

PROPOSED

CPC2019-0695
ATTACHMENT 1

BYLAW NUMBER 1P2020

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE RAMSAY AREA REDEVELOPMENT PLAN BYLAW 1P94 (LOC2016-0088/CPC2019-0695) *****

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':

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“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 _____

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SCHEDULE A



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SCHEDULE B



Ramsay Area Redevelopment Plan

Map 4

Residential Sub-Areas and
Sites Under Policy Review

