

**POLICY AMENDMENT AND LAND USE AMENDMENT
RAMSAY (WARD 9)
8 STREET SE AND 17 AVENUE SE
BYLAWS 30P2015 AND 137D2015**

MAP 11C

EXECUTIVE SUMMARY

This land use amendment application proposes to redesignate three parcels in the community of Ramsay from Residential – Contextual One/Two Dwelling (R-C2) District and DC Direct Control District to Multi-Residential – Low Profile Support Commercial (M-X1) District. The site with a DC District designation contains the Black and White Meat and Groceries building, which is identified on the Inventory of Evaluated Historic Resources as a Community Historic Resource. The purpose of this land use redesignation is to designate and legally protect the Black and White Meat and Groceries building as a Municipal Historic Resource and allow for the adaptive re-use of the building as part of a comprehensive multi-residential development with support commercial uses.

The land use redesignation requires an amendment to the Ramsay Area Redevelopment Plan (ARP) as the site is currently identified within a commercial and low density residential policy area.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATIONS

2015 July 16

That Calgary Planning Commission recommends **APPROVAL** of the proposed Policy Amendment and Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaws 30P2015 and 137D2015; and

1. **ADOPT** the proposed amendments to the Ramsay Area Redevelopment Plan, in accordance with Administration's recommendation; and
2. Give first and second readings to the proposed Bylaw 30P2015; and
3. **WITHHOLD** third reading pending Municipal Historic Designation of the site or until any other appropriate mechanism to ensure such designation is in place.
4. **ADOPT** the proposed redesignation of 0.16 hectares ± (0.39 acres ±) located at 1702, 1708 and 1710 – 8 Street SE (Plan 4040N, Block 2, Lots 1 to 6) from Residential – Contextual One/Two Dwelling (R-C2) District and DC Direct Control District to Multi-Residential – Low Profile Support Commercial (M-X1) District, in accordance with Administration's recommendation; and

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5. Give first and second readings to the proposed Bylaw 137D2015; and
6. **WITHHOLD** third reading pending Municipal Historic Designation of the site or until any other appropriate mechanism to ensure such designation is in place.

REASON(S) FOR RECOMMENDATION:

The proposal is in conformance with relevant policies in the Municipal Development Plan (MDP) and the Ramsay ARP with proposed amendments. The proposed land use was designed to be implemented in proximity or directly adjacent to low density residential development. MDP and ARP policies also support the preservation and protection of historic resources and their adaptive re-use.

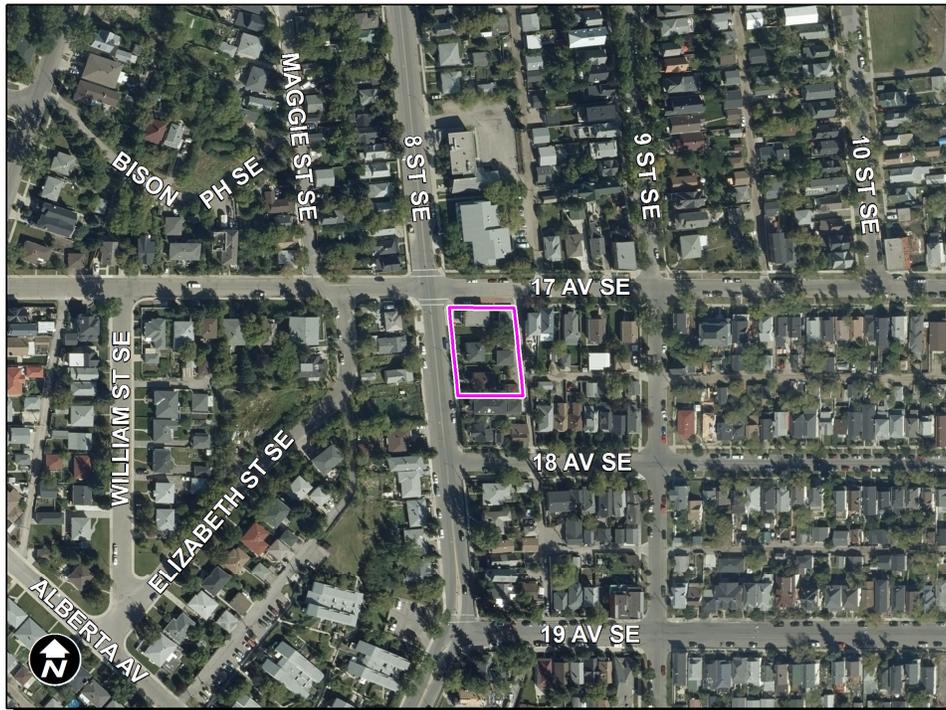
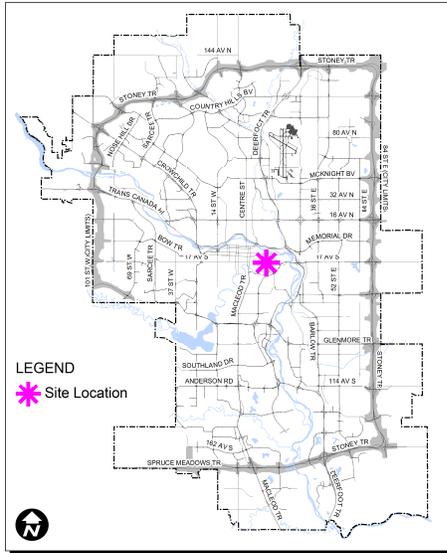
ATTACHMENTS

1. Proposed Bylaw 30P2015
2. Proposed Bylaw 137D2015

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

1. Recommend that Council **ADOPT**, by bylaw, the proposed amendments to the Ramsay Area Redevelopment Plan (APPENDIX II).
2. Give first and second readings to the proposed Bylaw; and
3. **WITHHOLD** third reading pending Municipal Historic Designation of the site or until any other appropriate mechanism to ensure such designation is in place; and
Moved by: G. Morrow **Carried: 9 – 0**
4. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.16 hectares ± (0.39 acres ±) located at 1702, 1708 and 1710 – 8 Street SE (Plan 4040N, Block 2, Lots 1 to 6) from Residential – Contextual One/Two Dwelling (R-C2) District and DC Direct Control District **to** Multi-Residential – Low Profile Support Commercial (M-X1) District.
5. Give first and second readings to the proposed Bylaw; and
6. **WITHHOLD** third reading pending Municipal Historic Designation of the site or until any other appropriate mechanism to ensure such designation is in place.
Moved by: G. Morrow **Carried: 9 – 0**

2015 July 16

MOTION: In APPENDIX II “Proposed Amendments to the Ramsay Area Redevelopment Plan”, amendment “(e)”, in the “Development Guidelines” column delete the third bullet which reads “To reduce potential pedestrian/vehicle conflict points, vehicular access to or from 17 Avenue S.E. should be minimized.”

Moved by: R. Honsberger

LOST: 2 – 7

Opposed: G. Morrow, M. Wade,
C. Friesen, R. Wright,
S. Lockwood, G.-C. Carra
and J. Gondek

Reasons for Opposition from Mr. Friesen:

- I opposed this amendment because I believe that developments should have lanes where ever possible and where they exist they should be used. I live next to a very narrow lane and it works fine for most access uses. The notion of limiting access from streets to improve pedestrian use is a good one.

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Applicant:

Rick Balbi Architect

Landowner:

Oil Len Chan
 Laurence Ka-Jing Ho
 Oil Len Ho
 Sui Long

Planning Evaluation Content	Issue	Page
Density <i>Is a density increase being proposed.</i>	Yes	5
Land Use Districts <i>Are the changes being proposed housekeeping or simple bylaw amendment.</i>	No	5
Legislation and Policy <i>Does the application comply with policy direction and legislation.</i>	Yes	5
Transportation Networks <i>Do different or specific mobility considerations impact this site</i>	No	6
Utilities & Servicing <i>Is the site in an area under current servicing review and/or has major infrastructure (water, sewer, storm and emergency response) concerns.</i>	No	7
Environmental Issues <i>Other considerations eg. sour gas or contaminated sites</i>	No	7
Growth Management <i>Is there growth management direction for this site. Does the recommendation create capital budget impacts or concerns.</i>	No	7
Public Engagement <i>Were major comments received from the circulation</i>	Yes	7

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PLANNING EVALUATION

SITE CONTEXT

The subject site is comprised of three parcels with an area of 0.16 hectares ± in the community of Ramsay, located to the southeast of the intersection of 8 Street SE and 17 Avenue SE. The northernmost parcel contains the Black and White Meat and Groceries building, which is identified on the Inventory of Evaluated Historic Resources as a Community Historic Resource. The remaining two parcels contain single detached dwellings.

Land use to the north and west of the site is Multi-Residential – Contextual Grade-Oriented (M-CG) District. Lands to the south and east of the site are designated R-C2 District.

LAND USE DISTRICTS

A portion of the site is currently designated DC District based on the Convenience Commercial District of Land Use Bylaw 2P80. The DC District allows dwelling units in conjunction with a grocery store with a maximum commercial use area of 252 square metres and a maximum building height of 10 metres. The balance of the site is designated R-C2 District.

The proposed M-X1 District allows for multi-residential development with support commercial uses in close proximity to low density residential development. With a maximum density of 148 units per hectare and a maximum height of 14 metres for parcels designated M-X1, the theoretical number of units that could be allowed for on the site is 23 units. The maximum use area for each support commercial use is 300 square metres. In conjunction with designation and legal protection of the Black and White Meat and Groceries building as a Municipal Historic Resource, the proposed M-X1 District would also allow for the adaptive re-use of the Black and White Meat and Groceries building as part of a comprehensive development.

LEGISLATION & POLICY

Municipal Development Plan (MDP) (Statutory – 2009)

The MDP identifies the site within a developed Residential – Inner City Area Typology (Map 1: Urban Structure). Within this typology, modest intensification is encouraged (Section 3.5.2 (b)). The MDP also indicates that local commercial development should be maintained or expanded, where warranted by increased population (Section 3.5.2 (c)).

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The MDP also supports protection of historic resources. The MDP contains policies that encourage the identification, protection and management of Calgary's historic resources and encourages owners to conserve and/or enhance Calgary's historic resources (Section 2.3.3). The MDP also states that The City will be a leader in preserving and enlivening historic resources using all tools and mechanisms currently available to a municipality (Section 2.3.3 (e)).

Notwithstanding the above, ARPs in existence prior to the approval of the MDP are recognized by the MDP as policies providing specific direction relative to the local context (Section 1.4.4 and 1.4.6).

Ramsay Area Redevelopment Plan (ARP) (Statutory- 1994)

The subject lands are located within the Ramsay ARP and fall within the Local Commercial and Low Density Residential policy areas. The Local Commercial area provides the day-to-day convenience grocery, local retail, commercial, and personal services needs of the residents of Ramsay (Section 3.2.3.1). The intent of the Low Density Residential policy area is to retain the existing neighbourhood quality and character, while permitting redevelopment to occur that is compatible with the surrounding streetscape (Section 3.1.3.1). In addition, while the ARP does not specifically identify the Black and White Meat and Groceries building, the ARP encourages the conservation of historic resources in Ramsay, as well as the adaptive re-use of historically significant residential, commercial and industrial sites (Section 2.3.1).

Given that the proposed land use is a departure from the existing policy areas of the ARP and that the historic significance of the Black and White Meat and Groceries building is not recognized within the ARP, an amendment to Map 1 and text amendments to the ARP are proposed (APPENDIX II). In addition, there have been a number of clerical errors and omissions to Map 1 as a result of previous amendments to the ARP. As a result, a few housekeeping amendments that correctly identify Low Density Multi-Unit Residential and Medium Density Residential policy areas referred to in the text of the existing ARP are also included on Map 1.

TRANSPORTATION NETWORKS

A Transportation Impact Assessment and/or parking study was not required. A Transportation Impact Assessment and parking study may be required at development permit stage and the developer/owner(s) will be responsible for any requirements or improvements necessary to support redevelopment.

The site is within 600 metres walking distance of the future Inglewood/Ramsay LRT station. The area is served by Calgary Transit bus service within 50 metres walking distance of the site on 8 Street SE.

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A lane is located to the east of the site. The lane is undersized at 4 metres width. As part of the proposed ARP amendment, no vehicular access is permitted to or from 8 Street SE and vehicular access to or from 17 Avenue SE is to be minimized in order to provide for uninterrupted pedestrian connections and to reduce pedestrian and vehicle conflict points.

UTILITIES & SERVICING

Site servicing for utilities are available. All future servicing arrangements shall be to the satisfaction of the Manager of Development Engineering.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

The proposed land use amendment does not trigger capital infrastructure investment and therefore, there are no growth management concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments

The Ramsay Community Association Civic Affairs Committee provided comments in a letter dated 2014 September 11 (APPENDIX IV). The Community Association was supportive of the retention of a commercial designation on the corner site with an increased density, however, they expressed concerns that the applied for density was too aggressive for the site. They also requested meaningful consultation between the applicant and the community. As a result, the applicant met with the Community Association members on 2015 March 03.

The proposed amendment to the ARP was circulated to the Community Association on 2015 June 16. The Ramsay Community Association Civic Affairs Committee provided comments on the proposed amendment in a letter dated 2015 June 30 which indicated that the committee could not reach consensus on the ARP amendment (APPENDIX IV). The chief concerns were impact of building mass and shadowing on adjacent residential parcels as well as concerns regarding lane capacity and access. Administration responded by including policies within the proposed ARP amendment that encourage a sensitive transition to adjacent residential properties and that address vehicular access to the site.

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Citizen Comments

Two letters of conditional support and two letters of opposition were received. Reasons for support include:

- Historic designation of the Black and White Meat and Groceries building.
- Increased access to a variety of local commercial services.
- Improved aesthetics and property value in the area.
- General support for inner city intensification.

Reasons for opposition include:

- Increased traffic and lack of parking.
- Concerns regarding the traffic capacity of the rear lane.
- Concerns that increased commercial intensity and noise from commercial activity will change the residential character of 8 Street SE.
- Concerns regarding massing and overshadowing/overlooking of neighbouring properties.
- Displacement of existing tenants and concerns regarding affordability of any future development.

Public Meetings

Administration met with the Ramsay Community Association on 2014 August 21 to discuss the land use amendment application. The applicant met with the Community Association members on 2014 April 16 and 2015 March 03.

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APPENDIX I

APPLICANT'S SUBMISSION

The intent of this application is to redesignate (and consolidate) three parcels located at 1702, 1708 & 1710 8th Street SE from DC (37D2008) and R-C2 respectively, to M-X1d148 (Multi-Residential – Low Profile Support Commercial). This redesignation is proposed in order to accommodate a Mixed-Use development with commercial space located at street-level and multi-family suites above. This application includes an amendment to the Ramsay ARP to allow for multi-residential and commercial development on these parcels.

These parcels are located at the corner of 8th Street (Spiller Road) and 17th Ave SE in the Community of Ramsay. Predominantly low-density residential districts (R-C2 to the South, East, and West) immediately surround these parcels. Immediately North on 8th Street (across 17th Ave) is a multi-residential seniors complex (M-CG d111). The Ramsay community Association (S-CS – Special Purpose- Community Service District) Community Hall is located immediately North of this Multi-residential building. There are other small local commercial parcels/nodes located sporadically along 8th Street/Spiller road to both the North and South.

While 8th Street/Spiller road is technically not considered a corridor, it was historically the main commercial strip in the community.

It should also be noted that the residential properties directly across 8th Street from this subject site, have recently been recommended by Calgary planning Commission to approve a multi-family townhouse development. This mixed-use proposal would contribute to densification of the inner city, while providing for small scale, grade-oriented, local commercial that is pedestrian and transit oriented.

In meeting with the Ramsay Community Association (RCA), the general sense was there is a demand for more commercial development in Ramsay, particularly on 8th Street and Spiller Road. This is further emphasized in the Ramsay Sustainable Neighborhood Action Plan (SNAP) which envisions a new “welcoming ‘Main Street’ that offers a variety of social and economic opportunities for the community” that is “thriving and provides all Ramsayites with access to diverse services” (Ramsay Sustainable Neighborhood Action plan, pg 22).

The building located at 1702 8th street is the Black & White Meat and Grocery store. It is identified by The City of Calgary's Heritage Inventory, but is not legally protected or Federally recognized. Part of the intent of this application is to legally protect this building in conjunction with an approval for the proposed land use and increased density.

The current zoning of 1702 8th Street (Black & White Grocery) is a Direct Control District intended to provide a Convenience Food Store to serve the immediate neighborhood and provide opportunity for Dwelling Units to occur in the same building. The Current zoning of 1708 & 1710 8th Street is R-C2 (Residential – Contextual One/Two District), which allows for up to two (2) dwelling units per parcel.

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To summarize, this redesignation seeks to extend the existing at-grade commercial from 1702 to 1708 & 1710 and provide for multi-family dwellings on the 2nd and 3rd floor of the same building with a separate residential entrance. The density modifier of d148 would allow for a maximum of 22 residential units.

Finally, support for this application is requested from The City of Calgary, as the mixed-use nature of this proposed redevelopment would contribute to the revitalization of this neighborhood. Approval of this application will help realize the vision for the Community of Ramsay including preservation of local history while providing for increased inner-city dwelling units, as encouraged by the Municipal Development plan.

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APPENDIX II

**PROPOSED AMENDMENTS TO THE
 RAMSAY AREA REDEVELOPMENT PLAN**

- (a) Delete existing Map 1 entitled “Action Plan – Executive Summary” and replace with revised Map 1 entitled “Action Plan – Executive Summary” (APPENDIX III).
- (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. 	No implementation action required at this time.

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			<ul style="list-style-type: none"> • 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. 	
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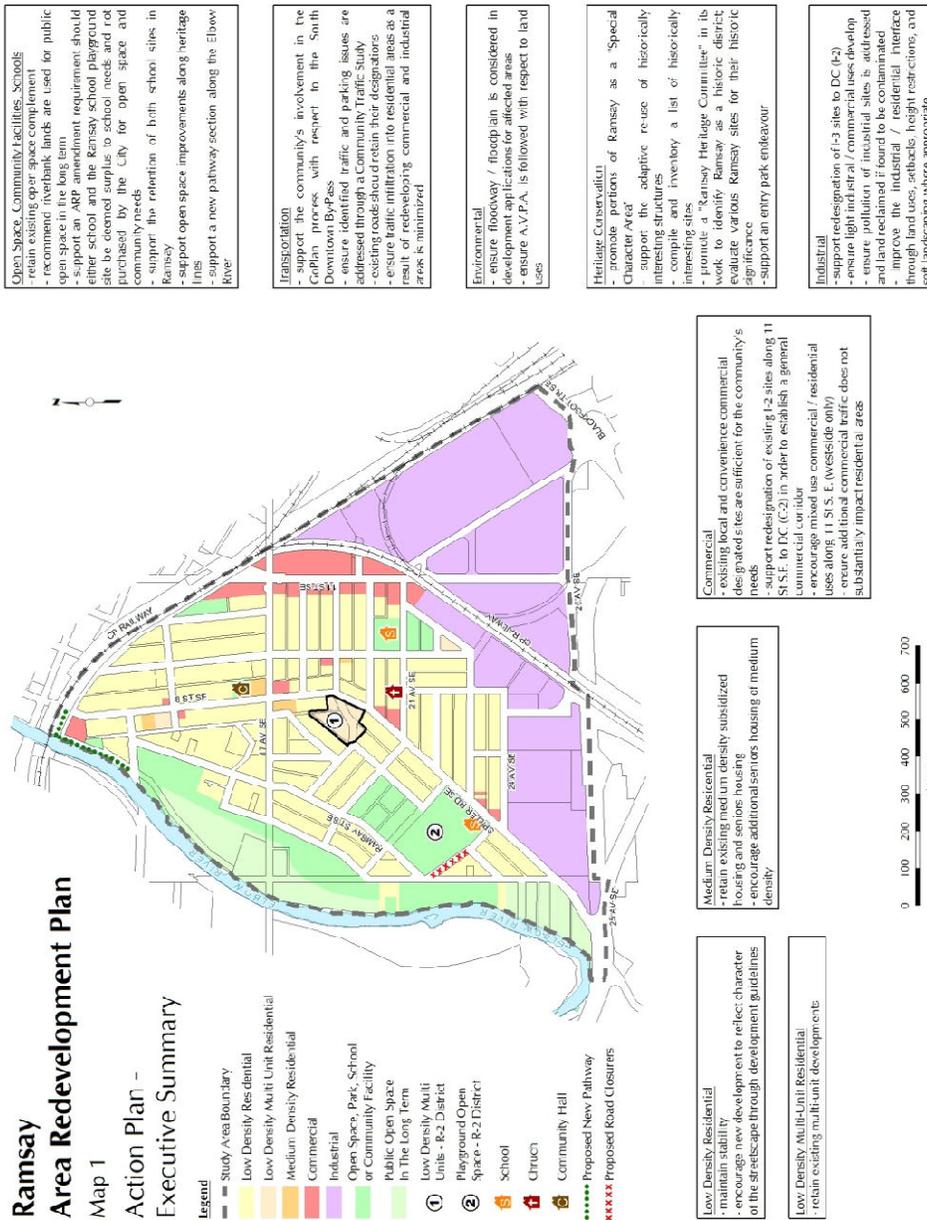
(f) In Table 2, delete Site 1 and renumber subsequent sites accordingly.

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APPENDIX III

MAP 1 ACTION PLAN – EXECUTIVE SUMMARY



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APPENDIX IV

LETTER SUBMITTED



September 11, 2014

Mr. Martin Beck, Planner
Ms. Christine Khandl, Planner

Delivered by email

RE: LOC2014-0110

The Civic Affairs Committee of the Ramsay Community Association appreciates the opportunity to comment on the land use change application for the Black and White Store and adjacent two low-density residential properties, situated at 1702, 1708 and 1710, 8 Street S.E. We thank Ms. Khandl and Mr. Beck for attending our meeting of August 21 and providing thoughtful discussion on this landmark land use change application.

The Committee's comments regarding this application are as follows:

1. The Committee is supportive of a retention of commercial zoning on the corner site with an increased density. The committee is concerned that the applied for density is too aggressive for this site at this time.
2. The Committee would like meaningful consultation with the community prior to any decisions made on this rezoning. We respectfully request that the Applicant consider holding a community open house event before this application goes to the CPC, to let all residents view concept plans and have questions answered by qualified individuals regarding this unfamiliar land use category in our community. We also recommend the Applicant submit an article to the community newsletter.
3. We request a copy of the DTR from the Applicant for review when it is available.

The Community of Ramsay welcomes sustainable development that respects the history and emerging character of the neighborhood, complies with the Area Redevelopment Plans and bylaws, and will be a benefit to the people who live here.

Respectfully,

Jenny Jensen
Chair, Civic Affairs
Ramsay Community Association

C. Khandl

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June 30, 2015

File Manager, Christine Khandl (Christine.KhandlBrunnen@calgary.ca>)
City of Calgary Planning Dept.

ARP AMENDMENT

RE: LOC2014-0110, 1702, 1708 and 1710 8 Street SE

The Ramsay Community Association welcomes sustainable new development that respects the history and emerging character of the neighborhood, complies with the Area Redevelopment Plan and Bylaws, and will be a benefit to the people who live here.

The Ramsay Community Association Civic Affairs Committee has reviewed this ARP Amendment application. The committee **could not reach consensus** on this application.

Based on both the concerns and expectations of the community, we would appreciate a **concurrent application** on this Land Use Redesignation and ARP amendment.

Areas of Community Discussion:

Lane

- One of the biggest concerns is the narrow width of the lane. The lane behind the development is only 12 feet wide, and has encroaching power poles.
- The lane is not wide enough for two way traffic.
- The lane will not support truck traffic
- Egress and access through the lane should not be encouraged.

Building Height

- We would like to see a lower height development than what the desired zoning allows.
- To respect the low density residential on the east side of the development, we would like to see the upper mass step back. Treat the rear (east) elevation with the same sensitivity the south side will be required to follow.
- Contextually, the height should be similar the development to the north of the site. (three floors)

Parking and Traffic

- With the proposed scale of commercial development there is an expectation that traffic will increase.
- There is also an expectation that the demand for on street parking will increase.

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- We want to see a sensitivity to the parking and current use by residents, especially the senior's multi-dwelling complex to the north

Context

- The low density residential to the east runs completely parallel to the development and with the increase in height will experience shadowing.

Other notes

- We would like to see a crosswalk with lights as part of this development.

Name of Planning Representative/s who completed this form: Erin Joslin, Co-Chair Civic Affairs

Community Association: Ramsay Community Association

Date: June 30, 2015