

Planning & Development Report to
Calgary Planning Commission
2020 September 03

ISC: UNRESTRICTED
CPC2020-0934

Land Use Amendment in Ramsay (Ward 9) at 1024 Maggie Street SE, LOC2020-0077

EXECUTIVE SUMMARY

This application was submitted by New Century Design on behalf of the owner, Evelyn Bell, on 2020 June 02. The application proposes to change the designation of the property from Residential – Contextual One / Two Dwelling (R-C2) District to a DC Direct Control District based on the R-C2 District, with the additional use of Low Density Live Work Unit to allow for:

- a small-scale residential and commercial development;
- a maximum building height of 10 metres, approximately 2 storeys (the same as the current maximum);
- reduced requirements for landscaping, parking, the corner visibility triangle and front and rear setbacks; and
- the uses listed in the R-C2 District.

The proposed redesignation is aligned with the policies of the *Municipal Development Plan* (MDP) and the *Ramsay Area Redevelopment Plan* (ARP).

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

ADMINISTRATION RECOMMENDATION:

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

1. Adopt, by bylaw, the proposed redesignation of 0.03 hectares \pm (0.08 acres \pm) located at 1024 Maggie Street SE (Plan A2, Block 14; portion of Lots 9 and 10) from Residential – Contextual One / Two Dwelling (R-C2) District to DC Direct Control District to accommodate the additional use of Low Density Live Work Unit, with guidelines (Attachment 2); and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

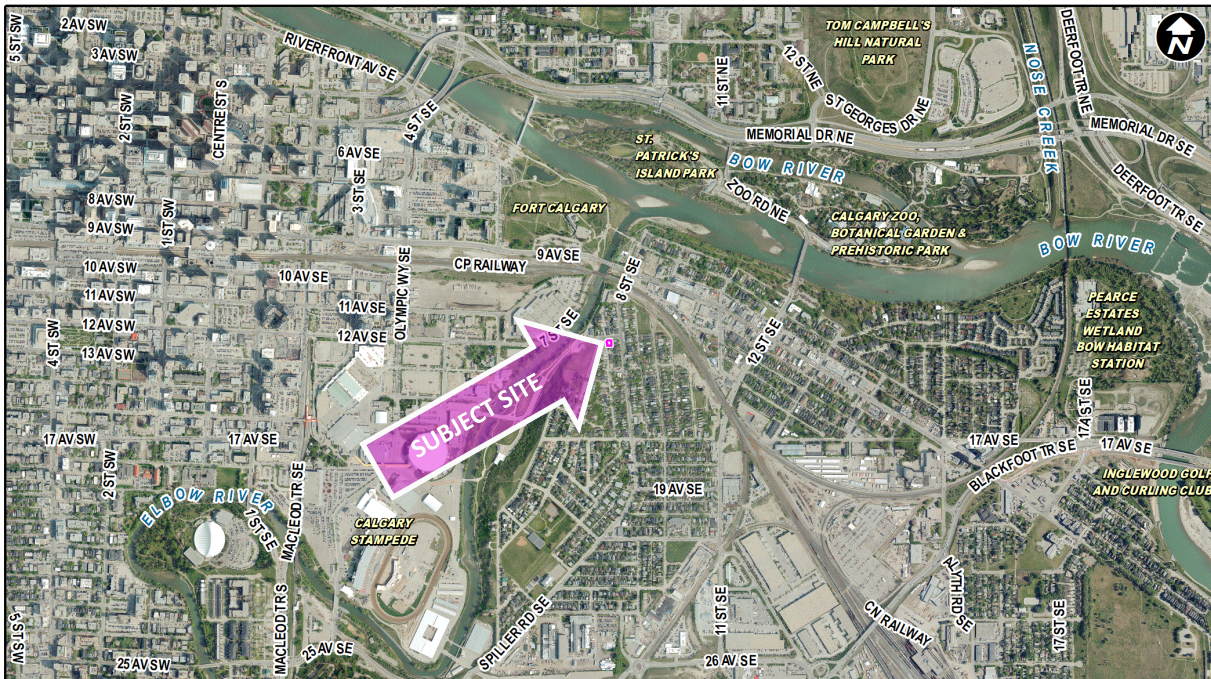
None.

BACKGROUND

This land use amendment application was submitted by New Century Design on behalf of the owner, Evelyn Bell, on 2020 June 02. As indicated in the Applicant Submission (Attachment 1), the owner of the property is contemplating a property redevelopment that would include a ground floor live work unit with a residence on the balance of the property.

No development permit has been submitted with this application.

Land Use Amendment in Ramsay (Ward 9) at 1024 Maggie Street SE, LOC2020-0077



Site Context

The site is located in the inner-city community of Ramsay, near Scotman's Hill and ENMAX Park on the corner of MacDonal Avenue SE and Maggie Street SE. The MacDonal Bridge is located along MacDonal Avenue SE and is one of the major connection points to and from the community.

The parcel comprises approximately 307 square metres. The rectangular shaped parcel has approximately 15 metres of frontage along MacDonal Avenue SE and 20 metres of frontage along Maggie Street SE. The house was constructed in 1906, but due to modifications has not retained historic value.

The lands surrounding the subject site have a range of land use designations. To the west is a commercial site designated C-N1 District. Further to the west is Scotsman's Hill which is designated to allow for natural areas, parks and recreation buildings. To the north and south, the lands are designated R-C2 District, comprising single detached houses. Multi-residential dwellings are located directly south 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.

Land Use Amendment in Ramsay (Ward 9) at 1024 Maggie Street SE, LOC2020-0077

As identified in *Figure 1*, below, Ramsay has experienced a population decline from its peak in 1969.

Figure 1: Community Peak Population

Ramsay	
Peak Population Year	1969
Peak Population	3,005
2019 Current Population	2,158
Difference in Population (Number)	-847
Difference in Population (Percent)	-28%

Source: The City of Calgary 2019 Civic Census

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The application proposes to redesignate the lands to allow for a live work unit and a residence. The landowner intends to construct a building that accommodates a Low Density Live Work Unit at-grade along MacDonald Avenue SE with a residential dwelling on the balance of the site. The proposal is consistent with the applicable policies, as discussed in the Strategic Alignment section of this report.

Land Use

The existing R-C2 District is intended for single detached, semi-detached and duplex housing. The District allows for a maximum of two dwelling units per parcel with a secondary suite in the form of a basement suite or backyard suite. The R-C2 District also allows for home occupation Class 1 and Class 2, allowing residents to be able to operate a home-based business from their residence but with limited customer visits. The district allows a maximum building height of 10 metres.

The proposed DC Direct Control District is intended to add Low Density Live Work Unit to the permitted uses of the base R-C2 District and to modify some of the development requirements. A Low Density Live Work Unit is where a business is operated from a Dwelling Unit, by the resident of the Dwelling Unit. The use must not exceed 55.0 square metres of gross floor area and may only have two persons, other than a resident, working at the location. A parking rate of 1 stall per 30 square metres has been set by the proposed DC Direct Control District. Front and rear building setback regulations have been incorporated that reduce the front setback from 3.0 to 1.5 metres and the rear setback from 7.5 to 1.2 metres. Landscaping and corner visibility triangle rules are also included.

Land Use Amendment in Ramsay (Ward 9) at 1024 Maggie Street SE, LOC2020-0077

Development and Site Design

As noted in the Applicant's Submission (Attachment 1), the purpose of this application is to allow for a live work unit with a residence on the balance of the parcel. When development permits for the site are submitted, they will be reviewed by Administration to assess the proposal against the relevant bylaws, policies, and guidelines.

Transportation

Pedestrian and vehicular access to the site is available via Maggie Street SE and Macdonald Avenue SE. On-street parking is prohibited directly in front of the site on both MacDonald Avenue SE and Maggie Street SE. The site is directly adjacent to a Calgary Transit bus stop that is shared between Route 17 Renfrew / Ramsay and Route 24 Ogden. Route 17 provides service every 40 minutes in the peak hours and Route 24 provides service every 30 minutes in the peak hours. The site is within a 600-meter radius of the future Inglewood / Ramsay LRT Station. The site is also within 150 meters of the Elbow River pathway system providing walking and cycling connections to the downtown core. A transportation impact assessment was not required for this land use redesignation application.

Environmental Site Considerations

There are no known outstanding environmentally related concerns associated with the proposal and / or site at this time. As such, no Environmental Site Assessment was deemed required at this time.

Utilities and Servicing

Water, storm, and sanitary deep utilities are available adjacent to the site. Development servicing requirements will be determined at the future development permit and development site servicing plan stage(s).

Climate Resilience

The applicant has not identified any specific climate resilience measures as part of this application. Further opportunities to align future development on this site with applicable climate resilience strategies may be explored and encouraged at the development permit stage.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application was advertised online.

The Ramsay Community Association responded with a letter of objection. Concerns were related to the intensity and massing of the proposal that is viewed as insensitive to the unique

Land Use Amendment in Ramsay (Ward 9) at 1024 Maggie Street SE, LOC2020-0077

character of a small and historic street. Parking congestion was also identified as a concern. One letter of opposition was received in response to the public circulation based on concerns related to the massing of the building on the street as well as parking and traffic congestion. No public meetings were held with respect to the application.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. 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](#) which directs population growth in the region to the Cities and Towns and promotes efficient use of land.

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](#). 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 DC Direct Control District provides for a small scale live work unit that will 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)

The site is identified as low density residential within the [Ramsay ARP](#). The proposed land use amendment complies with the ARP as a Low Density Live Work Unit falls under the residential group of uses in the Land Use Bylaw 1P2007.

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Climate Resilience Strategy (2018)

The [*Climate Resilience Strategy*](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. This application does not include any actions that specifically meet objectives of this plan, however, opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

Social, Environmental, Economic (External)

The social, environmental and economic implications of the new district are largely the same as the current district.

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 amendment does not trigger capital infrastructure investment and therefore 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 amendment is consistent with the applicable policies of the *Municipal Development Plan* and the *Ramsay Area Redevelopment Plan*. The proposal would allow for redevelopment that will support the provision of local employment and housing.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed DC Direct Control District
3. Community Association Letter