

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."

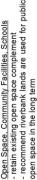
2.	This Bylaw comes into force on the	e date it is passed.	
READ	A FIRST TIME ON		
READ	A SECOND TIME ON		
READ	A THIRD TIME ON		
		MAYOR	
		SIGNED ON	
		CITY CLERK	
		SIGNED ON	

2.

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SCHEDULE A



should either school and the Ramsay school playground site be deemed surplus to school needs and not purchased by the City for open amendment requirement space and community needs support an ARP

support the retention of both school sites in

Executive Summary

Action Plan -

Map 1

Ramsay

Low Density Multi Unit Residential

Low Density Residential

Study Area Boundary

Legend

Medium Density Residential

High Density Residential

Commercial Industrial Open Space, Park, School

or Community Facility

Public Open Space

In The Long Term Low Density Multi

support open space improvements along -support a new pathway section along the Elbow River heritage lines

Transportation

in the South ensure identified traffic and parking issues are community's involvement with respect to Downtown By-Pass support the GoPlan

existing roads should retain their designations ensure traffic infiltration into residential areas as addressed through a Community Traffic Study commercial redeveloping industrial areas is minimized ō result

Environmental

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

Heritage Conservation - promote portions of Ramsay as a "Special the adaptive re-use of historically Character Area" support

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xxxxx Proposed Road Closurers

••••• Proposed New Pathway

Community Hall

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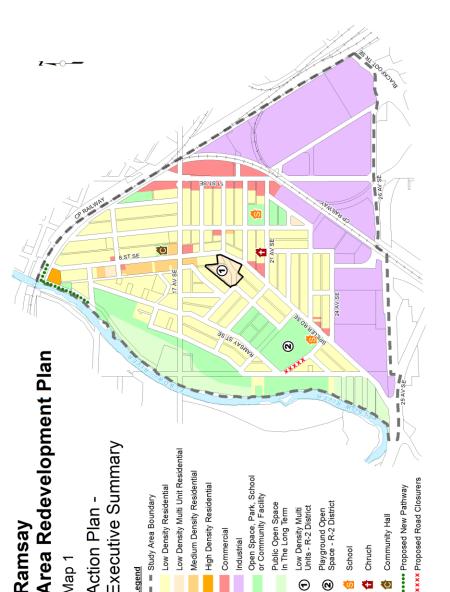
School

- promote a "Ramsay Heritage Committee" in its work to identify Ramsay as a historic district, evaluate various Ramsay sites for their historic and inventory a list of historically interesting sites compile

support an entry park endeavour significance

ensure light industrial / commercial uses support redesignation of I-3 sites to DC (I-2)

- ensure pollution of industrial sites is addressed and fand reclaimed if found to be confaminated improve the industrial / residential interface through land uses, setbacks, height restrictions, develop



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High Density Residential - may include a limited range of support commercial uses at grade	-bunding height should be sensitive to the context of surrounding development and natural features.	
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- support redesignation of existing I-2 sites along 11 St S.E. to DC (C-2) in order to establish a encourage mixed use commercial / residential uses along 11 St S. E. (west-side only)
ensure additional commercial traffic does not - existing local and convenience commercial designated sites are sufficient for the substantially impact residential areas general commercial corridor community's needs 700 900 500 400 300 200 100 0

Playground Open Space - R-2 District

(N) €

Units - R-2 District

PROPOSED

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SCHEDULE B

