

**POLICY AMENDMENT AND LAND USE AMENDMENT
RAMSAY(WARD 9)
11 STREET SE, SOUTHWEST OF CPR LINE
BYLAWS 32P2015 AND 149D2015**

MAP 11C

EXECUTIVE SUMMARY

The subject site is located in the community of Ramsay on the east side of 11 Street SE, adjacent to the Canadian Pacific Railway (CPR) line. The 0.55 hectare \pm (1.36 acres \pm) site is currently designated Commercial - Corridor 3 (C-COR3 f2.0 h16) District. The applicant proposes to redesignate the site to Multi-Residential – High Density Low Rise (M-H1) District in order to accommodate the development of a residential building with rental apartments.

The site is located just south of the future LRT station at 11 Street SE. As such, future development of the site should provide high quality of design with a particular focus on the interface of any buildings with the sidewalk along 11 Street SE.

The site is also adjacent to the CPR lines and is therefore subject to additional analyses when a development permit application is submitted. For example, a risk analysis and a noise and vibration study will be required.

The Ramsay Area Redevelopment Plan requires minor amendments in order to accommodate the proposed redesignation.

PREVIOUS COUNCIL DIRECTION

None

ADMINISTRATION RECOMMENDATION(S)

2015 July 30

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 32P2015 and 149D2015; and

1. **ADOPT** the proposed amendments to the Ramsay Area Redevelopment Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 32P2015.
3. **ADOPT** the proposed redesignation of 0.55 hectares \pm (1.36 acres \pm) located at 1802 – 11 Street SE (Plan 1594F, Portion of Block R) from Commercial – Corridor 3 (C-COR3 f2.0h16) District **to** Multi-Residential – High Density Low Rise (M-H1) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 149D2015.

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REASON(S) FOR RECOMMENDATION:

Due to the site's proximity to the future LRT station in Ramsay, the site is deemed appropriate for a higher density use such as M-H1. Furthermore, the proposed district allows small-scale support commercial which, if included, would help animate the street and provide amenities for transit patrons and nearby residents.

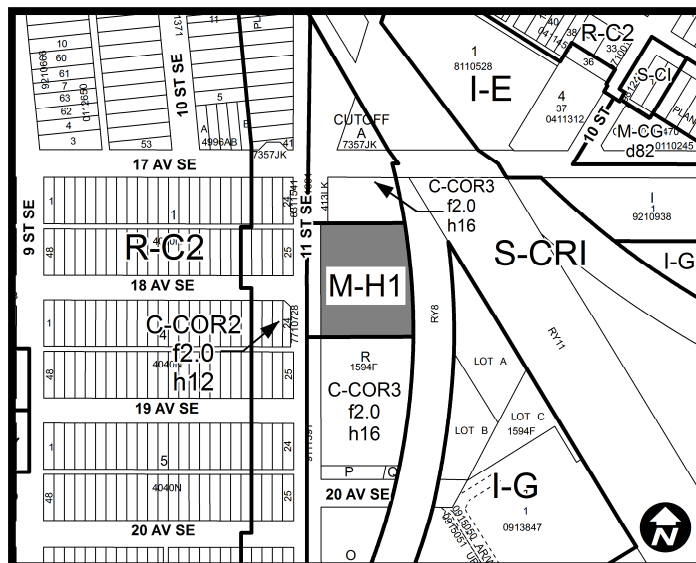
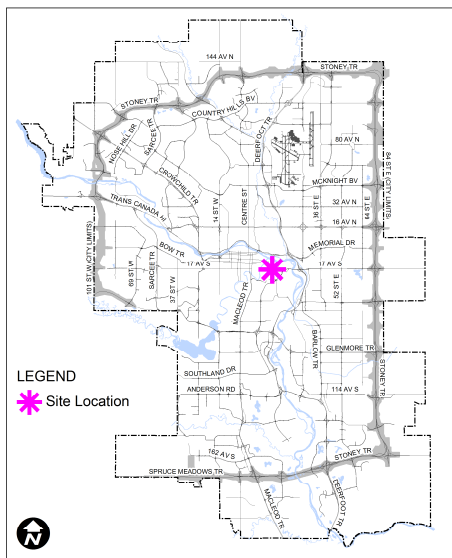
ATTACHMENTS

1. Proposed Bylaw 32P2015
2. Proposed Bylaw 149D2015

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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).

Moved by: R. Wright

Carried: 6 – 0

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.55 hectares ± (1.36 acres ±) located at 1802 – 11 Street SE (Plan 1594F, Portion of Block R) from Commercial – Corridor 3 (C-COR3 f2.0h16) District **to** Multi-Residential – High Density Low Rise (M-H1) District.

Moved by: R. Wright

Carried: 6 – 0

2015 July 30

MOTION ARISING: To have the development permit related to this site be presented to the Calgary Planning Commission for decision.

Moved by: M. Wade

Carried: 6 – 0

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Applicant:

Torode Realty Advisors

Landowner:

11-Street Developments Ltd

Planning Evaluation Content	*Issue	Page
Density <i>Is a density increase being proposed.</i>	Y	5
Land Use Districts <i>Are the changes being proposed housekeeping or simple bylaw amendment.</i>	Y	5
Legislation and Policy <i>Does the application comply with policy direction and legislation.</i>	Y	5
Transportation Networks <i>Do different or specific mobility considerations impact this site</i>	Y	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>	N	6
Environmental Issues <i>Other considerations eg. sour gas or contaminated sites</i>	Y	6
Growth Management <i>Is there growth management direction for this site. Does the recommendation create capital budget impacts or concerns.</i>	N	6
Public Engagement <i>Were major comments received from the circulation</i>	N	6

*Issue - Yes, No or Resolved

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PLANNING EVALUATION

SITE CONTEXT

The subject site is located in the community of Ramsay, on the east side of 11 Street SE, just south of the future LRT station.

The alignment of the Southeast Transit Way may need to encroach into a small portion of the subject site. The applicant has been made aware of this possibility through discussions and an advisory comment has been included with the review of this land use amendment application.

The subject site is also located west of the CPR line. As a result, CPAG will require the applicant to submit additional studies for review when a Development Permit application is submitted.

The subject site was home to the MFI Terminal from the 1940s to the 1990s. These operations left the soils contaminated with a mix of hydrocarbons. Soil remediation has occurred on the site to the satisfaction of Alberta Environment and Environmental and Safety Management, though further study will be required with the submission of future Development Permit applications.

LAND USE DISTRICTS

The applicant proposes to redesignate the site from Commercial – Corridor 3 (C-COR3 f2.0h16) District to Multi-Residential – High Density Low Rise (M-H1) District. The redesignation is proposed in order to accommodate a residential development with the potential for small-scale support commercial uses. This mix of uses is deemed appropriate in the context of the future LRT station. The M-H1 district requires a minimum density of 150 units per hectare which, on this site, translates to approximately 82 dwelling units.

LEGISLATION & POLICY

The Municipal Development Plan (MDP) identifies the need for intensification and redevelopment of inner city areas in Calgary, and thus provides supporting direction for this land use amendment application.

The Ramsay Area Redevelopment Plan (ARP) is the local area plan for the subject site with respect to a land use redesignation. Currently, the ARP identifies the site for commercial-only uses due to concerns over contamination of the site and its proximity to the CPR line. In order to accommodate the land use redesignation some minor amendments to the ARP are required.

Further planning, related to subsequent development permits, will also refer to the City's Transit Oriented Development Guidelines.

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TRANSPORTATION NETWORKS

A future LRT station is planned just north of the subject site on 11 Street SE. A transportation analysis will be required with the submission of a Development Permit application for the site.

UTILITIES & SERVICING

Studies for sanitary capacity will be required with the submission of a Development Permit application. Also, the developer will be required to pay for watermain upgrades through the Development Permit process.

ENVIRONMENTAL ISSUES

The subject site has a history of use associated with rail operations, including the MFI terminal from the 1940s to the 1990s. As a result, the soil has been contaminated with a variety of hydrocarbons. Action has been undertaken to remediate the soil to a level appropriate for residential use. Both Alberta Environment and The City's Environmental and Safety Management have reviewed the information provided by the applicant and agree that the application can proceed. Further information will be required with the submission of a Development Permit application.

ENVIRONMENTAL SUSTAINABILITY

No specific features have been indicated through this land use amendment application.

GROWTH MANAGEMENT

There are no Growth Management concerns associated with this application.

PUBLIC ENGAGEMENT

Community Association Comments

The Ramsay Community Association has provided a letter of support for the application dated 2015 June 30. It has been attached under APPENDIX III.

Citizen Comments

No comments have been received from members of the public.

Public Meetings

The applicant presented the project at a public meeting of the Ramsay Community Association in December 2014.

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APPENDIX I

APPLICANT'S SUBMISSION

11-Street LP is applying for land use re-designation at 1802, 11 Street SE, in the Ramsay district. 11-Street LP is looking to amend the current land use of our property to M-H1 in order to construct a multi-residential, rental development.

One of the primary benefits of this project is that it is a Transit Oriented Development (TOD) as it will be located within walking distance of the new and approved LRT. As per the City of Calgary's initiative, the M-H1 land use will allow our development to contribute to Calgary's environmental, economic and social goals.

The next key benefit to this project is the fact that 11-Street LP will be developing rental units. The current residential vacancy rate in Calgary is 1.4%, with no indication of vacancy becoming less limited (Source: CMHC). These rental units will not only create additional rental homes for Calgarians, but their location will also contribute to a walkable community.

As the project is situated within walking distance of 9 Avenue SE, this prime location will have a beneficial outcome to both residents as well as the businesses in Inglewood and Ramsay. The residents of the building will have easy access to local services and these businesses will undoubtedly appreciate the new customers.

The proximity of this site to Calgary's downtown core is yet another advantage of amending the land use to M-H1. This project will certainly attract tenants who work in the city centre and who value the ability to walk to work. This puts less strain on already congested traffic levels, creates a more efficient city and promotes a healthy lifestyle.

Lastly, we are planning to have architecture that is suited to the area and encompasses the local feel of Ramsay and Inglewood. The project should fit into the surrounding neighbourhood context as to create an appealing setting.

All in all, M-H1 zoning will enable us to create a rental, multi-residential, Transit Oriented Development that will add to the community by providing easy access to the LRT as well as local businesses all while contributing to Calgary's limited rental supply. In turn, we will be helping Calgary to move closer to its environmental, economic and social goals.

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APPENDIX II

PROPOSED AREA REDEVELOPMENT PLAN AMENDMENTS

- a) In Section 3.2.3.2, General Commercial Policy, delete the following:

“Mixed commercial/residential uses will be considered for the west-side of 11 Street S.E.; commercial uses only will be considered for the east-side”

and replace with the following:

“A mix of commercial and residential uses are considered for the west-side of 11 Street S.E.; commercial uses are considered most appropriate for the east-side of 11 Street S.E., however residential development may be considered as long as sites are deemed safe from an environmental perspective and design of buildings mitigate noise and other concerns related to the adjacent rail lines”.

- b) In Table 2 “Commercial Policy Areas – Recommended Development Guidelines and Actions”, row “6. 11 Street S.E. – Commercial Policy Area: (Map 5) Continued...”, under the Development Guidelines for Site 6(b), delete the second bullet point in its entirety and replace with a new bullet point as follows:

- “• Residential developments shall only be considered if:
 - Documentation of appropriate soil quality is provided to the Approving Authority; and
 - All residential buildings and site plans are designed to mitigate noise and other concerns related to the adjacent rail line.”

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APPENDIX III

LETTERS SUBMITTED



June 30, 2015

File Manager, David Couroux (dcouroux@calgary.ca)
City of Calgary Planning Dept.

ARP AMENDMENT

RE: LOC2014- 0150, 1802 11 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. We **Support** this application.

We feel this is a great positive change for the community and works toward seeing 11th Street as a main street for Ramsay. We support the addition of residential on this site.

Please be aware that there is a conflict with a portion of our ARP.
Page 24, Table 2 of the Ramsay ARP: Bullet Point Two should be removed as well

- Residential developments shall be prohibited.

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

Community Association: Ramsay Community Association

Date: June 30, 2015

D. Couroux