



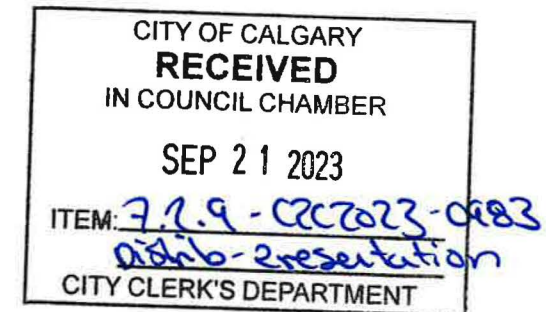
Calgary Planning Commission

Agenda Item: 7.2.9



LOC2021-0141 Policy and Land Use Amendment

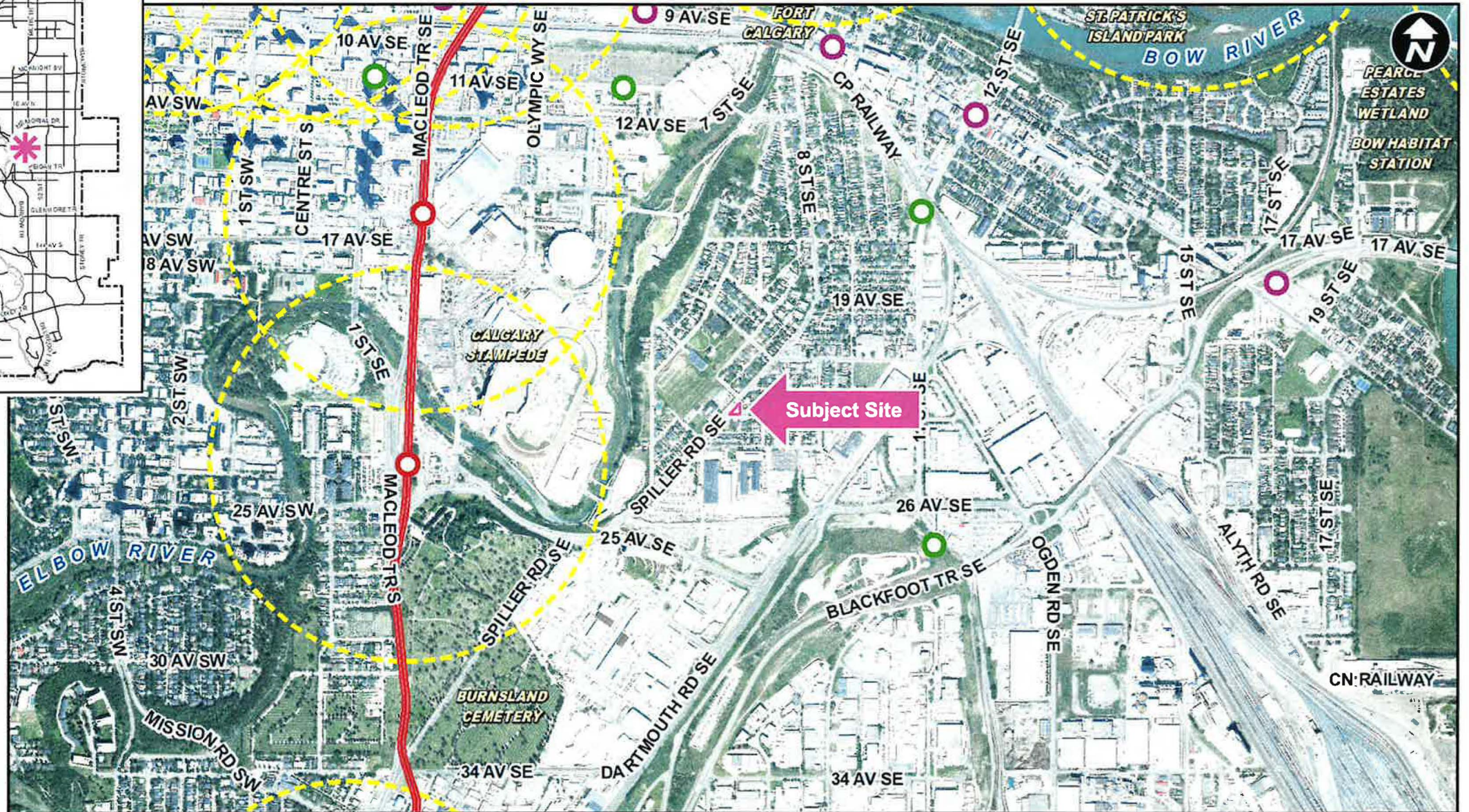
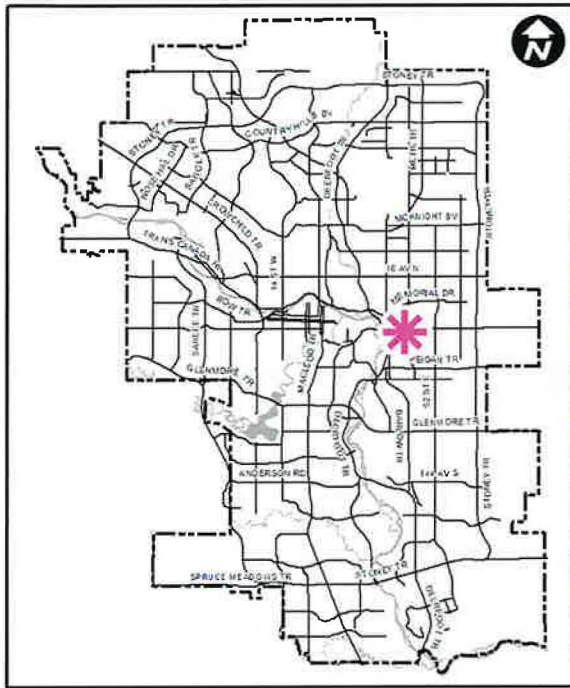
September 21, 2023



RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments 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, Lots 30 to 32) from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use – General (MU-1f2.0h13) District.



LEGEND

- 600m buffer from LRT station
- LRT Stations**
- Blue
- Downtown
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow



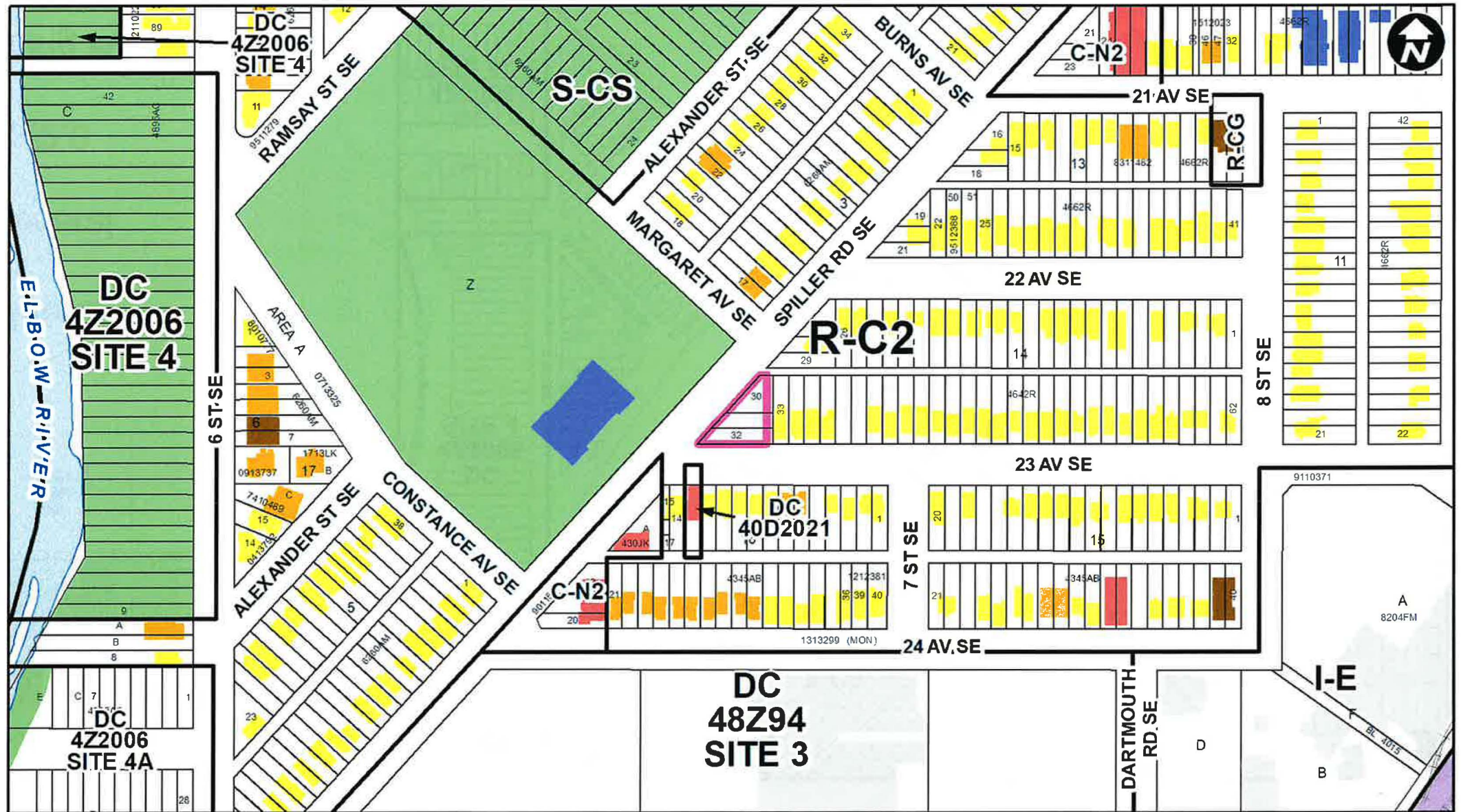
Legend:

○ Bus Stop

Parcel Size:

- 0.06 ha
- 45m x 33m x 33m

- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary



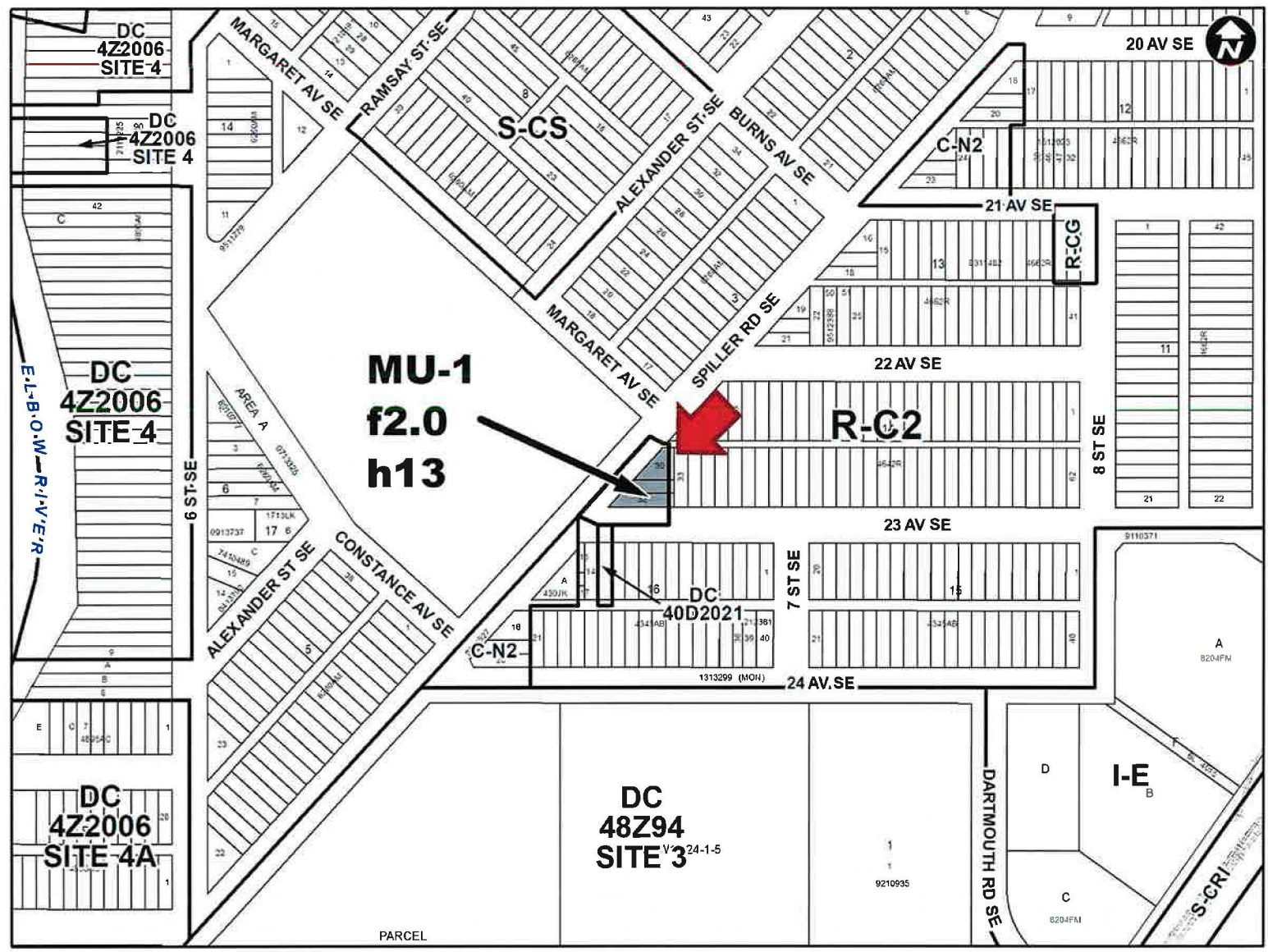
Existing & Proposed Land Use Map

Existing:
R-C2 District



Proposed:
MU-1 f2.0 h13 District

- Mixed Use - General
- Maximum FAR f2.0
- Maximum Building Height 13 metres



Front View form the corner of Spiller Road and 23 AV SE



Rear Lane View form Spiller Road with detached double garage.



Exiting Commercial Development along Spiller Road

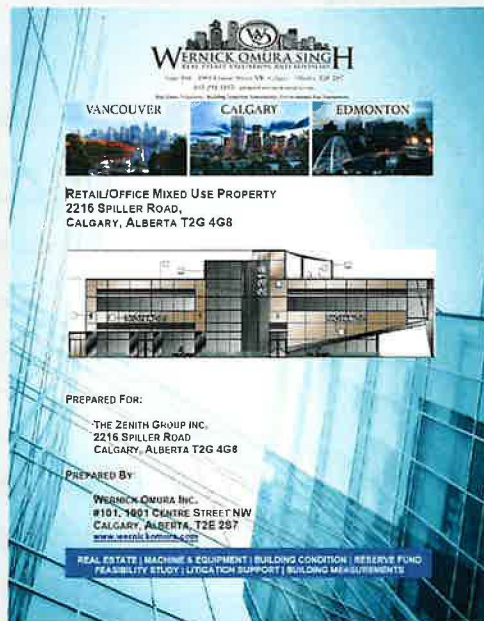


Ramsay School with Transportation Demand Management



Supporting Documents:

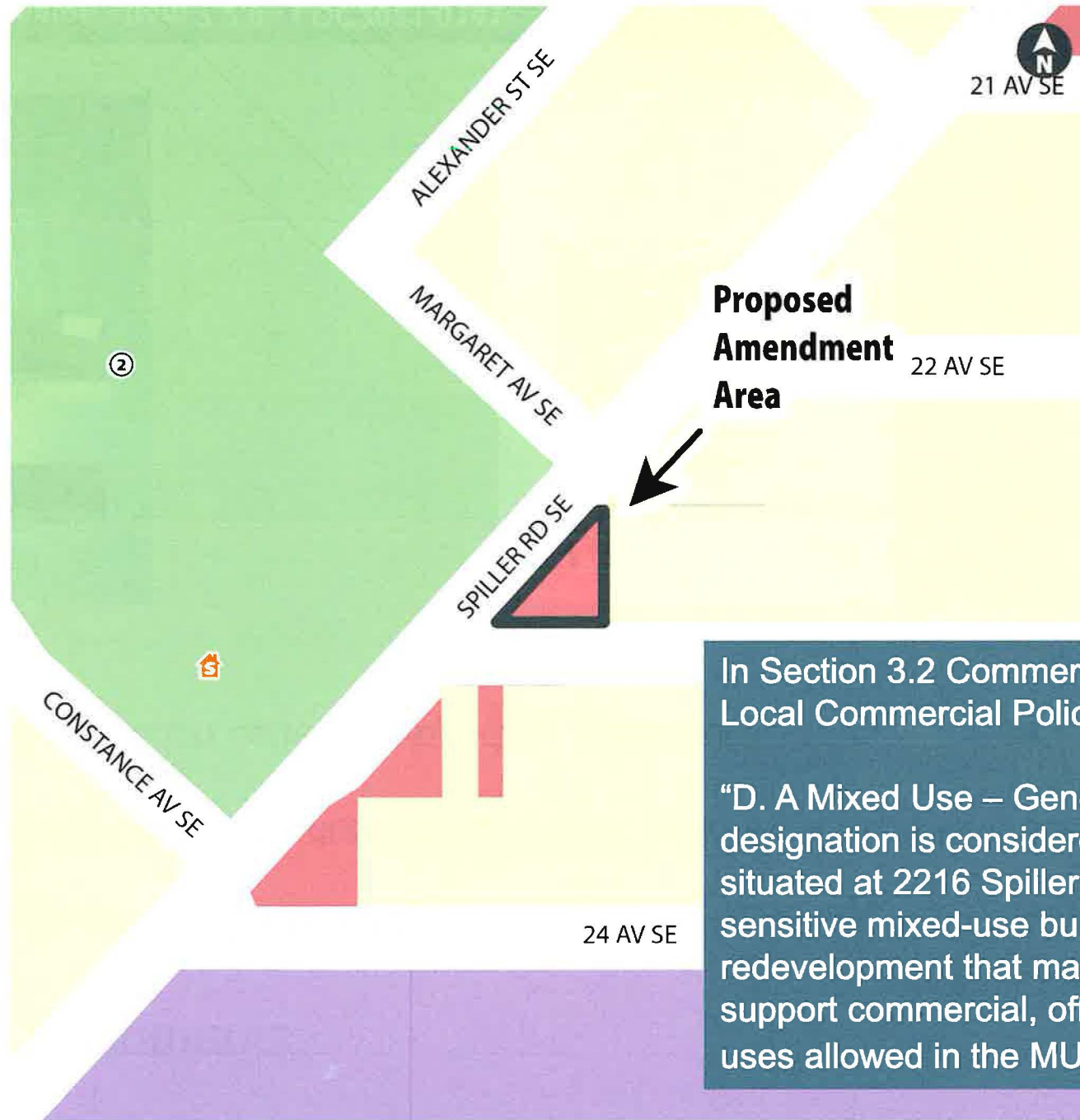
- **Commercial Feasibility Study** – support for additional local commercial in Ramsay
- **Traffic & Parking Study** – no detrimental impact on traffic and parking surrounding Ramsay School
- **Community Association Letter** – support for proposal



Ramsay Area Redevelopment Plan

Map 1
Action Plan - Executive Summary

- Legend**
- Low Density Residential
 - Commercial
 - Industrial
 - Open Space, Park, School or Community Facility
 - ② Playground Open Space - R-2 District
 - School



Policy Amendments

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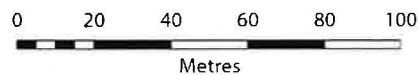
Ramsay Area Redevelopment Plan:

Map Amendment:
“Low Density Residential” to
“Commercial”

Text Amendment:

In Section 3.2 Commercial Land Use, subsection 3.2.3.1 Local Commercial Policy, after policy C add the following:

“D. A Mixed Use – General (MU-1f2.0h13) land use designation is considered appropriate for the subject site situated at 2216 Spiller Road SE to allow for a contextually sensitive mixed-use building as part of a comprehensive redevelopment that may include multi-residential, local support commercial, offices, an instructional facility, and other uses allowed in the MU-1 District”



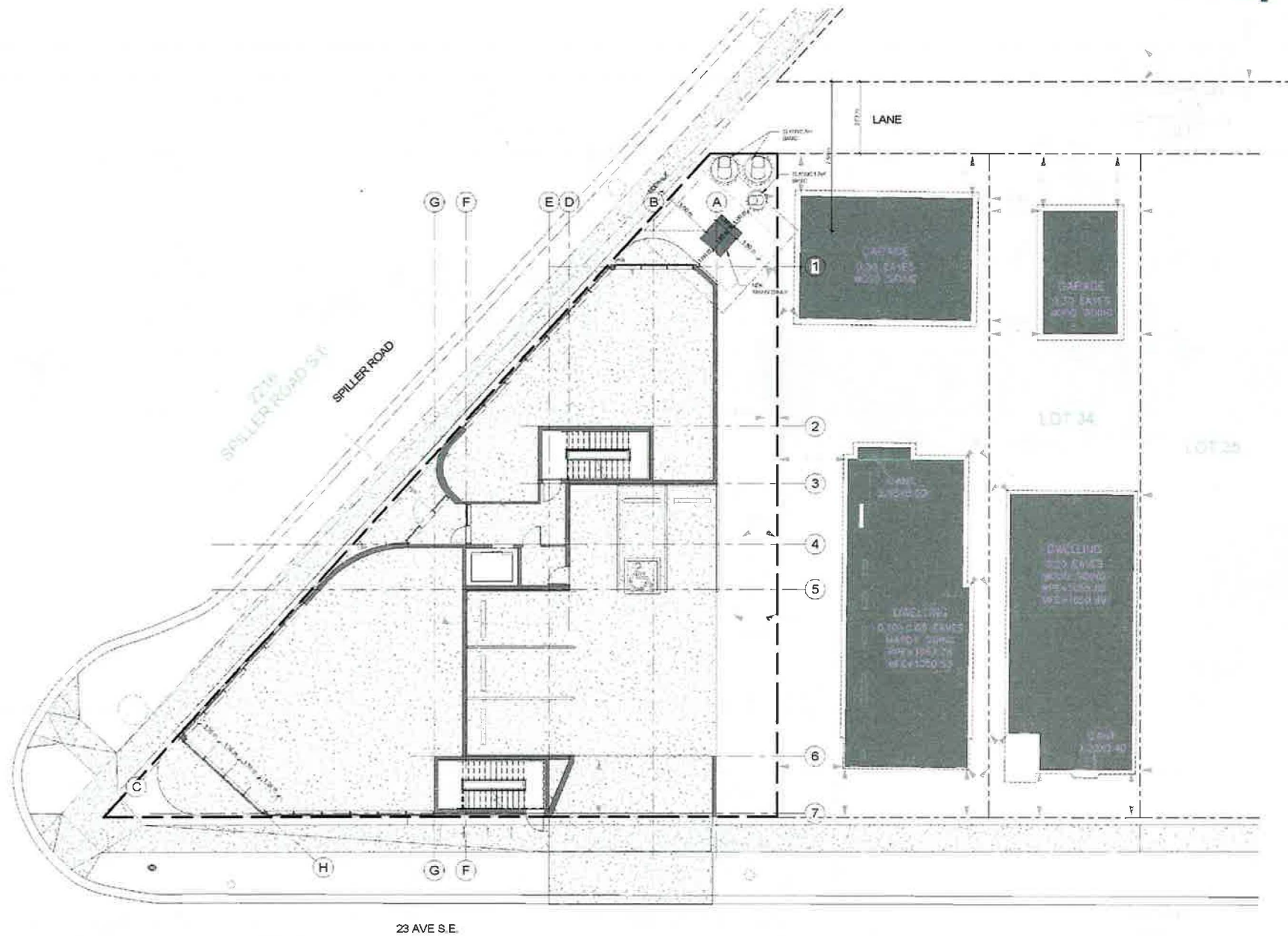
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Supplementary Slides





No Development Permit Application has been submitted yet.

The concept design is for information purposes only, but does indicate:

- Vehicular access.
- On-site parking.
- Innovative Building layout.
- Quality Urban Design.
- Setback from low density residential to the east.
- Extensive TDM measures.
- Contextually sensitive to surrounding uses.