ramsay Area Redevelopment Plan Bylaw 1P94, as amended;

AND WHEREAS Council has held a public hearing as required by Section 692 of the Municipal Government Act, R.S.A. 2000, c.M-26, as amended:

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Ramsay Area Redevelopment Plan attached to and forming part of Bylaw 1P94, as amended, is hereby further amended as follows:

   (a) Delete the existing Map 1 entitled ‘Action Plan – Executive Summary’ and replace with the revised Map 1 entitled ‘Action Plan – Executive Summary’, attached as Schedule A.

   (b) In Section 3.0 Land Use And Development, section 3.1.2.3 Medium Density Residential, after the second paragraph insert the following paragraph:

       “In addition, the site comprising of 1105-1147 8 Street SE (except for 1127 8 Street SE), 1110 and 1120 Maggie Street SE, and 803 and 805-11 Avenue SE was redesignated to accommodate medium density residential development. Redevelopment may occur on individual parcels or comprehensively across a number of parcels. Considering the site’s proximity to downtown and a proposed LRT station, a broad range of building forms including low-rise multi-residential developments (with direct access to grade for ground floor units), character home retention developments, rowhouses, and townhouses are appropriate. Generally, vehicular access should be from Maggie Street SE. Where land assembly and comprehensive redevelopment is proposed, limited vehicular access from 8 Street SE may be considered, where impacts to pedestrian, cyclist, and vehicular circulation are mitigated, at the discretion of the Development Authority.”

   (c) Delete the existing Map 4 entitled ‘Residential Sub-Area and Sites Under Policy Review’ and replace with the revised Map 4 entitled ‘Residential Sub-Area and Sites Under Policy Review’, attached as Schedule B.

   (d) In Section 3.0 Land Use and Development, Implementation, after subsection 3.1.4.2 Sub-Areas 3, 4 and 5 Development Guidelines; insert the following new subsection: 3.1.4.3 ‘Sub-Area 6 Development Guidelines’:
“Sub-area 6 is intended for a broad range of building forms that allow for an increase in density that is compatible with the existing community and street character. The range of appropriate building forms include low-density forms, low-rise multi-residential developments with direct access to grade for ground floor units, character home retention developments, rowhouses, and townhouses. Development in this sub-area must consider the interface with Maggie Street SE and incorporate building and design elements that contribute to maintaining a residential street experience.”

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON

READ A SECOND TIME ON

READ A THIRD TIME ON

_________________________________________
MAYOR

_________________________________________
SIGNED ON

_________________________________________
CITY CLERK

_________________________________________
SIGNED ON
Ramsay Area Redevelopment Plan
Map 1
Action Plan - Executive Summary

Legend
- Study Area Boundary
- Low Density Residential
- Low Density Multi Unit Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Industrial
- Open Space, Park, School or Community Facility
- Public Open Space
- In The Long Term
1. Low Density Multi Unit - R-2 District
2. Playground Open Space - R-2 District
- School
- Chruch
- Community Hall
- Proposed New Pathway
- Proposed Road Closures

Open Space, Community Facilities, Schools
- retain existing open space complement
- recommend riverbank lands are used for public open space in the long term
- support an ARP amendment requirement should either school and the Ramsay school playground site be deemed surplus to school needs and not purchased by the City for open space and community needs
- support the retention of both school sites in Ramsay
- support open space improvements along heritage lines
- support a new pathway section along the Elbow River

Transportation
- support the community’s involvement in the GoPlan process with respect to the South Downtown By-Pass
- ensure identified traffic and parking issues are addressed through a Community Traffic Study
- existing roads should retain their designations
- ensure traffic infiltration into residential areas as a result of redeveloping commercial and industrial areas is minimized

Environmental
- ensure floodway / floodplain is considered in development applications for affected areas
- ensure A.V.P.A. is followed with respect to land uses

Heritage Conservation
- promote portions of Ramsay as a “Special Character Area”
- support the adaptive re-use of historically interesting structures
- compile and inventory a list of historically interesting sites
- promote a “Ramsay Heritage Committee” in its work to identify Ramsay as a historic district evaluate various Ramsay sites for their historic significance
- support an entry park endeavour

Commercial
- existing local and convenience commercial designated sites are sufficient for the community’s needs
- support redesignation of existing I-2 sites along 11 St S.E. to DC (I-2) in order to establish a general commercial corridor
- encourage mixed use commercial / residential uses along 11 St S.E. (west-side only)
- ensure additional commercial traffic does not substantially impact residential areas

Low Density Residential
- maintain stability
- encourage new development to reflect character of the streetscape through

Low Density Multi-Unit Residential
- retain existing multi-unit developments

Medium Density Residential
- retain existing medium density subsidized housing and seniors housing
- encourage additional seniors housing of medium density
- encourage new development along 8 Street SE between 11 and 1 1/2 Avenue SE through site specific policy

High Density Residential
- may include a limited range of support commercial uses at grade
- building height should be sensitive to the context of surrounding development and natural features

Industrial
- support redesignation of I-3 sites to DC (I-2)
- ensure light industrial / commercial uses develop
- ensure pollution of industrial sites is addressed and land reclaimed if found to be contaminated
- improve the industrial / residential interface through land uses, setbacks, height restrictions,