

Background and Planning Evaluation

Background and Site Context

The subject site is located midblock 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. The site is approximately 0.02 hectares (0.04 acres) in size and is approximately 5 metres wide and 36 metres deep.

Surrounding development is characterized primarily by low-density residential dwellings. Parcels to the north and east of the site are designated as the Residential – Grade-Oriented Infill (R-CG) District. Parcels to the south are designated Direct Control District to accommodate natural areas, park and recreational amenities as part of the long term development of Stampede Park. The escarpment to the west leads to the Elbow River with Stampede Park on the other side of the river.

The site is well served by public transit and community amenities within walking distance, and is part of the skyline viewpoint on Scotsman's Hill. A community playground and outdoor rink are located approximately 190 metres (a four-minute walk) to the east. The Elbow River Pathway is located approximately 550 metres (a ten-minute walk) to the west. A bus stop served Route 17 (Renfrew/Ramsay) is located approximately 350 metres away (a six-minute walk) on Burns Avenue SE.

Community Peak Population Table

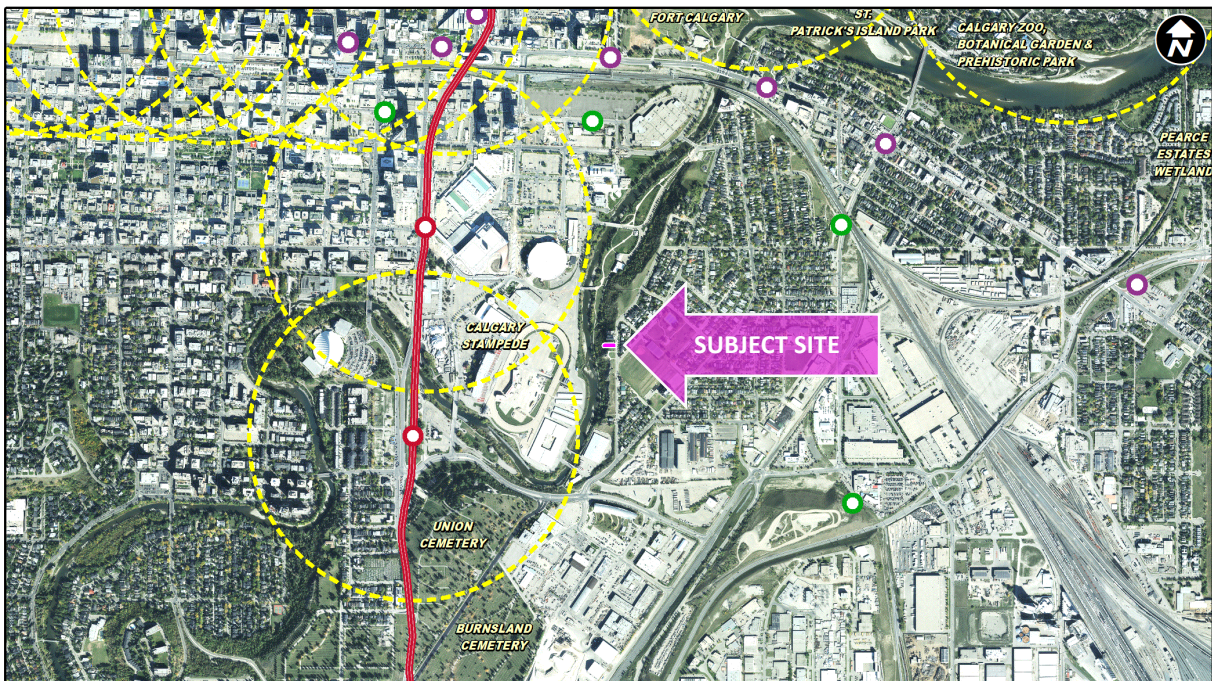
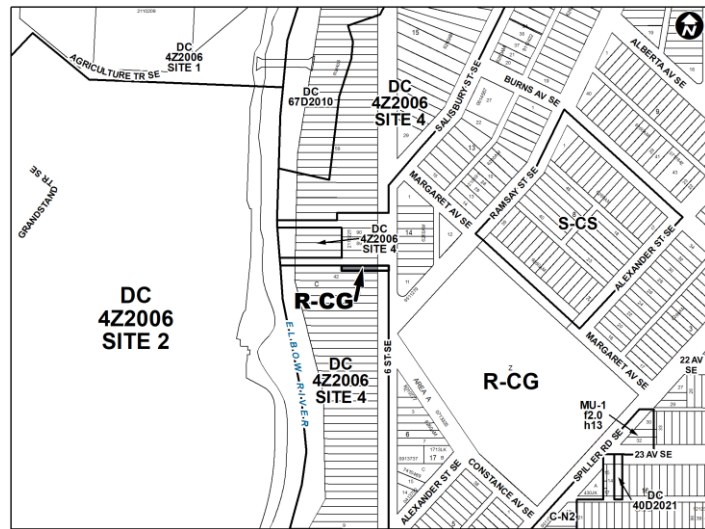
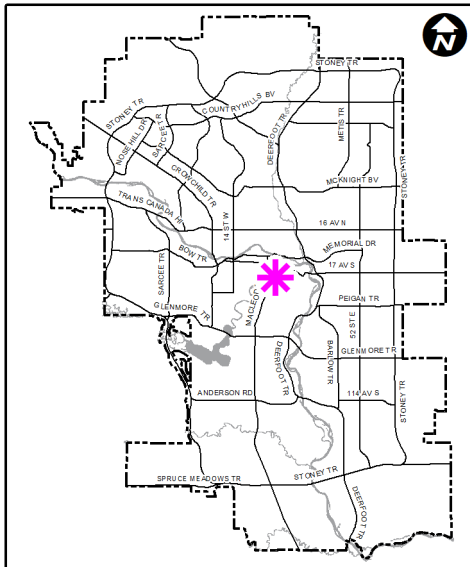
As identified below, the community of Ramsay reached its peak population in 1969.

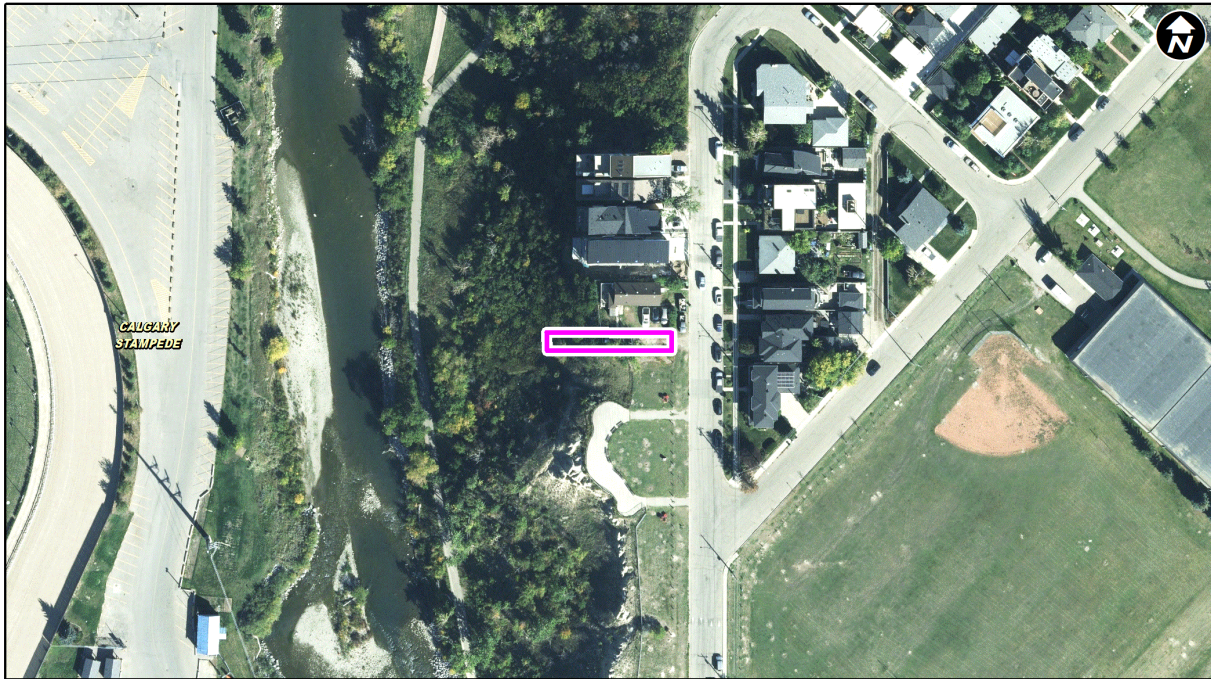
Ramsay	
Peak Population Year	1969
Peak Population	3,005
2019 Current Population	2,158
Difference in Population (Number)	- 847
Difference in Population (Percent)	-28.19%

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 Direct Control District ([Bylaw 4Z2006](#)) is part of the long-term development of Stampede Park as a year-round, multi-use facility in a park-like setting. The subject site is identified as 'Site 4' in the DC District which is intended to accommodate natural areas, parks and recreational amenities. The redesignation would not have a negative impact on public open space because the subject site is not currently part of the fenced-in park area and is being used for driveway access by the adjacent owner at 1933 – 6 Street SE.

The proposed R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the subject site parcel area, this would allow up to one dwelling units. The intent is to redesignate the subject site and consolidate with the adjacent property at 1933 – 6 Street SE.

Secondary suites (one backyard suite or one secondary suite per dwelling unit) are also allowed in the R-CG District and do not count towards allowable density. The parcel would require 0.5 parking stalls per dwelling unit and per secondary suite.

Development and Site Design

The rules of the proposed R-CG District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping and parking. Given the specific context of this site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along 6 Street SE;
- prevent scenic views being blocked by potential development;
- paying particular attention to slope adaptive design; and
- building massing and relationship with the adjacent public open space to the south

Transportation

Vehicular and pedestrian accesses to the subject parcel remain to and from 6 Street SE. A bus stop serving Route 17 (Renfrew/Ramsay) is located on Burns Avenue SE within 350 metres (a six-minute walk) of the subject site and the Erlton / Stampede LRT station is located approximately 1.3 kilometres (a 19-minute walk) from the subject site. The existing Always Available for All Ages and Abilities (5A) network connection is available along the Elbow River, and a future 5A connection is planned along 6 Street SE. A Transportation Impact Assessment (TIA) and a Parking Study were not required for either the land use amendment or development permit applications.

Environmental Site Considerations

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

The site resides within and/or is immediately adjacent to an existing steep slope/escarpment. During the application review process, several reports were provided, for review by the City Geotechnical Engineer. This includes a 2024 February 26 report not meeting City factor of safety (F.O.S.) requirements. Previous design work from 2019 and 2020 on adjacent developments, and a 2024 August 27 report provided an analytical basis regarding how development on/within the lands can achieve a factor of safety (F.O.S.) greater than 1.5. A revised (all encompassing) Slope Stability Report (Prepared by Prairie Geo Engineering Ltd., dated 2024 November 7, File No. PGE24-120), was submitted via the concurrent subdivision application process (SB2023-0329), and reviewed/accepted by the City Geotechnical Engineer. As a result, continued monitoring, beyond the 5 year construction surveillance window, is recommended. This essentially means that site owners or developers will need to consider recommendations associated but not limited to site grading and drainage, landscape design, irrigation, the care and maintenance of root bound slope cover and regular inspection of the foundation and slope. Additionally, proposed foundation structural designs should be reviewed by qualified professionals through the development permit process.

At the time of subdivision and/or development, the developer shall execute and register (on all affected titles) a Geotechnical Covenant, by way of Caveat, prohibiting the development of the lands, except in strict accordance with the above noted accepted Slope Stability Assessment or Report of record.

Utilities and Servicing

Public water and sanitary utilities exist adjacent to the site. No public storm utilities exist adjacent to the site. Servicing requirements will be determined at the time of development.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns 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)

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use and policy 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 in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner city communities to make more efficient use of existing infrastructure, public amenities, and transit and delivers small and incremental benefits to climate resilience. The proposal is in keeping with relevant MDP policies as the proposed land use district provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale, and massing.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Ramsay Area Redevelopment Plan (Statutory – 1994)

The subject site is identified as "Open Space, Park, School or Community Facility" in Map 1 – Action Plan Executive Summary in the [Ramsay Area Redevelopment Plan](#) (ARP) which allows for open space and recreation facilities to serve the recreational needs of the community. Applicable policies in the ARP support the escarpment area on the east bank of the Elbow River known as Scotsman's Hill becoming open space in the long term. This application would enable the land exchange and achieve the goal of turning escarpment area into open space without affecting public enjoyment of the subject site. Minor map amendments to the ARP are required to enable the proposed land use amendment. The proposed policy amendments would identify the subject site as appropriate for 'Low Density Residential' development. In addition, the portion of the escarpment area would be identified as 'Open Space, Park, School or Community Facility' from 'Low Density Residential'. These amendments are considered appropriate based on the policy guidance provided by the MDP and ARP.