

**Policy Amendment and Land Use Amendment in Ramsay (Ward 9) at 2103 - 8 Street SE,
LOC2020-0134**

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for an amendment to the Ramsay Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 2103 - 8 Street SE (Plan 4662R, Block 13, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020
DECEMBER 17:**

That Council hold a Public Hearing; and

1. Give three readings to the **Proposed Bylaw 8P2021** for an amendment to the Ramsay Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the **Proposed Bylaw 16D2021** for the redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 2103 - 8 Street SE (Plan 4662R, Block 13, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- The application seeks to redesignate the subject property to allow for low density development with the intent of building a three-unit rowhouse development.
- The proposal allows for an appropriate building form and set of uses and is in keeping with the applicable policies of the *Municipal Development Plan* and the *Ramsay Area Redevelopment Plan* (ARP), as amended.
- What does this mean for Calgarians? This application represents a modest increase in density in close proximity to established transit routes in an inner city neighbourhood which supports the more efficient use of existing infrastructure.
- Why does this matter? The proposed R-CG District allows for greater choice of housing types in established areas, close to amenities, services and transit.
- An amendment to the *Ramsay ARP* is required to accommodate the proposed land use.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

Policy Amendment and Land Use Amendment in Ramsay (Ward 9) at 2103 - 8 Street SE, LOC2020-0134

DISCUSSION

This policy and land use amendment application was submitted by Marcel Design Studio on behalf of the landowner 2151804 Alberta Ltd (Josephine Anne Young) on 2020 September 11. The Applicant's Submission (Attachment 3) indicates that the landowner wants to redevelop this parcel with a rowhouse building comprising three units.

This 0.05 hectare corner site in the community of Ramsay is located at the southwest corner of the intersection at 21 Avenue SE and 8 Street SE. This corner parcel is developed with a single detached dwelling with vehicular access from the rear lane.

An amendment to Map 1 of the *Ramsay ARP* required to accommodate the proposed land use amendment, see Attachment 2.

No development permit application has been submitted at this time.

A detailed planning evaluation of this policy and land use amendment 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

Applicant-Led Outreach

As part of the review of the proposed policy and 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 delivered 440 letters to nearby residents on 2020 November 20. The Applicant Outreach Summary can be found in Attachment 5.

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.

Administration received 12 letters from members of the public. Two letters provided support for the proposal. Ten letters of opposition were received, focusing on the following:

- increased traffic, parking, lane access and safety concerns;
- height, shadow, privacy and character impacts of a rowhouse development next to single-storey development;
- overdevelopment of the lot;
- not in line with draft ARP;
- there is no demand for a rowhouse form of development in the community;
- this will set a precedent and devalue nearby properties;
- lack of community engagement; and

**Policy Amendment and Land Use Amendment in Ramsay (Ward 9) at 2103 - 8
Street SE, LOC2020-0134**

- structural implications of building adjacent to a home dating from 1904.

The Ramsay Community Association provided a letter in opposition to the proposal on 2020 October 18, (Attachment 4) identifying the following concerns:

- development should respect the existing context, especially with an older home located adjacent with its smaller footprint;
- width and slope of the lane, along with the location of utility poles will lead to laneway access concerns;
- on-street parking concerns related to existing bus route and access to surrounding amenities (including a church and school); and
- shadowing/privacy concerns for adjacent occupiers.

Administration considered the relevant planning issues specific to the proposed policy and land use redesignation and has determined the proposal to be appropriate. Details regarding the above site-specific concerns can be addressed at the development permit stage.

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.

IMPLICATIONS

Social

This proposal will allow for a more efficient use of land and infrastructure and provide for a wider range of housing types than the existing R-C2 District, and as such, may better accommodate the housing needs of different age groups, lifestyles, and demographics.

Environmental

This application does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and/or implemented at the development permit and building permit stages.

Economic

The potential small increase in population enabled by this application would mean opportunities to support existing businesses in the area.

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
2020 December 17

ISC: UNRESTRICTED
CPC2020-1355
Page 4 of 4

**Policy Amendment and Land Use Amendment in Ramsay (Ward 9) at 2103 - 8
Street SE, LOC2020-0134**

ATTACHMENT(S)

1. Background and Planning Evaluation
2. **Proposed Bylaw 8P2021**
3. Applicant's Submission
4. Community Association Letter
5. Applicant Outreach Summary
6. **Proposed Bylaw 16D2021**
7. **Public Submissions**

Department Circulation

General Manager	Department	Approve/Consult/Inform