

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Ramsay at the south-west corner of 21 Avenue SE and 8 Street SE. The site is approximately 0.05 hectares in size and is approximately 15 metres wide by 33.5 metres long. There is a lane to the south that provides vehicular access to the site.

Surrounding development is characterized by a mix of single and two storey residential developments, along with St Anne's Church and St Anne Senior High School to the north-east of the parcel on 21 Avenue SE.

The site is located within 750 metres of the future Ramsay-Inglewood Green Line LRT Station (approximately 10 minute walk) and bus routes.

The Applicant's Submission (Attachment 3) indicates that the landowner intends to redevelop this parcel with a rowhouse building comprising three units.

No development permit application has not been submitted at this time.

Community Peak Population Table

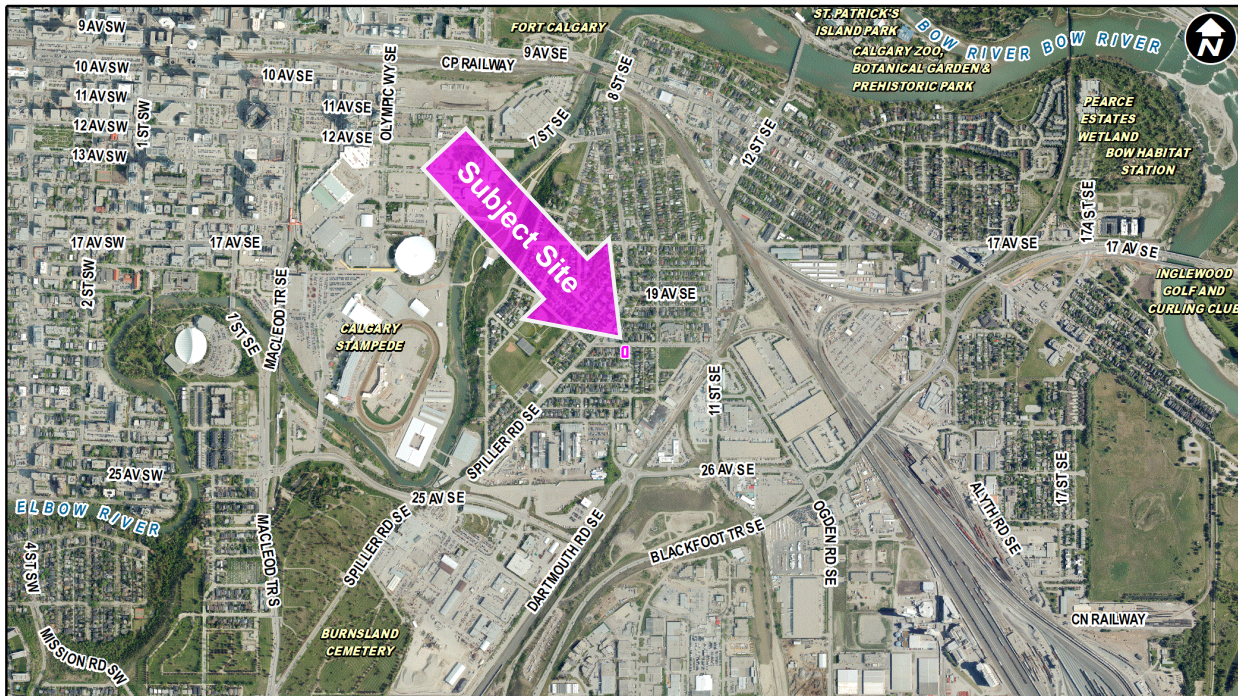
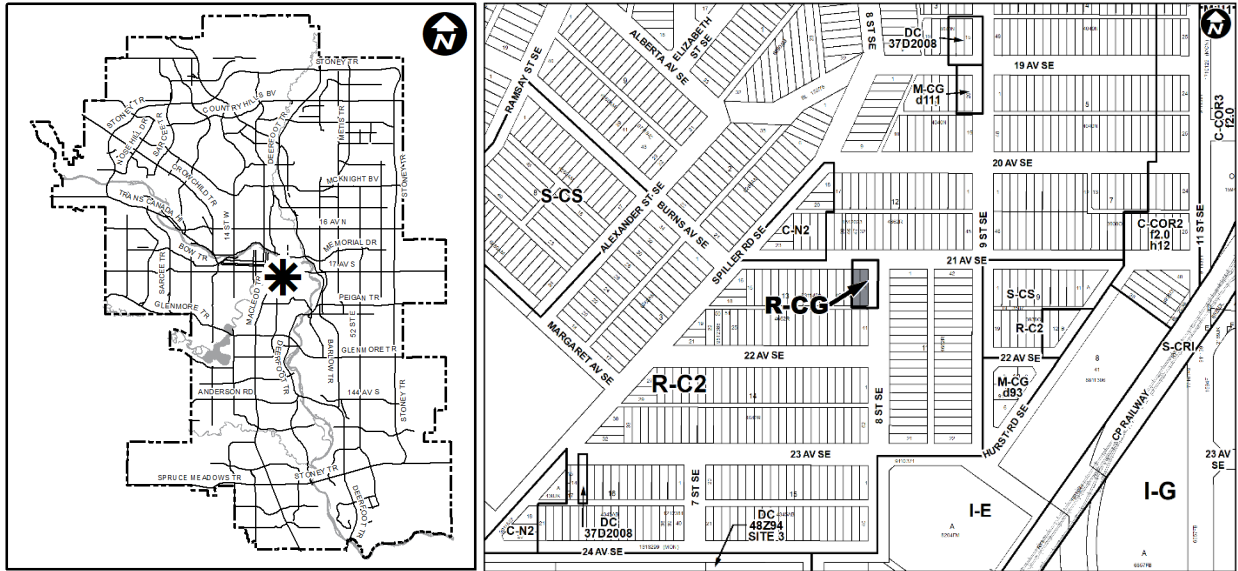
As identified below, the community of Ramsay reached its peak population in 1969, and the population has decreased since this time.

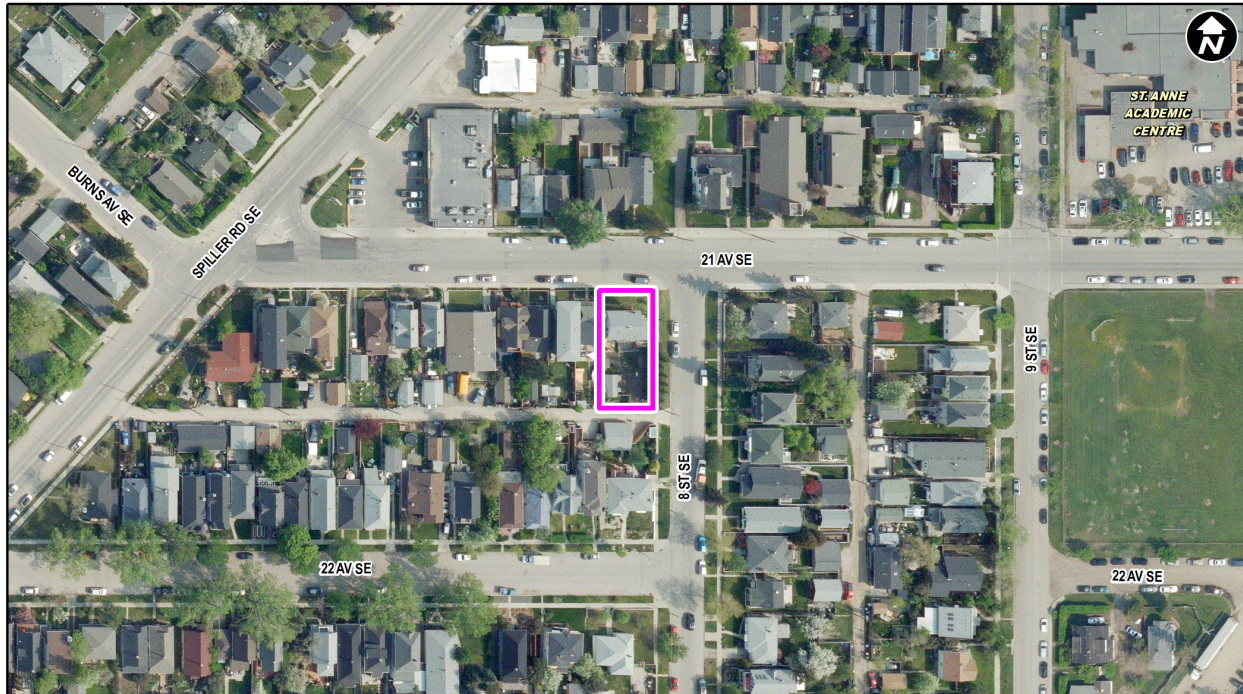
Ramsay	
Peak Population Year	1969
Peak Population	3,005
2019 Current Population	2,158
Difference in Population (Number)	- 847
Difference in Population (Percent)	-28.19%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Residential – Contextual One / Two Dwelling (R-C2) District is primarily for single detached, semi-detached, duplex dwellings, and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units. Secondary suites are permitted uses within the R-C2 District.

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum of 75 dwelling units per hectare. For the subject site that would mean a maximum of three dwelling units.

Development and Site Design

The rules of the proposed R-CG District will provide guidance for future site development including appropriate uses, building massing, height, landscaping and parking. Given the specific context of this corner site, additional items that will be considered through the development permit process include, but are not limited to:

- Ensuring an engaging built interface along both 21 Avenue SE and 8 Street SE frontages;
- Ensuring access for the principal dwellings meets grade-oriented design definitions;
- Ensuring that the principal vehicle access to the site is from the lane; and
- Mitigation of shadowing, overlooking, and privacy concerns to adjacent properties.

Transportation

Pedestrian access to the site is available from both 8 Street SE and 21 Avenue SE. Vehicular access is available from the lane. Street parking is available on both 8 Street SE and 21 Avenue SE, with local parking restrictions adjacent to the subject parcel (during Stampede).

The site is well served by Calgary Transit with bus stops located approximately 50 metres away on 8 Street SE (Route 17), 100 metres away on 21 Avenue SE (Route 17) and 350 metres away on 11 Street SE (BRT Route 302). Additionally, the parcel is within 750 metres walking distance of the future Ramsay-Inglewood Green Line LRT Station.

A Transportation Impact Assessment was not required as part of this application.

Environmental Site Considerations

There are no environmental or contamination related issues associated with the site or proposal. An Environmental Site Assessment was not required.

Utilities and Servicing

Public water, sanitary and storm deep utilities are available and can accommodate potential redevelopment of the subject site without the need for off-site improvements at this time.

Development site servicing requirements will be determined at the time of development, to the satisfaction of Water Resources.

Legislation and Policy

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](#) directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use amendment builds on the principles of the *IGP* 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, and delivers small and incremental benefits to climate resilience. 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 R-CG District is a low-density district that provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing.

Climate Resilience Strategy (2018)

This application does not include any specific actions that address objectives of the [Climate Resilience Strategy](#). Opportunities to align development of this site with applicable climate

resilience strategies may be explored and encouraged at subsequent development approval stages.

Ramsay Area Redevelopment Plan (Statutory – 1994)

The parcel is identified on Map 1 of the [Ramsay Area Redevelopment Plan](#) (ARP) as Low Density Residential. An amendment to Map 1 to change the site from Low Density Residential to Low Density Multi-Unit Residential is required to accommodate the proposed land use amendment (Attachment 2).

Historic East Calgary Communities Local Area Plan (Draft)

The *Ramsay ARP* is under review as Administration is currently working on the [Historic East Calgary Communities Local Area Plan](#) (LAP) which includes Ramsay and surrounding communities. Planning applications are being accepted for processing during the local growth plan process. The Historic East Calgary Communities LAP is anticipated to be finalized in 2021. The proposed land use is in alignment with the Urban Form and Building Scale categories of the draft *Historic East Calgary Communities Local Area Plan*.