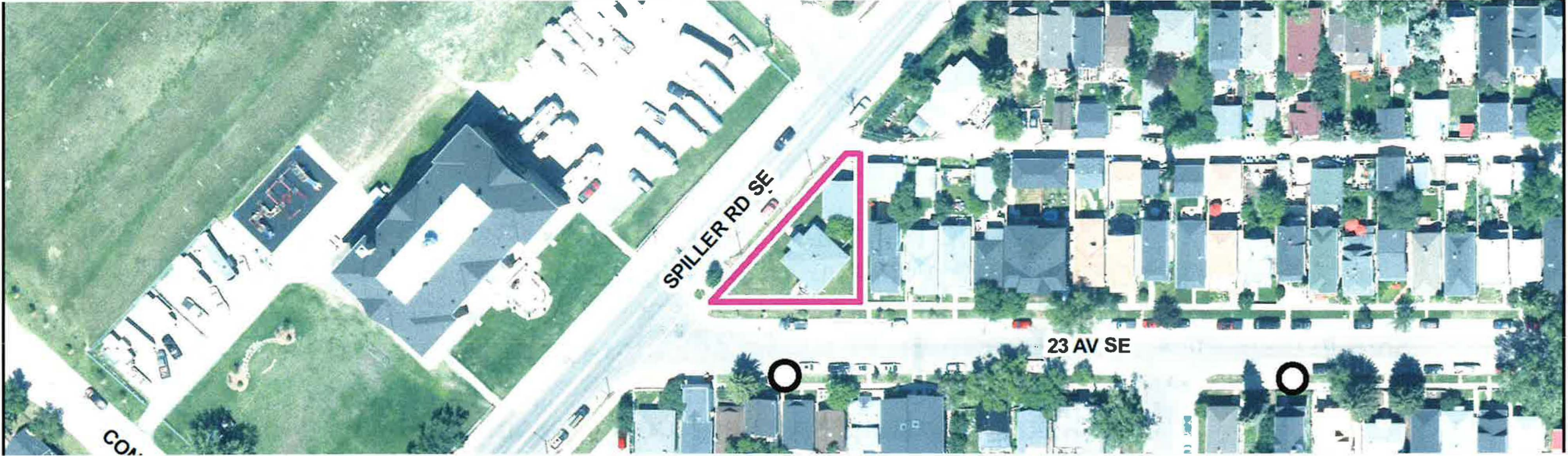




Public Hearing of Council

Agenda Item: 7.2.22



LOC2021-0141 / CPC2023-0983 Policy and Land Use Amendment

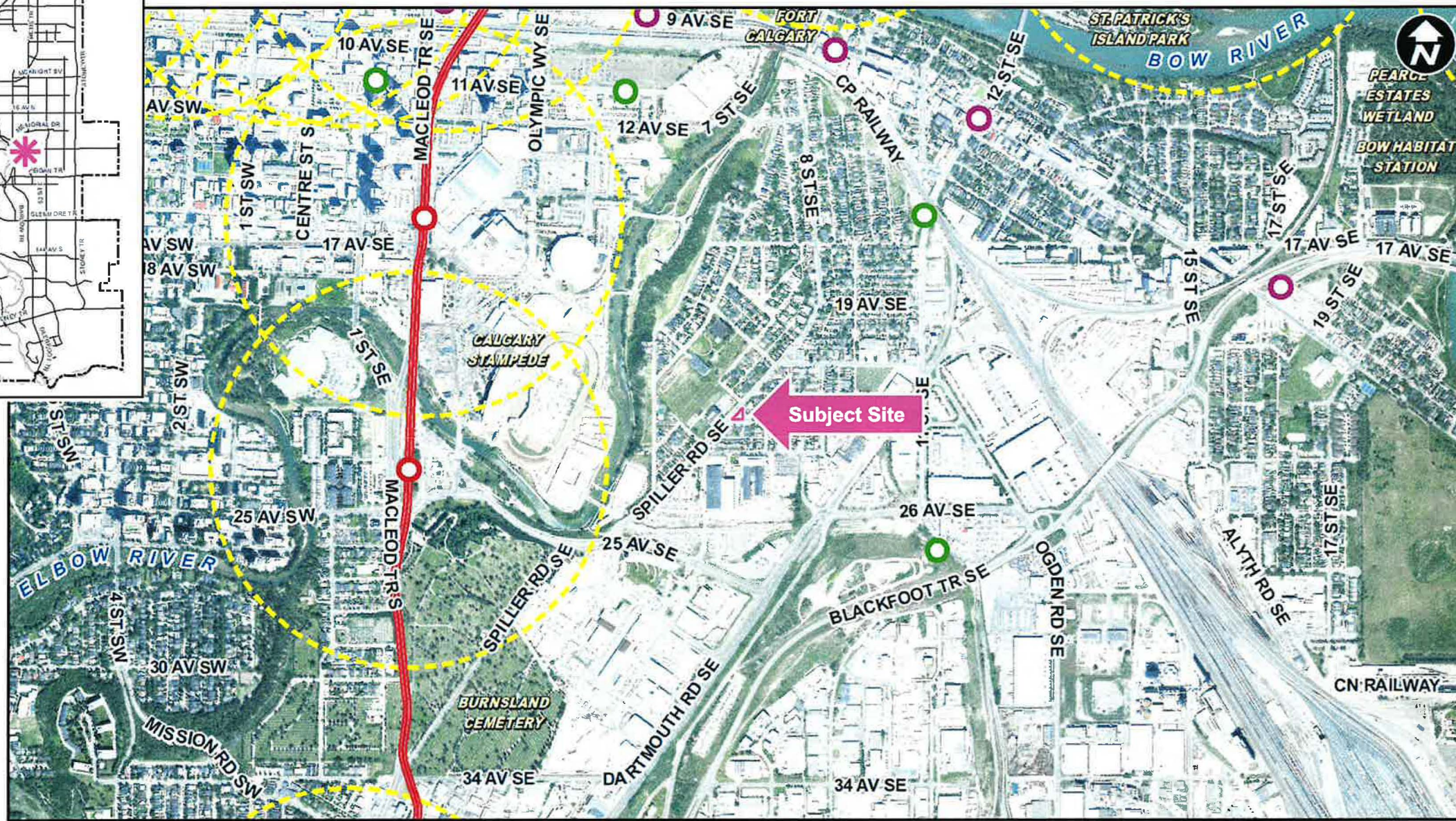
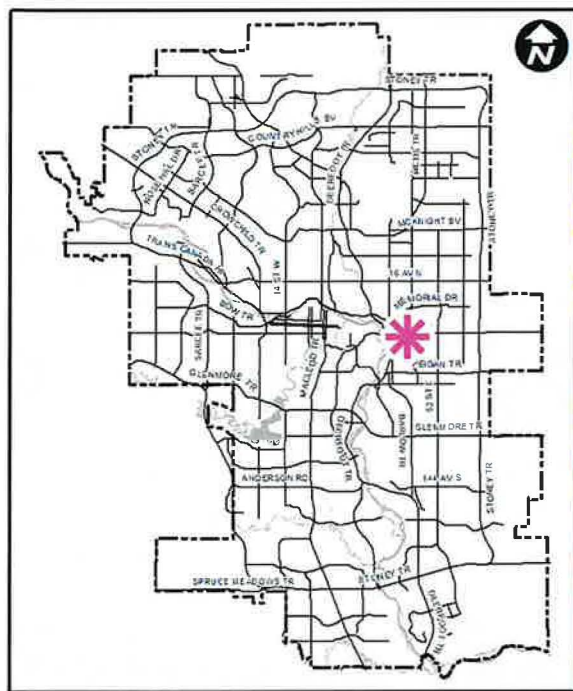
November 14, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
NOV 14 2023
ITEM: 7.2.22-CPC2023-0983
Distrib - Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 81P2023** for the amendments to the Ramsay Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 221D2023** 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:

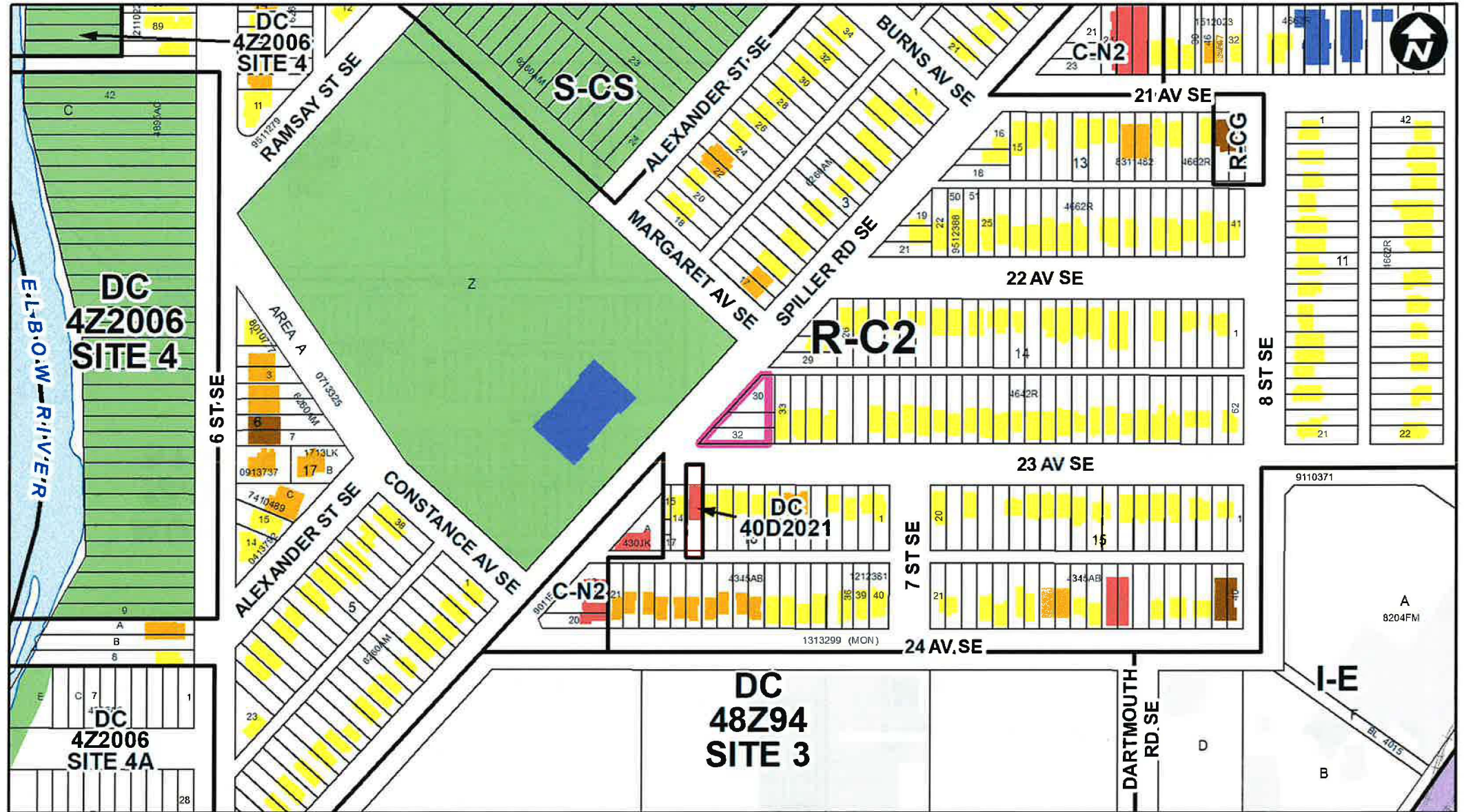
○ Bus Stop

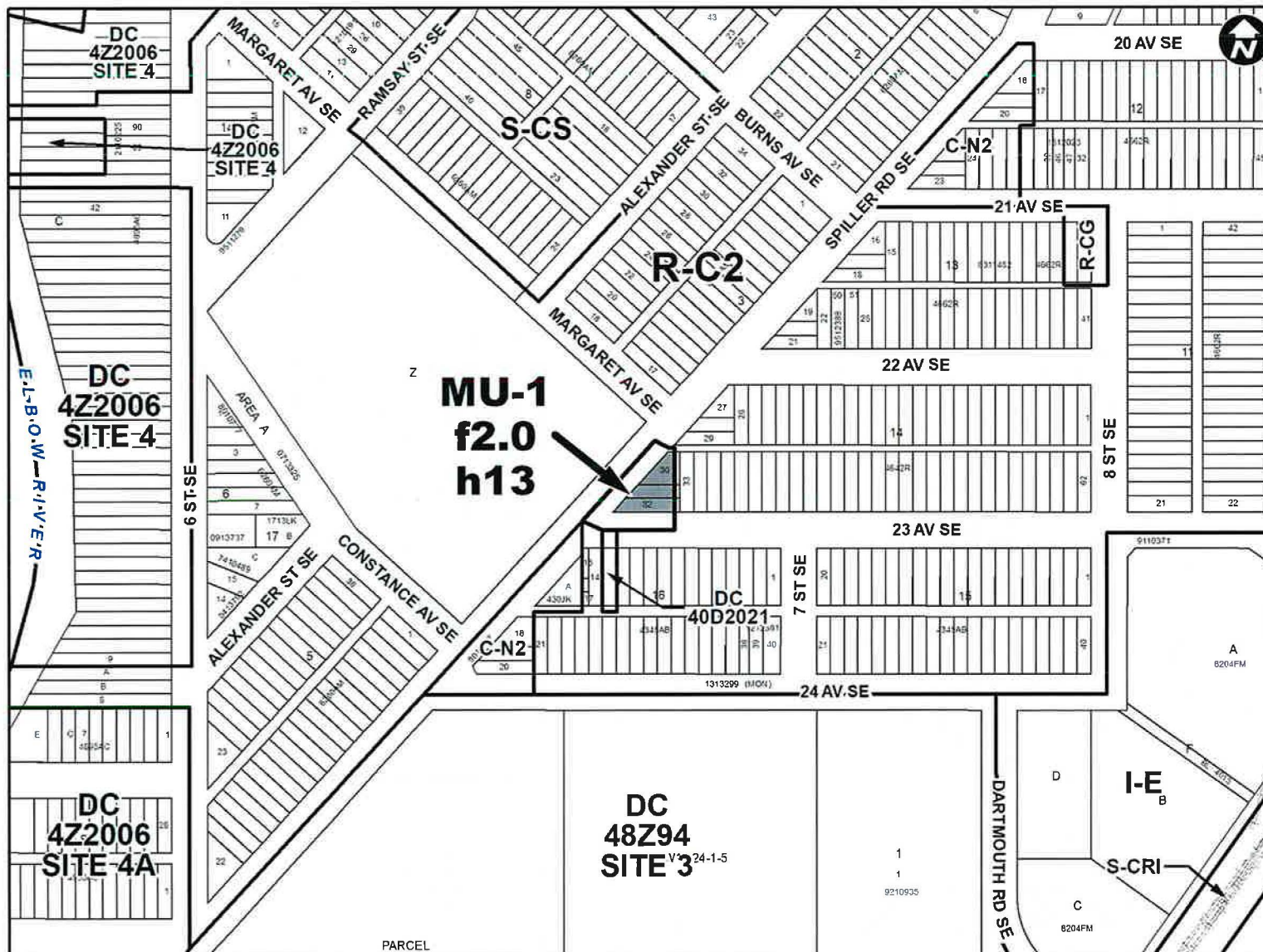
Parcel Size:

0.06 ha
45m x 33m x
33m

Surrounding Land Use

- 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





Proposed Mixed Use – General (MU-1) District:

- Allows for residential or commercial uses at grade
- Maximum building height of 13 metres (approximately 3 storeys)
- Maximum floor area ratio (FAR) of 2.0

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



Ramsay Area Redevelopment Plan:

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

Calgary Planning Commission's Recommendation:

That Council:

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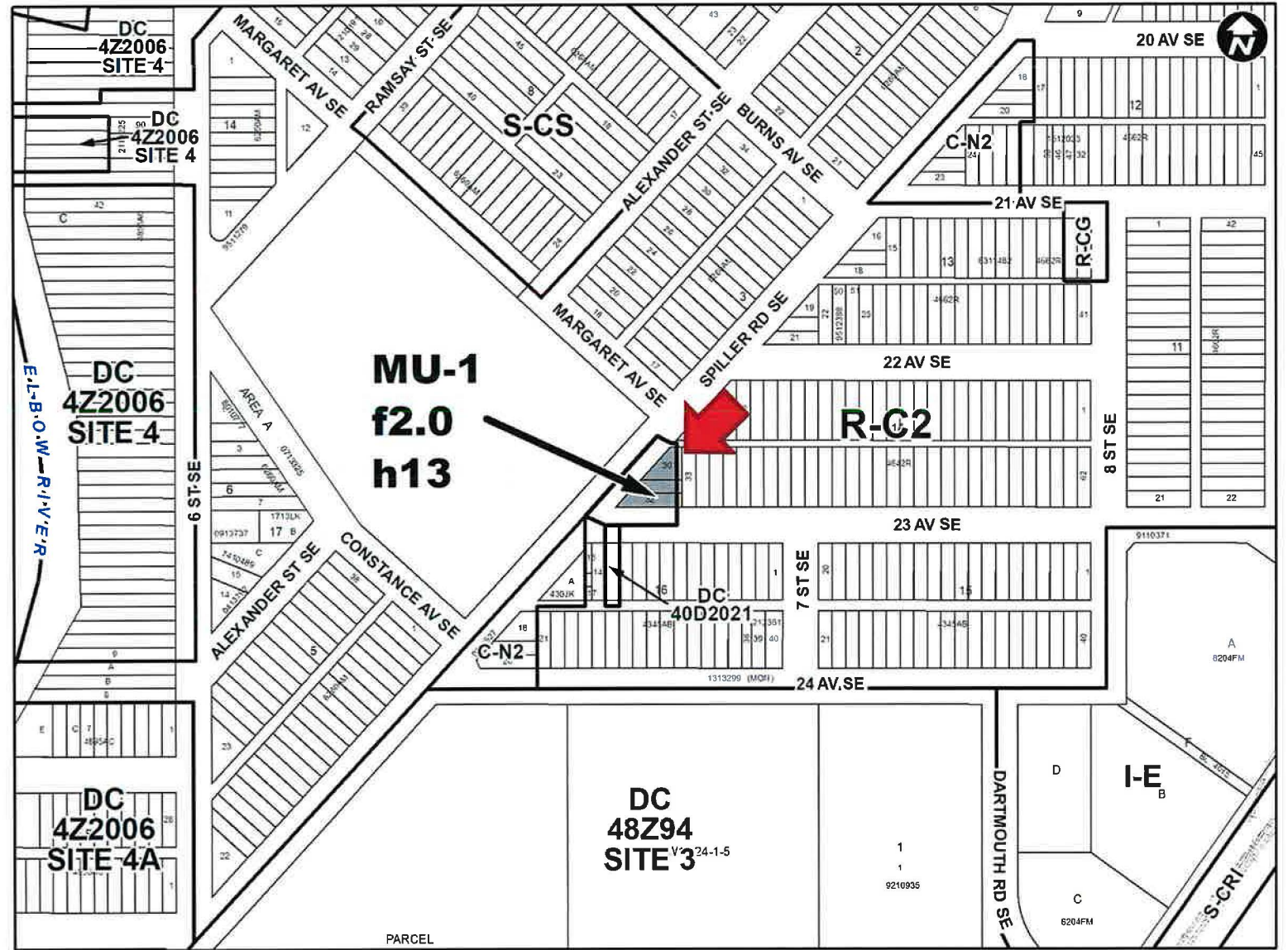
Supplementary Slides

Existing:
R-C2 District



Proposed:
MU-1 f2.0 h13 District

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



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



Existing Commercial Development along Spiller Road SE



Ramsay School with Transportation Demand Management



Front View from the corner of Spiller Road and 23 Avenue SE



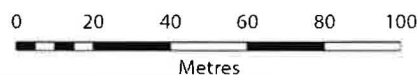
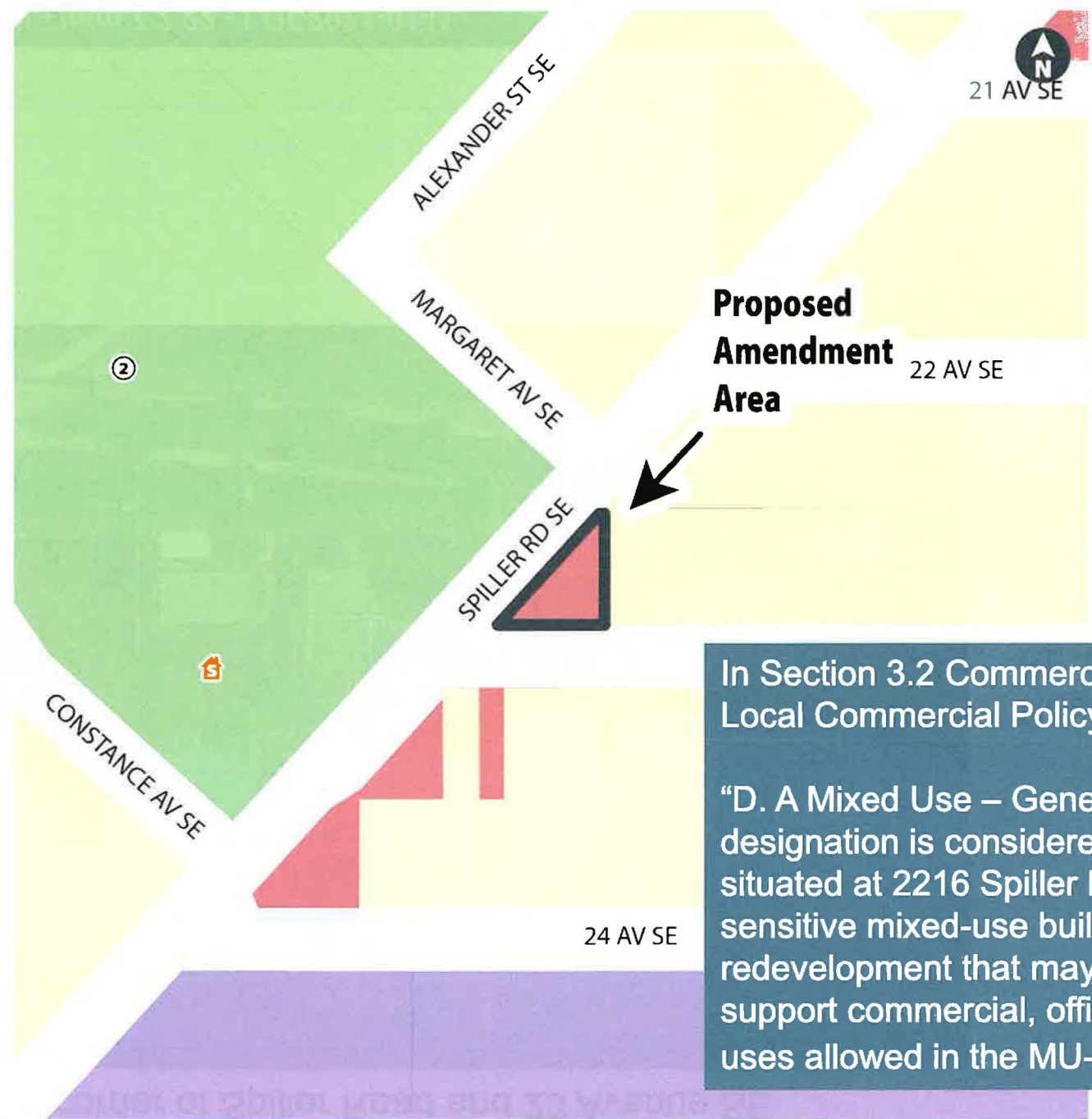
Rear Lane View form Spiller Road SE with detached double garage



**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 14

Ramsay Area
Redevelopment Plan:

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

Text Amendment:

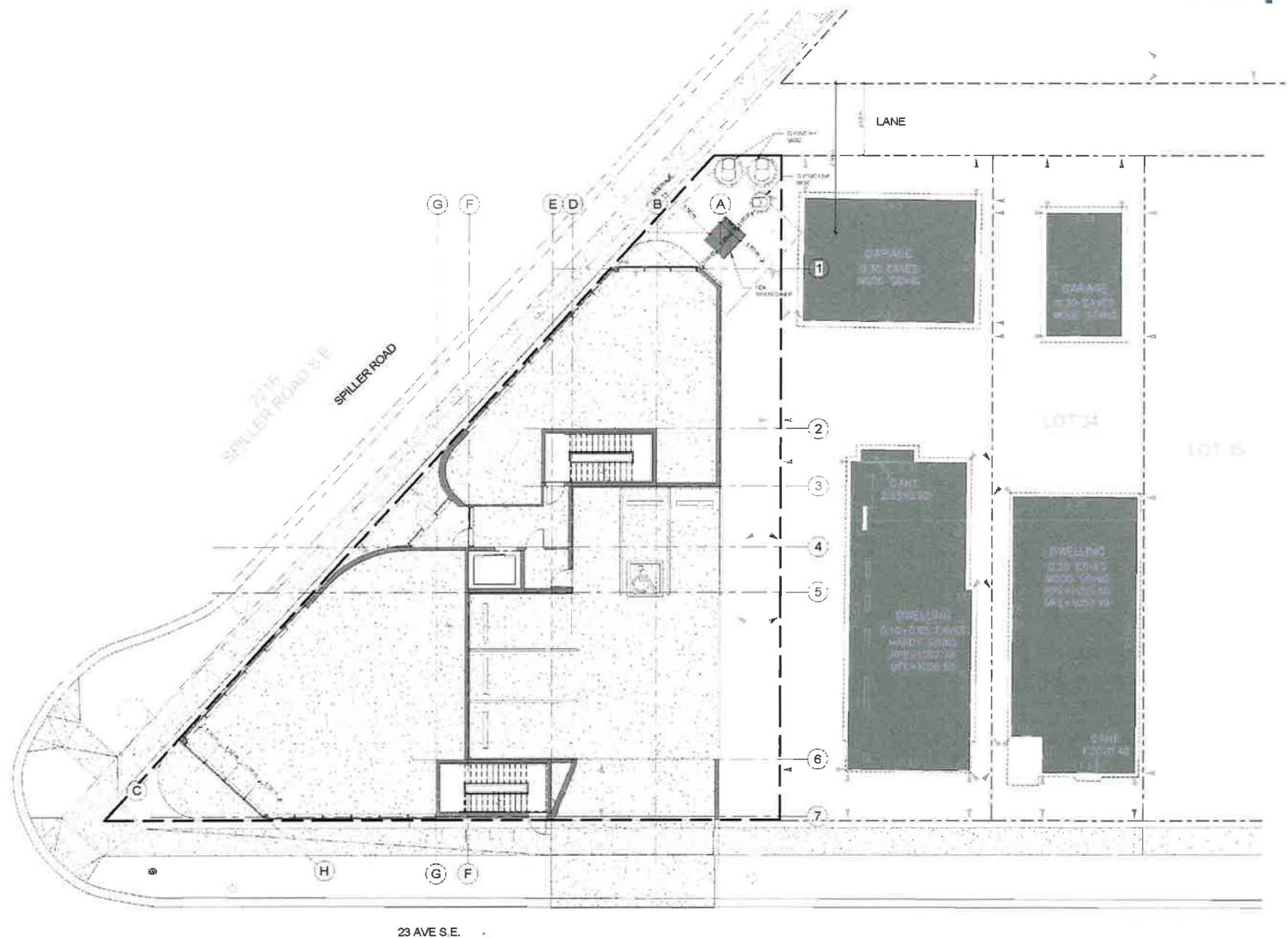
In Section 3.2 Commercial Land Use, subsection 3.2.3.1 Local Commercial Policy, after policy C add the following:

“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”

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.



23 AVE SE.