

**Policy and Land Use Amendment in Ramsay (Ward 9) at multiple addresses,
 LOC2023-0257**

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 0.22 hectares ± (0.54 acres ±) located at 1117, 1121, 1123 and 1125 – 8 Street SE and 1120 Maggie Street SE (Plan A2, Block 17, Lots 15 to 19) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate grade-oriented development, with guidelines (Attachment 3).

HIGHLIGHTS

- This application seeks to redesignate the dual street frontage site to allow for grade-oriented development at a scale consistent with low density residential districts.
- The proposal represents an appropriate density increase of a residential site in proximity to transit networks, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposal allows for greater housing choices in the community and to serve the evolving needs of different age groups, lifestyles and demographics and allows more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposal would enable pedestrian-oriented street interface with 8 Street SE and Maggie Street SE and encourages future development to reflect the historical character of the nearby buildings in Ramsay.
- Amendments to the *Ramsay Area Redevelopment Plan* (ARP) are required to accommodate the proposed land use.
- A development permit has not been submitted at this time.
- There is no previous Council Direction regarding this proposal.

DISCUSSION

This application, located in the southeast community of Ramsay, was submitted by Smith and Co. Studio on behalf of the landowners Darren Zacher, Joshua Colborne, James Atkins and Brian Blais on 2023 September 6. The subject site is comprised of five parcels with a combined area of approximately 0.22 hectares (0.54 acres). The site is located midblock between 11 Avenue SE and 17 Avenue SE and the site has two street frontages with 8 Street SE and Maggie Street SE. The site is located approximately 400 metres west of the future Green Line Ramsay/Inglewood Light Rail Transit (LRT) Station and is 50 metres south of the transit stop for Route 24. No development permit has been submitted at this time. The lands are not consolidated, and as per the Applicant Submission (Attachment 4) there is no immediate plan to develop the lands separately or through a comprehensive plan.

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The applicant initially proposed to redesignate the land use to the Multi-Residential – Medium Profile Support Commercial (M-X2) District which has a maximum floor area ratio (FAR) of 3.0 and a maximum building height of 16 metres (approximately four storeys). Through the application review process with Administration and feedback received on the application, the proposal was revised to a Direct Control (DC) District based on the Housing – Grade Oriented (H-GO) District with a maximum FAR of 1.5 and a maximum building height of 12 metres (approximately three storeys). The proposal is appropriate given the site's proximity to transit networks, nearby amenities and open spaces and the site's unique characteristics with dual street frontages. This inner city site also qualifies for the location criteria of the H-GO District as per the requirements of the Land Use Bylaw 1P2007.

The proposed DC District has specific building setbacks and driveway requirements to address the site's dual street interfaces with 8 Street SE and Maggie Street SE. The DC District lists Dwelling Unit as a discretionary use and enables the Development Authority to review the future development proposal and apply the policies to guide development to achieve a pedestrian-friendly environment.

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 the community association was appropriate. In response, the applicant met with the Ramsay Community Association (CA) and Ward 9 Councillor's Office. The applicant also dropped off post cards to nearby residents and hosted engagement sessions regarding the proposal. The Applicant Outreach Summary can be found in Attachment 5.

City-Led Outreach

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

Administration received 32 letters of opposition and two letters neither in support nor opposition from the public for the initial proposal. The letters of opposition included the following areas of concern:

- increased traffic impacts on 8 Street SE, Maggie Street SE and the adjacent roads;
- increase parking demand and pedestrian safety concerns due to more traffic;
- loss of the existing character buildings; and
- building height and shadow impacts.

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Administration also received two letters of support from the public, which indicate support for the following reasons:

- contribution to a mixture of multi-family and residential uses; and
- benefits of additional housing supply in a location that is served by transit.

The Ramsay CA provided a summary of comments received from the community on 2024 November 29. The comments identified concerns with privacy and overlooking on adjacent developments, parking access on Maggie Street SE, limited space to accommodate landscaping, and the density and scale of the future development may not align with the existing developments (Attachment 6). Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units, landscaping and on-site parking will be reviewed and determined at the development permit stage. The proposal would enable additional housing in area supported by primary transit, accommodate a range of building forms that would be contextually appropriate in low-density areas and would create grade-oriented development to enhance the pedestrian street experience on 8 Street SE and Maggie Street SE.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the proposal 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.

IMPLICATIONS

Social

The social implications include housing affordability considerations as the proposal allows for the development of a variety of grade-oriented development which can increase the diversity of housing options in the area. The proposal encourages development that is oriented towards pedestrians and public transportation, which can promote walkability, reduce traffic congestion, and increase access to amenities. This can benefit social well-being by providing residents with more opportunities for social interaction and physical activity.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The proposed land use would allow for a more efficient use of land, existing infrastructure and services, and provide more compact housing in the community.

Service and Financial Implications

No anticipated financial impact.

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RISK

There are no known risks associated with this proposal.

ATTACHMENTS

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform