

BYLAW NUMBER 30P2015

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE RAMSAY AREA
REDEVELOPMENT PLAN BYLAW 1P94**

WHEREAS it is desirable to amend the Ramsay Area Redevelopment Plan Bylaw 1P94, as amended;

AND WHEREAS Council has held a public hearing as required by Section 692 of the Municipal Government Act, R.S.A. 2000, c.M-26, as amended:

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. This Bylaw may be cited as the "Ramsay Area Redevelopment Plan Amendment Number 5 Bylaw."
2. The Ramsay Area Redevelopment Plan attached to and forming part of Bylaw 1P94, as amended, is hereby further amended as follows:
 - (a) Delete existing Map 1 entitled "Action Plan – Executive Summary" and replace with revised Map 1 entitled "Action Plan – Executive Summary", attached hereto as Schedule A.
 - (b) In Section 3.2.2, under the second bullet point, in the second sentence, delete the word "three" and replace with the word "two".
 - (c) In Section 3.2.2, insert the following at the end of the last paragraph:

"Another site is the Black & White Meat and Groceries property at 1702 – 8 Street S.E. In order to allow for the preservation and adaptive re-use of the building, 1702, 1708 and 1710 – 8 Street S.E. were redesignated to M-X1 to accommodate comprehensive multi-residential development with support commercial uses."
 - (d) In Section 3.2.3.1, insert the following as a new subsection C:

"An M-X1 land use designation is considered appropriate for the site comprising of 1702, 1708 and 1710 – 8 Street S.E. to allow for the preservation and adaptive re-use of the Black & White Meat and Groceries building as part of a comprehensive multi-residential development with support commercial uses."

(e) In Table 2, insert the following as a new Site 5 and renumber subsequent sites accordingly:

Site	Existing Designation	Land Use Policy	Development Guidelines	Proposed Designation / Action
5. 1702, 1708 and 1710 – 8 Street S.E.	M-X1	Local Commercial	<ul style="list-style-type: none"> • The Approving Authority may consider landscaping requirement relaxations to facilitate the adaptive re-use of the Black & White Meat and Groceries building. • In order to provide an uninterrupted pedestrian connection to transit on 8 Street S.E., no vehicular access is permitted to or from 8 Street S.E. • To reduce potential pedestrian/vehicle conflict points, vehicular access to or from 17 Avenue S.E. should be minimized. • Motor vehicle parking and loading stalls must not be located between a building and a public street. • Above grade parking structures should be screened from public streets by active uses at-grade and architectural treatments that make the parking areas indistinguishable from the rest of the building facade. • In order to provide a sensitive transition to the adjacent properties to the east, a range of architectural and design techniques, such as setbacks, step backs or building articulation intended to minimize building mass and reduce shadowing may be considered. 	No implementation action required at this time.

(f) In Table 2, delete Site 1 and renumber subsequent sites accordingly.

3. This Bylaw comes into force on the date it is passed.

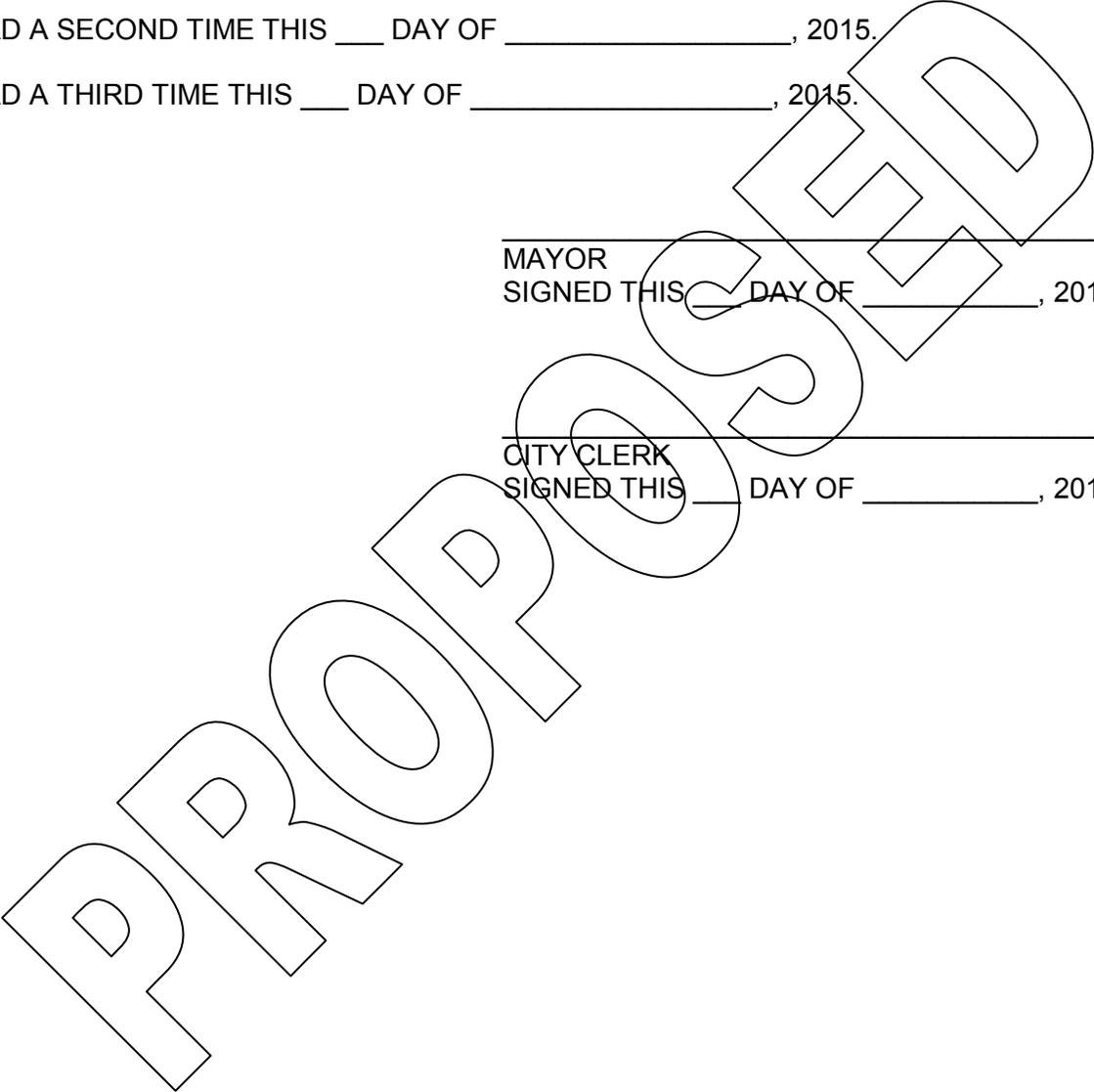
READ A FIRST TIME THIS 14TH DAY OF SEPTEMBER 2015.

READ A SECOND TIME THIS ___ DAY OF _____, 2015.

READ A THIRD TIME THIS ___ DAY OF _____, 2015.

MAYOR
SIGNED THIS ___ DAY OF _____, 2015.

CITY CLERK
SIGNED THIS ___ DAY OF _____, 2015.



Schedule A

Open Space, Community Facilities, Schools

- retain existing open space/compement
- recommend riverbank lands are used for public open space in the long term;
- support an ARP amendment requirement should either school and the Ramsay school playground site be deemed surplus to school needs and not purchased by the City for open space and community needs
- support the retention of both school sites in Ramsay
- support open space improvements along heritage lines
- support a new pathway section along the Elbow River

Transportation

- support the community's involvement in the Coplan process with respect to the South Downtown By-Pass
- ensure identified traffic and parking issues are addressed through a Community Traffic Study
- existing roads should retain their designations
- ensure traffic infiltration into residential areas as a result of redeveloping commercial and industrial areas is minimized

Environmental

- ensure floodway / floodplain is considered in development applications for affected areas
- ensure A.V.P.A. is followed with respect to land uses

Heritage/Conservation

- promote portions of Ramsay as a "Special Character Area"
- support the adaptive reuse of historically interesting structures
- compile and inventory a list of historically interesting sites
- promote a "Ramsay Heritage Committee" in its work to identify Ramsay as a historic district; evaluate various Ramsay sites for their historic significance
- support an entry park entrance

Industrial

- support redesignation of I3 sites to DC (I-2)
- ensure light industrial / commercial uses develop and land reclaimed if found to be contaminated
- improve the industrial / residential interface through land uses, setbacks, height restrictions, and soft landscaping where appropriate



PROPOSED