

**BYLAW NUMBER 31P2015**

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

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**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 6 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 1.3.4, after the words "low density residential neighborhood", insert the words "while providing opportunities for medium and high density development where deemed appropriate".
  - (c) Insert a new section 3.1.2.4 as follows:

"High Density Residential

The former Penguin Car Wash site, located at 1001 8 Street SE has been redesignated to a Multi Residential – High Density Low Rise (M-H1) District in order to accommodate a redevelopment proposal for a six-storey residential building"
  - (d) Insert a new section 3.1.3.4 as follows:

"High Density Residential

As projects like the Green Line contribute to the ongoing evolution of Ramsay, opportunities for a broader range of housing types that include high density residential continue to grow. Where high density residential is proposed, it should be sensitively integrated into the existing community fabric. Design of high density residential redevelopment should considering the following:

- High density multi-residential development is intended to be located at community nodes and transit and transportation corridors and nodes;

- Buildings may contain limited range of support commercial uses at grade;
- At grade units that face the public sidewalk, whether residential or commercial, should provide individual entries and walkways connecting directly to the public sidewalk; and

Building height should be sensitive to the context of surrounding development and natural features.”

and renumber all subsequent sections accordingly.

- (e) Delete the existing Map 4 entitled “Residential Sub-Areas And Sites Under Policy Review” and replace with revised Map 4 entitled “Residential Sub-Areas And Sites Under Policy Review”, attached hereto as Schedule B.
- (f) In Table 2 “Commercial Policy Areas – Recommended Development Guidelines and Actions” delete row 7 in its entirety.

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

READ A FIRST TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 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



Schedule B



**Ramsay  
Area Redevelopment Plan**  
Map 4  
Residential Sub-Areas and  
Sites Under Policy Review

