

**Policy and Land Use Amendment in Ramsay (Ward 9) at 2109 – 6 Street SE,
 LOC2023-0270**

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 0.02 hectares ± (0.04 acres ±) located at 2109 – 6 Street SE (Plan 4895AC, Block C, a portion of Lot 43) from Direct Control (DC) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to the Residential – Grade-Oriented Infill (R-CG) District to allow for consolidation with the adjacent property at 1933 – 6 Street SE.
- The proposal represents an appropriate density increase of a residential site, 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 proposed R-CG District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposal would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- Amendments to the *Ramsay Area Redevelopment Plan* (ARP) are required to accommodate the proposed land use.
- A subdivision application and a development permit application for a single detached dwelling have been submitted and are under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, located in the southeast community of Ramsay, was submitted by Horizon Land Surveys Inc on behalf of the landowner, The City of Calgary on 2023 September 13. This mid-block site is located on the west side of 6 Street SE, 50 metres to the north of the junction with Ramsay Street SE. It is a portion of the skyline viewpoint on Scotsman's Hill, east of Stampede Park. A subdivision application and a development permit application (DP2024-01972) for a single detached dwelling have been submitted and are under review.

As noted in the Applicant Submission (Attachment 4), this land use amendment application is part of a land exchange agreement between The City of Calgary and the applicant. According to the agreement, The City would receive a portion of the property at 1933 – 6 Street SE (8 metres in width by 47 metres in depth, approximately 0.04 hectares in size). The intent is to acquire public ownership of the natural area on the hillside and the riverbank where a regional pathway runs across. In exchange, the applicant would receive the subject site (5 metres in width by 36 metres in depth, approximately 0.02 hectares in size) from The City to allow for redesignation

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and consolidation with the adjacent site at 1933 – 6 Street SE. This portion of land is not currently part of the fenced-in park area and it is being used for driveway access by the adjacent owner. This land use amendment application, along with the land exchange, would formalize the ownership of the site.

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 respective community association was appropriate. In response, the applicant reached out to local residents, the Ramsay Community Association and the Ward 9 Councillor's Office to discuss the application. 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 six letters of opposition, five letters of support, and one letter that was neither in support nor opposition from the public. The letters of opposition included the following areas of concern:

- loss of iconic public open space which may result in negative impacts on the quality of life in the community;
- reduce scenic views of Calgary Stampede; and
- concern for slope stability of the subject site.

Reasons for support include the following:

- providing more housing options while preserving the lookout point; and
- The City potentially acquiring more open space under public ownership.

As guided by the *Ramsay Area Redevelopment Plan*, Administration reached out to the Ramsay Community Association, Victoria Park Business Improvement Area (BIA) and the Calgary Stampede. As a result, the Ramsay CA provided a letter in opposition on 2025 January 13 (Attachment 5) concerned about the appropriateness of land exchange. The Victoria Park BIA indicated support and the Calgary Stampede indicated neither support nor opposition on the application.

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,

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interface between the property and the adjacent open space, views to downtown and Stampede, and slope adaptive design will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use and policy amendment 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 proposed application would allow for more dwelling units than what can be developed under the current subdivision pattern. The proposal may better accommodate the housing needs of different age groups, lifestyles and demographics.

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 proposal would allow for more efficient use of land, existing infrastructure and services, and provide more housing choices in the community.

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
 6. Business Improvement Area Response
- Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform