

**Policy and Land Use Amendment in Ramsay (Ward 9) at 2216 Spiller Road SE,
 LOC2021-0141**

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Ramsay Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.16 acres \pm) located at 2216 Spiller Road SE (Plan 4662R, Block 14, a portion of Lots 30 to 32) from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use – General (MU-1f2.0h13) District.

HIGHLIGHTS

- This proposed policy and land use amendment seek to redesignate the subject site from Residential Contextual One / Two Dwelling (R-C2) District to Mixed Use – General (MU-1f2.0h13) District to allow for a two storey mixed-use building that may contain a mix of residential and commercial uses at grade.
- This proposal supports a suitable mix and density of uses at a neighbourhood scale appropriate along a higher activity street in an inner-city community.
- What does this mean to Calgarians? The proposed Mixed Use – General District would allow for additional housing and local commercial opportunities, including uses that may support the Ramsay School.
- Why does this matter? The proposal may better accommodate the evolving needs of the local community in Ramsay and support neighbourhood facilities.
- An amendment to the *Ramsay Area Redevelopment Plan (ARP)* is required to accommodate the proposed land use amendment.
- A development permit has not been submitted but is anticipated for a place of instruction, offices, and neighbourhood commercial.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This policy and land use amendment application was submitted on 2021 September 13 and the current applicant is Horizon Land Surveys. The application was submitted on behalf of the landowner Derek Spencer.

The site is approximately 0.06 hectares (0.16 acres) in size and is a triangular corner site fronting onto Spiller Road SE. Spiller Road SE is a collector road with a mix of long-standing neighbourhood commercial developments and low-scale residential developments. Existing commercial development along Spiller Road SE include, for instance, restaurants, offices, convenience stores and a veterinary clinic. It is the applicant's intent, as indicated in the Applicant Submission (Attachment 3), to develop a two-storey mixed-use building in context with the existing commercial along Spiller Road SE, the low density residential to the east and the Ramsay School directly across Spiller Road SE from the subject site. The development may include commercial uses at-grade with offices and an instructional facility above.

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Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The amendment to the *Ramsay ARP* (Attachment 2) is deemed acceptable as it is consistent with the policies of the *Municipal Development Plan* (MDP) regarding the creation of complete communities and the modest intensification of existing residential communities. The building and site design, number of units and on-site parking will be reviewed and determined at the development permit stage.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and Community Association was appropriate.

In response, the applicant engaged several interest parties starting with a post card mail-out to residents within a 90-metre radius of the subject site. The applicant also reached out to the Community Association and the Ramsay School and received positive feedback. The Applicant Outreach Summary can be found in Attachment 4 for more detailed information.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to relevant public groups, notice posted on site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received one letter of opposition stating that the proposal will change the character of the street and obstruct views of neighbouring properties.

The Ramsay Community Association (CA) provided a letter of support for the proposal (Attachment 5) to Administration and acknowledged the Applicant's efforts in reaching out to interested parties. The letter from the CA states that they value development that helps meet the needs of the local community and contribute to its vibrancy.

Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

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IMPLICATIONS

Social

The proposed MU-1f2.0h13 District allows for a wider range of housing types than the existing land use district and includes a variety of local commercial uses that may provide for additional community services and vitality in the community. The land use district also supports potential educational facilities and services to the Ramsay School, such as an Instructional Facility (after school program) for “Codes Minds Canada” as referenced in the Applicant Submission (Attachment 3).

Environmental

This proposed land use redesignation would provide incremental climate benefits in alignment with the objectives of the *Calgary Climate Strategy - Pathways to 2050* by allowing more efficient use of existing developed land in close proximity to transit infrastructure. Further opportunities to align development on this site with applicable climate strategies are being explored and will be encouraged through the review of the future development permit application.

Economic

The ability to moderately increase residential and commercial density in this location would make for more efficient use of existing inner-city infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Proposed Amendments to the Ramsay Area Redevelopment Plan
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform