

Land Use Amendment in Ramsay (Ward 9) at 703 – 23 Avenue SE, LOC2020-0113

RECOMMENDATION(S):

That Calgary Planning Commission recommend Council:

1. Give three readings to the proposed bylaw for the redesignation of 0.02 hectares \pm (0.06 acres \pm) located at 703 – 23 Avenue SE (Plan 4345AB, Block 16, Lot 13) from DC Direct Control District to DC Direct Control District accommodate the adaptive reuse of an existing building and future redevelopment opportunities, with guidelines (Attachment 2).

HIGHLIGHTS

- This land use amendment application proposes to redesignate the site to accommodate additional commercial uses within the existing building.
- The proposal is in keeping with the applicable policies of the *Municipal Development Plan* and *Ramsay Area Development Plan*.
- What does this mean to Calgarians? Additional commercial services and uses that can meet the local needs within the community of Ramsay.
- Why does this matter? The proposal supports adaptive reuse of the existing building and enables more private investment in Calgary to reflect changing neighbourhood demands.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment was submitted on 2020 August 05 by Ground Cubed on behalf of the landowners, Theresa Wright and Richard Wyman. The Applicant's Submission (Attachment 3) indicates the intention for adaptive reuse of the existing commercial building by allowing for additional commercial uses along with potential future redevelopment for the site.

This 0.02 hectare site, in the southeast community of Ramsay, is located one parcel east of Spiller Road SE on 23 Avenue SE. Previously, the building, which had been used by local retail businesses is currently vacant. The proposed DC Direct Control District (Attachment 2) supports the adaptive reuse of the existing building with additional commercial uses intended to serve the local community while providing future redevelopment opportunities.

No development permit has been submitted at this time.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/Stakeholders were informed by Administration

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Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#), to assess which level of outreach with public stakeholders and the community association was appropriate. In response, the applicant met virtually with the Ramsay Community Association on 2020 July 23, prior to submitting the application, and distributed 71 postcards to adjacent addresses to invite neighbours to provide feedback on the proposal. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#), and notification letters were sent to adjacent landowners.

No letters were received by Administration at the time of writing this report.

The Ramsay Community Association provided a letter of support on 2020 September 10 for the initial circulation on a DC District with a Multi-Residential – Contextual Grade-Oriented (M-CG) District base (Attachment 5). Administration followed up with the Ramsay Community Association planning representative via email as the application had evolved since the initial response. Administration received additional comments from the community association, supporting the proposed land use redesignation.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposal supports the efficient use of land and provides opportunities for a wider range of commercial uses that may better accommodate the needs of different age groups, lifestyles and demographics in the community.

Environmental

This application does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#).

Economic

The proposed land use amendment supports the adaptive reuse of the existing commercial building. Commercial development could provide employment opportunities and offers local business services within Ramsay.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with the application.

**Planning & Development Report to
Calgary Planning Commission
2021 February 18**

**ISC: UNRESTRICTED
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Page 3 of 3**

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ATTACHMENT(S)

1. Background and Planning Evaluation
2. Proposed DC Direct Control District
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform