

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southeast community of Ramsay, one parcel east of the south corner of Spiller Road SE and 23 Avenue SE. The site is approximately 0.02 hectares in size and is approximately 7.6 metres in width and 32 metres in length. The site fronts onto 23 Avenue SE and a lane exists to the south to provide vehicular access to the site. The site currently contains a vacant commercial building.

Surrounding development is primarily comprised of single detached homes designated Residential – Contextual One / Two Dwelling (R-C2) District with commercial development located to the west along Spiller Road SE. Ramsay School is located further to the west, across Spiller Road SE.

No development permit application has been submitted at this time.

Community Peak Population Table

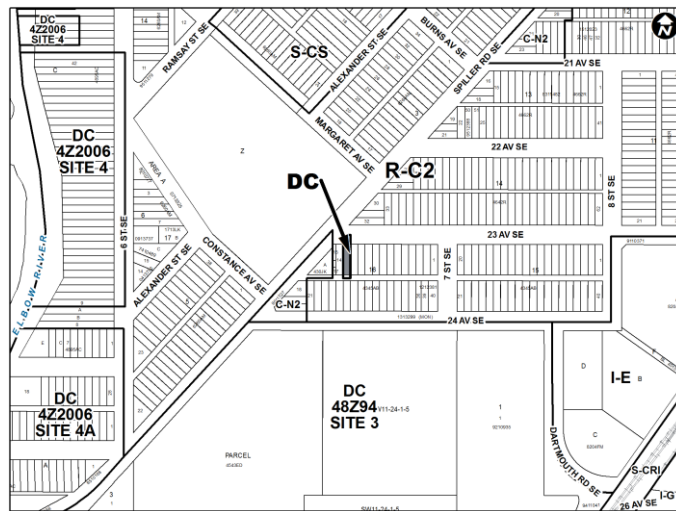
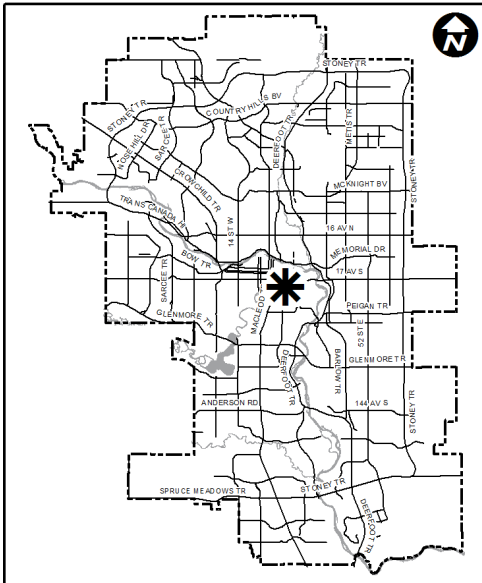
As identified below, the community of Ramsay reached its peak population in 1969, and the population has decreased since then.

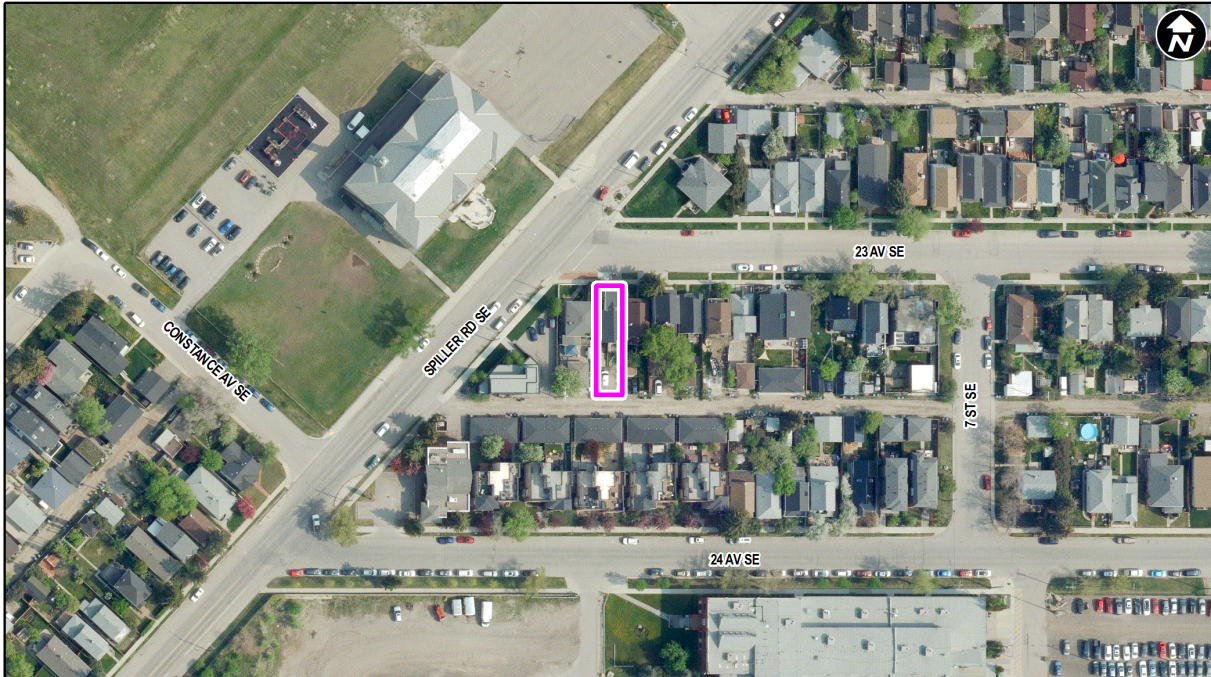
Ramsay	
Peak Population Year	1969
Peak Population	3,005
2019 Current Population	2,158
Difference in Population (Number)	-847
Difference in Population (Percent)	-28.2%

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 current DC District ([Bylaw 37D2008](#)) was created to transition this site from Bylaw 2P80 to Bylaw 1P2007 and supported the use of both Convenience Food Store and Dwelling Unit in the same building. The current DC has a maximum building height of 10 metres, a maximum parcel area of 560 square metres and follows the General Rules for Commercial Land Use Districts of Bylaw 1P2007.

The proposed DC District is intended to support the adaptive reuse of the existing building with additional permitted and discretionary commercial uses such as Artist's Studio, Retail and Consumer Service, Specialty Food Store, Medical Clinic, Pet Care Services and Restaurant: Food Service Only – Small. The proposed DC District would allow for a maximum building height of 12 metres and will follow the rules of the Mixed-Use – General (MU-1) District of Bylaw 1P2007.

The proposed DC District also includes a rule that allows the Development Authority to relax Sections 6, 7 and 8 of the DC. Section 6 incorporates the rules of the base district in Bylaw 1P2007 where the DC does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC rule is to ensure that rules regulating aspects of development that are not specifically regulated by the DC can also be relaxed in the same way that they would be in a standard district.

Section 7 and 8 incorporate the rules for a maximum area of a horizontal cross section above 10.5 metres and minimum setback requirements of the site. The intent to allow the Development Authority to relax these sections is due to the parcel's site constraints.

Development and Site Design

The intent of the application is to allow for a greater flexibility of uses. Should a future development permit application be submitted, the rules of the Mixed Use – General (MU-1) District of Bylaw 1P2007 and the rules in the proposed DC District will provide guidance. Key factors that will be considered during the development permit application include the following:

- building mass and relationship with the adjacent residential parcels;
- mixed of uses within the building; and
- parking requirements.

Transportation

A Transportation Impact Assessment or Parking Study was not required as part of the land use amendment application. At the time of a development permit application, access and mobility requirements will be to the satisfaction of Transportation Planning.

On-street parking on Spiller Road SE and 23 Avenue SE is currently restricted by permit parking, a bus zone, and restricted parking hours. The area is well served by Calgary Transit, as the subject site is adjacent to the Route 17 bus stop and within approximately 900 metres of the future Inglewood / Ramsay LRT Station.

Environmental Site Considerations

There are no known outstanding environmental issues on the subject site.

Utilities and Servicing

Public water and sanitary deep utilities exist immediately adjacent to the site while public storm deep utilities are not immediately available. Development servicing requirements will be determined at the time of future 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](#) which 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 site is located within the Residential – Developed – Inner City of the [Municipal Development Plan](#). The applicable policies encourage inner-city communities to maintain and expand, where warranted by increased population, local commercial development that provides retail and service uses in close proximity to residents, especially in the highest density locations. The proposal is in keeping with relevant MDP policies.

Climate Resilience Strategy (2018)

This application does not include any specific actions that address objectives of the [Climate Resilience Strategy](#). Further opportunities to align development of this site with applicable climate resilience straggles may be explored and encouraged at subsequent development approval stages.

Ramsay Area Redevelopment Plan (Statutory – 1994)

The site is identified as Commercial in the [Ramsay Area Redevelopment Plan](#) (ARP). It is intended to provide commercial opportunities for the day to day convenience grocery, local retail, commercial and personal service needs of Ramsay residents while not causing undue traffic or parking impacts on surrounding residential areas. The proposal aligns with the intent of the commercial area specified in the *Ramsay ARP*.

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) project 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.

This land use application does not conflict with the Heritage Conservation Tools and Incentives work (PUD2020-0758) currently underway.