

Background and Planning Evaluation

Background and Site Context

The subject site is a corner parcel situated in the community of Ramsay, on the eastern side of Spiller Road SE and north of 23 Avenue SE. This is a triangular site approximately 0.6 hectares (0.16 acres) in size. The longest property line is approximately 45 metres along Spiller Road SE and 33 metres along 23 Avenue SE. The remaining eastern property line adjacent to the low density residential also measures 33 metres. The site is developed with a single detached dwelling containing a home occupation, with a detached garage.

Ramsay is a primarily low density residential community with Spiller Road SE functioning as the main community artery with several commercial developments at corners with the avenues. The existing commercial development consists of restaurants, convenience stores, offices, and other small scale retail servicing primarily the local community.

Ramsay School is situated directly across Spiller Road SE from the site with parks and sports facilities further west. Substantial industrial development is situated to the south and south-east in Highfield and Alyth/Bonnybrook. The subject site is well served by Calgary Transit with Route 17 (Renfrew/Ramsay) bus stops located in close proximity to the site on 23 Avenue SE and Spiller Road SE.

Community Peak Population Table

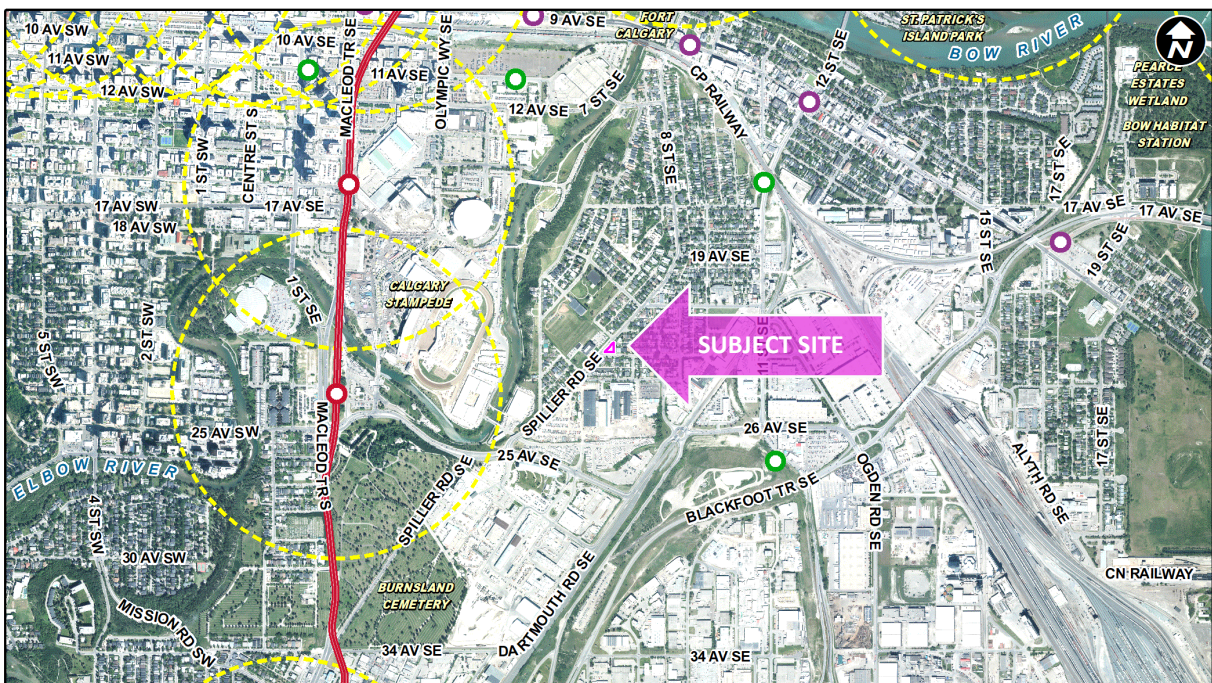
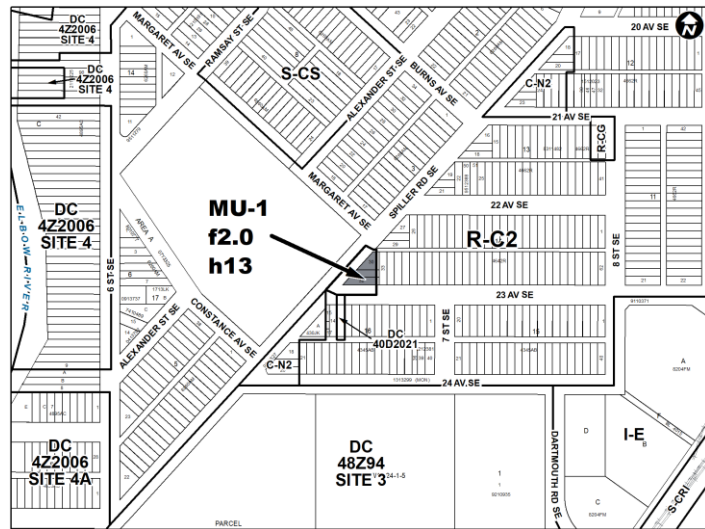
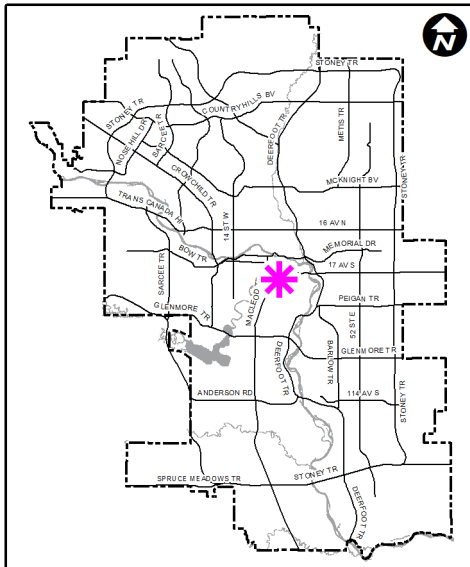
As identified below, the community of Ramsay reached its peak population in 2015.

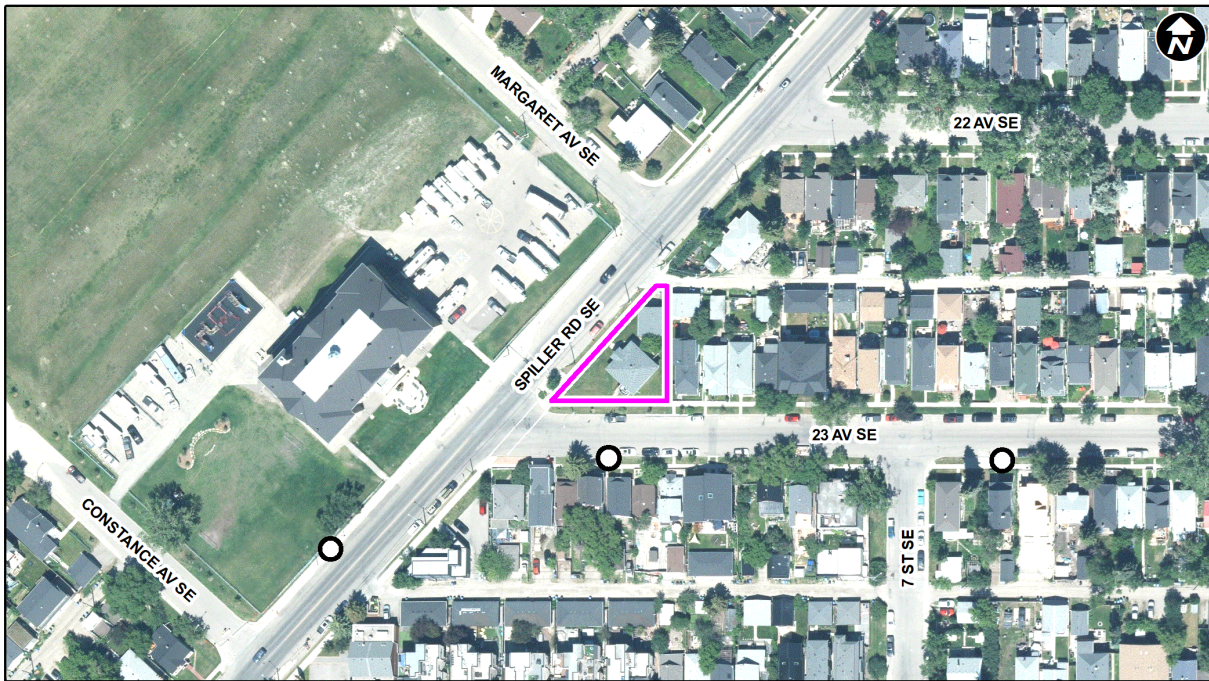
Ramsay	
Peak Population Year	2015
Peak Population	486
2019 Current Population	455
Difference in Population (Number)	-31
Difference in Population (Percent)	-6.4%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Ramsay Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Residential – Contextual One / Two Dwelling (R-C2) District accommodates contextually sensitive single-detached, semi-detached, duplex dwellings and secondary suites in the developed area. The R-C2 District allows for a maximum of two primary dwelling units per parcel and a maximum building height of 10 metres. Secondary suites are permitted uses within the R-C2 District.

The proposed Mixed Use – General (MU-1f2.0h13) District allows for street-oriented developments along commercial streets where both residential and commercial uses are supported at grade. The district allows for a mix of both residential and commercial uses in the same building. The maximum proposed floor area ratio is 2.0 (approximately 1,287 square metres) and the maximum building height is 13.0 metres (two to three storeys).

The MU-1 District is designed to be adjacent to low density residential development with specific rules for setbacks and maximum height at the shared property line or lane. The MU-1 District also responds to local area context by establishing maximum building heights for individual parcels. The *Ramsay Area Redevelopment Plan (ARP)* acknowledges the commercial activity and developments along Spiller Road SE and 8 Street SE, and the proposed MU-1 District compliments the already existing commercial pattern.

Development and Site Design

If approved by Council, the rules of the proposed MU-1 District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping and parking. The MU-1 District would also provide for an engaging built form along Spiller Road SE while ensuring sensitivity to the existing low density residential to the east by mitigating shadowing, overlooking and privacy concerns.

The site is proposed to be developed with a two storey mixed-use building that will provide an active frontage on the south-west corner of the site at the intersection of Spiller Road SE and 23 Avenue SE. A development permit has not been submitted but is anticipated for a place of instruction, offices, and neighbourhood commercial. The proposal includes much needed additional educational space to complement Ramsay School across Spiller Road SE from the site.

Transportation

The subject site fronts onto Spiller Road SE which functions as a collector and a higher activity road, and together with 8 Street SE serve as the main commercial arterial providing access north to Inglewood and downtown Calgary, and south to the inner-city industrial areas (Highfield) and the rest of Calgary.

Pedestrian access can be gained from the sidewalks along both Spiller Road SE and 23 Avenue SE, while vehicular access is currently gained from the rear lane. The vehicular access point is only 3.5 metres wide (property line) along the rear lane. Future vehicular access will be determined at the development permit stage, but a site concept plan indicated that access is possible from 23 Avenue SE. No vehicular access will be permitted from Spiller Road SE.

A transportation and parking assessment was submitted by the applicant which concluded that the proposed development will not have a significant impact on the existing road network, parking, or intersection operations.

Existing parking stalls are provided along the east side of Spiller Road SE, adjacent to the subject site, but is controlled by Residential Parking Permit (RPP) Zone D. Zone D also applies along 23 Avenue SE, while further south along Spiller Road SE, street parking is allowed for two hours between 7:00am and 6:00pm. Parking across Spiller Road SE from the subject site is regulated to provide parking for the Ramsay School busses as well as drop-off and pick-up stalls. A visible pedestrian crossing with traffic signals and a raised walkway exists across Spiller Road SE between Ramsay School, the subject site, and the residential community to the east.

The subject site is well served by Calgary Transit with Route 17 (Renfrew/Ramsay) having stops directly adjacent to the site on 23 Avenue SE and Spiller Road SE. Route 17 provides transit connections to downtown Calgary and currently to Bus Rapid Transit Route 302 (Southeast/City Centre), with connections to the MAX Purple Line in Inglewood. The future Green Line could provide access to two potential stations at Ramsay/Inglewood and 26 Avenue SE, although both stations are more than 600 metres (10-minute walking distance) from the subject site.

Parking on the subject site for the proposed mixed-use development will be determined at the time of the development permit and will take all the abovementioned traffic management elements into considerations.

Environmental Site Considerations

At this time, there are no known outstanding environmental concerns associated with the site and/or proposal.

Utilities and Servicing

Public water, storm and sanitary sewer utilities are available to service the subject site from the adjacent public road right-of-way. Development servicing requirements will be determined through the development permit review and Development Site Servicing Plan (DSSP) processes.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered, and is aligned with, the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Growth Plan (2022)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Developed Residential – Inner City area as identified on Map 1 – Urban Structure of the [Municipal Development Plan](#) (MDP). Land Use Policies for the Developed Residential area recognize the predominantly low density residential area but supports moderate intensification in a form and nature that respects the scale and character of the neighbourhood. In addition, local commercial that is of a scale and intensity that provides for the community's commercial needs is supported in the MDP.

This land use amendment proposal aligns with the MDP's policy that redevelopment should support revitalization of local communities by adding population and a mix of commercial and service uses.

Calgary Climate Strategy (2022)

The proposed land use district supports a mix of additional housing and commercial uses at a higher intensity than currently allowed on the subject site, which contributes to the overall goals of the [Calgary Climate Strategy – Pathways to 2050](#) and could reduce greenhouse gas emissions as a result of lower vehicle usage.

The subject site is well situated to take advantage of existing public transportation and transit infrastructure. This will encourage the use of more sustainable and alternative mobility options including walking, cycling and transit. Further building-level strategies to meet the *Calgary Climate Strategy* objectives will be encouraged at the development permit stage.

A future development permit may include a place of instruction to support the Ramsay School. Students would be able to walk to the proposed educational institution which would decrease vehicle usage and contribute to the goals of the Climate Strategy.

Ramsay Area Redevelopment Plan (Statutory – 1994)

Map 1: Action Plan – Executive Summary in the [Ramsay Area Redevelopment Plan](#) (ARP) identifies the subject site as part of the Low Density Residential area along Spiller Road SE and 8 Street SE, with several other properties among the low density residential sites designated as Commercial. These are primarily corner sites that front directly onto Spiller Road SE and 8 Street SE.

The Ramsay ARP included an objective under the commercial section (Section 3.2 Commercial Land Use) that opportunities must be provided for commercial development for the purpose of serving residents and workers of Ramsay, that commercial development must be compatible with the nature and scale of surrounding residential areas, and that new commercial development should not have a negative impact on traffic and parking in surrounding residential areas. The ARP, however, also states that existing local and convenience commercial designated sites are sufficient for the community's needs.

The applicant submitted a Market Feasibility Study (2022) for Administration's review and consideration. The study concluded the following:

- Ramsay is a mature community with several residential infill projects with an expected population growth;
- Ramsay has the opportunity to provide office space at a lower operating cost while still being close to downtown Calgary and the inner-city industrial areas;
- the demand for retail space is strong and there has been no vacancy over several years;
- the demand for commercial space for both retail and office, as well as for medical professionals to serve the local community is strong; and,
- any use included in the proposed MU-1 District is considered financially feasible.

With Administration in support of the proposed land use amendment to the MU-1f2.0h13 District, a minor ARP amendment is also required to accommodate the redevelopment of this strategically located site. An amendment to Map 1: Action Plan – Executive Summary for the subject site is required from Low Density Residential to Commercial as indicated in Attachment 2 to this report.

In addition to the map amendment and to provide clarity that the proposed amendment is seeking a two-storey mixed use development that may include residential, retail, office, and an instructional facility to support the Ramsay School, an additional text amendment is proposed.