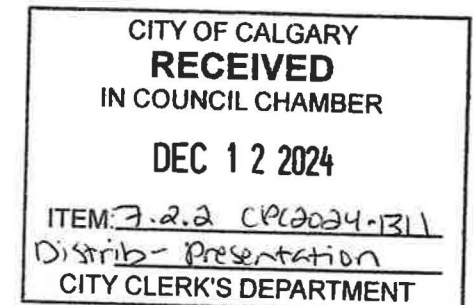




LOC2023-0257 / CPC2024-1311 Policy and Land Use Amendment

December 12, 2024

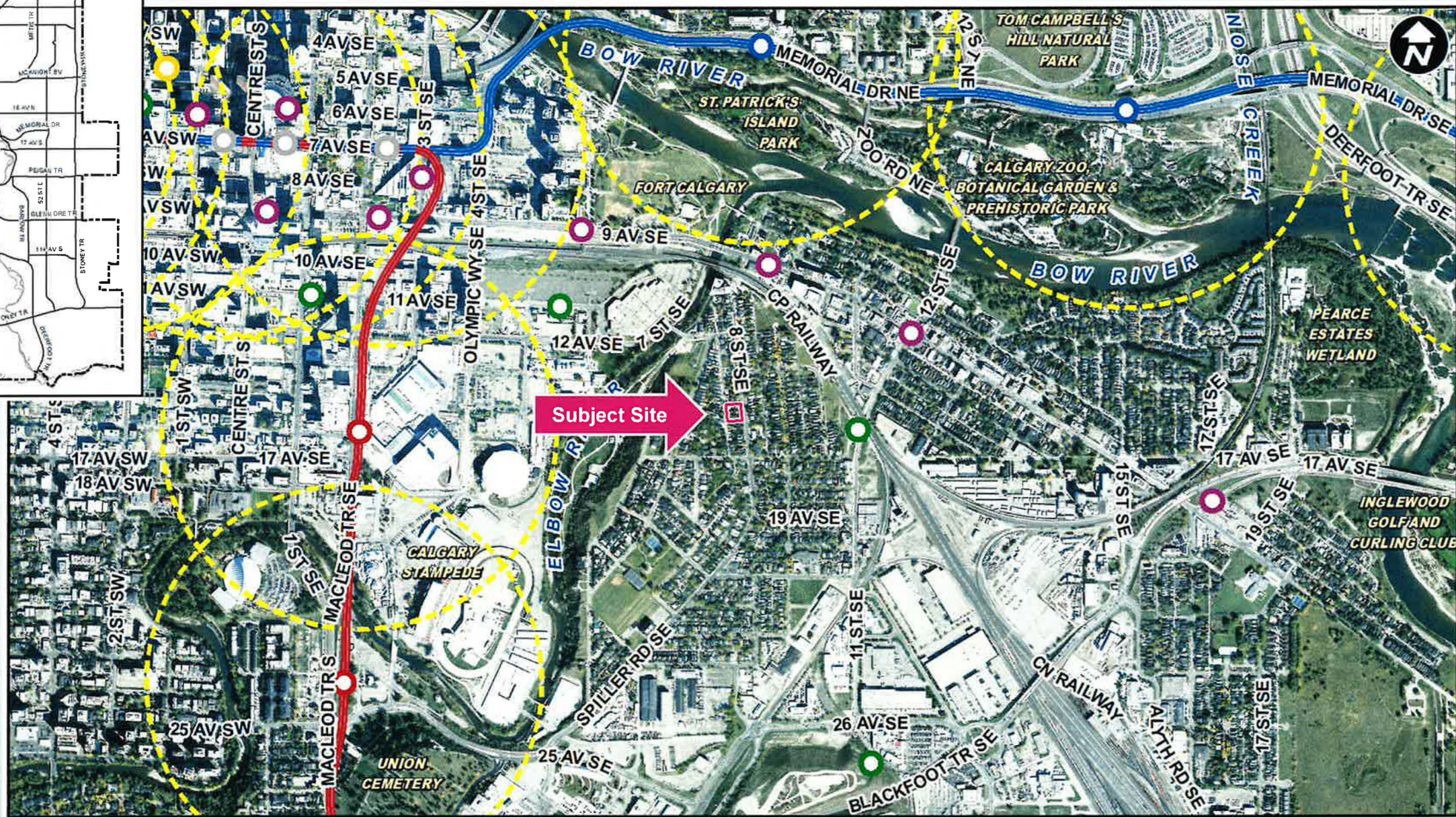
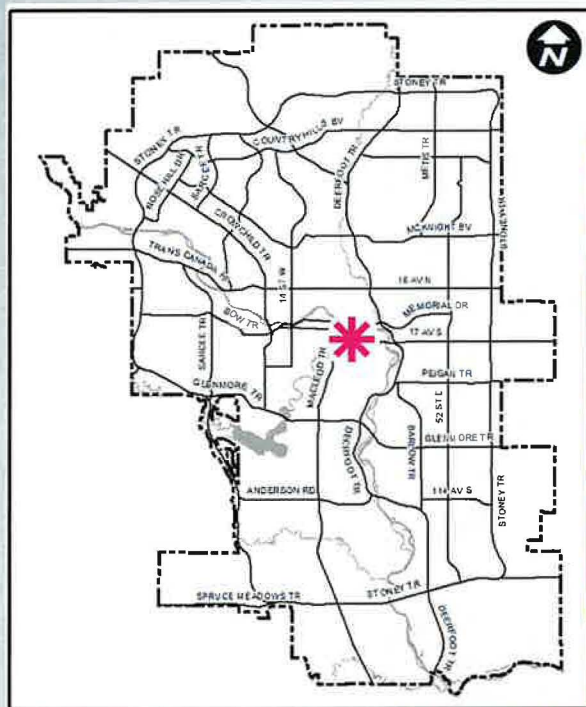


RECOMMENDATIONS:

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 \pm (0.54 acres \pm) located at 1117, 1121, 1123, 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, with guidelines (Attachment 3).





LEGEND

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

Location Map

4



○ Bus Stop

Parcel Size:

0.22 ha
50m x 45m



8 Street SE



Site Photo

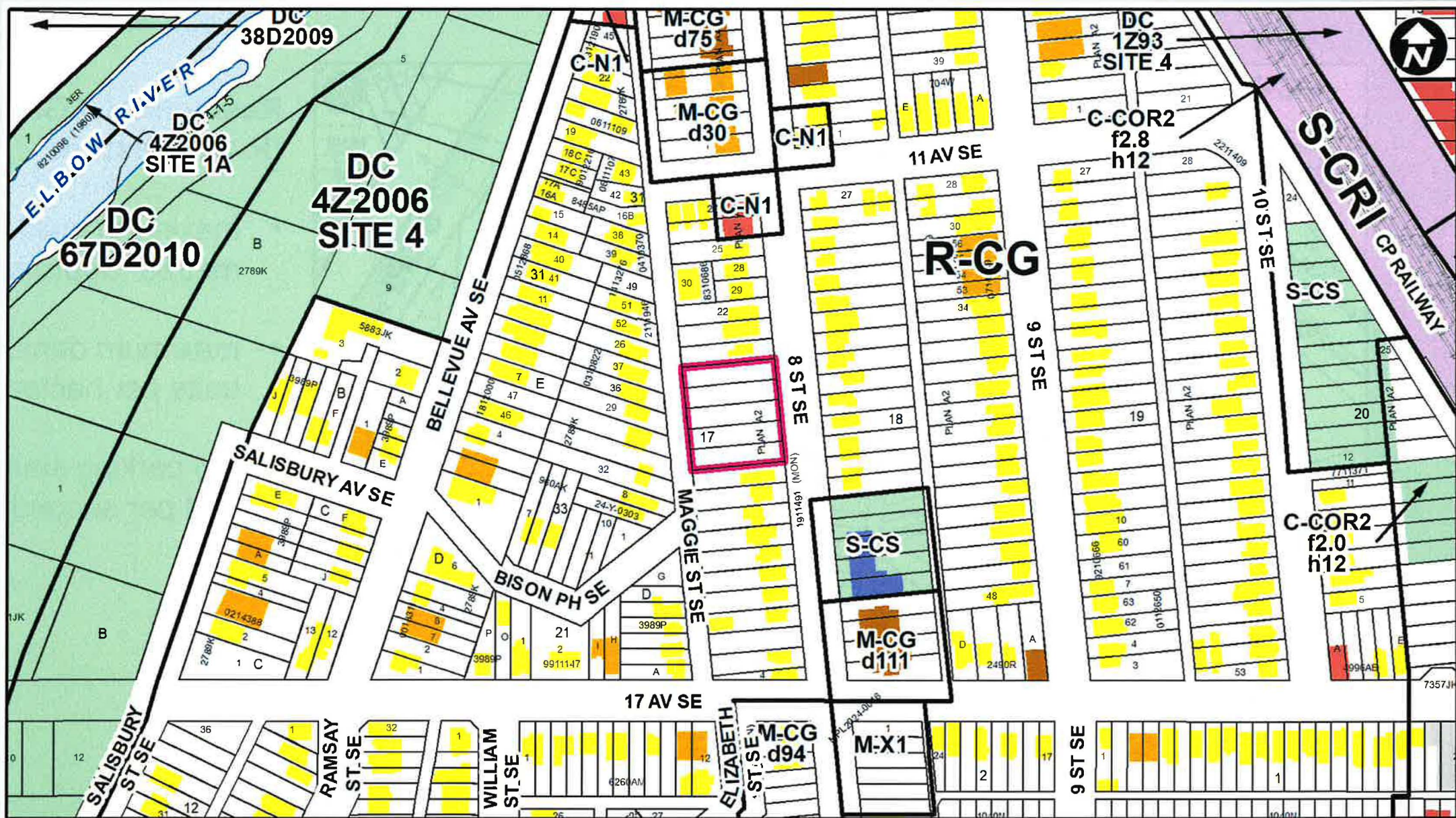
6



Maggie Street SE

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



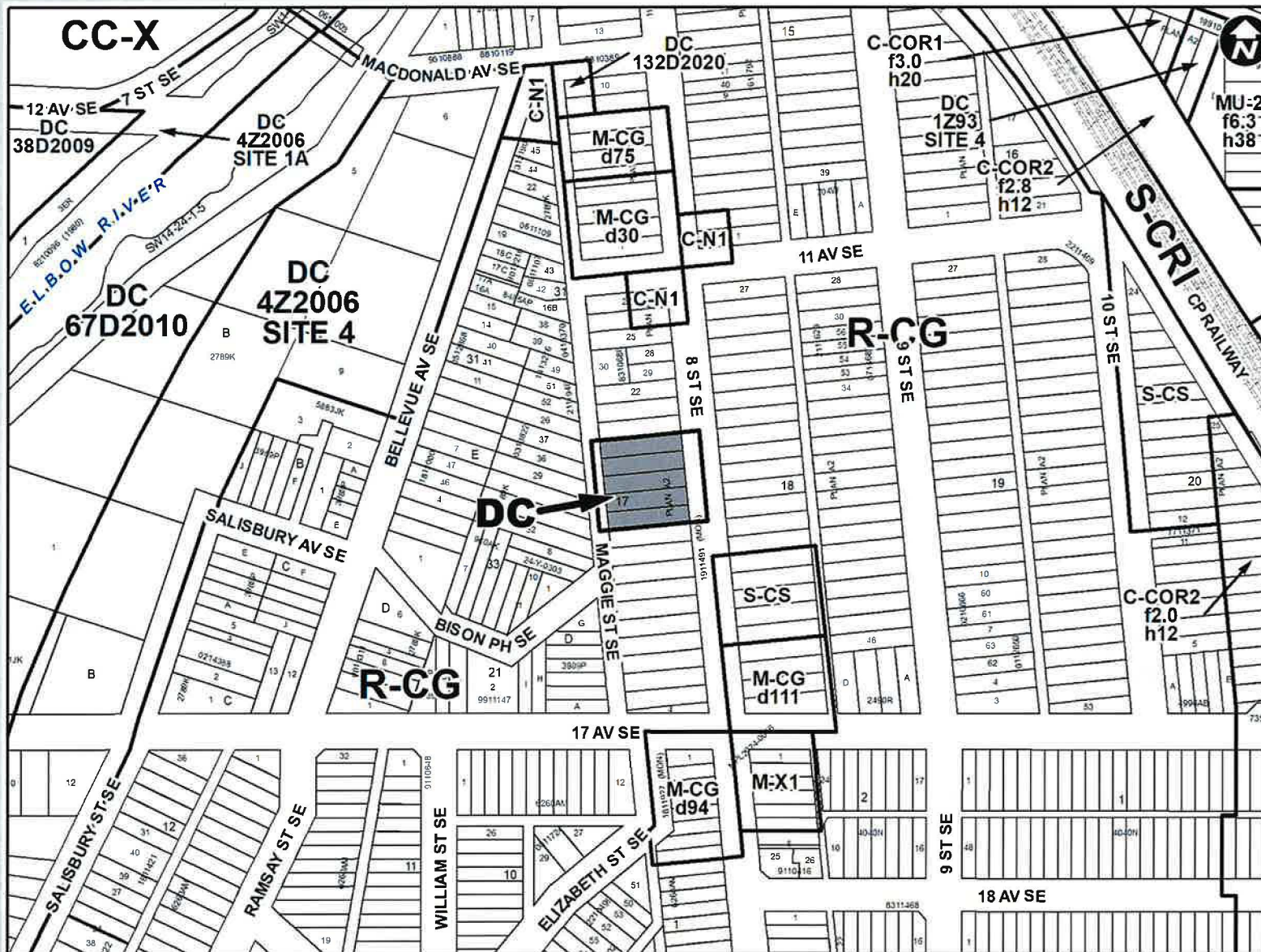


Residential – Grade-Oriented Infill (R-CG) District:

- maximum building height of 11 metres (approximately 3 storeys)
- maximum density of 75 dwelling units per hectare (uph)
- 0.5 parking stalls per dwelling unit and per secondary suite

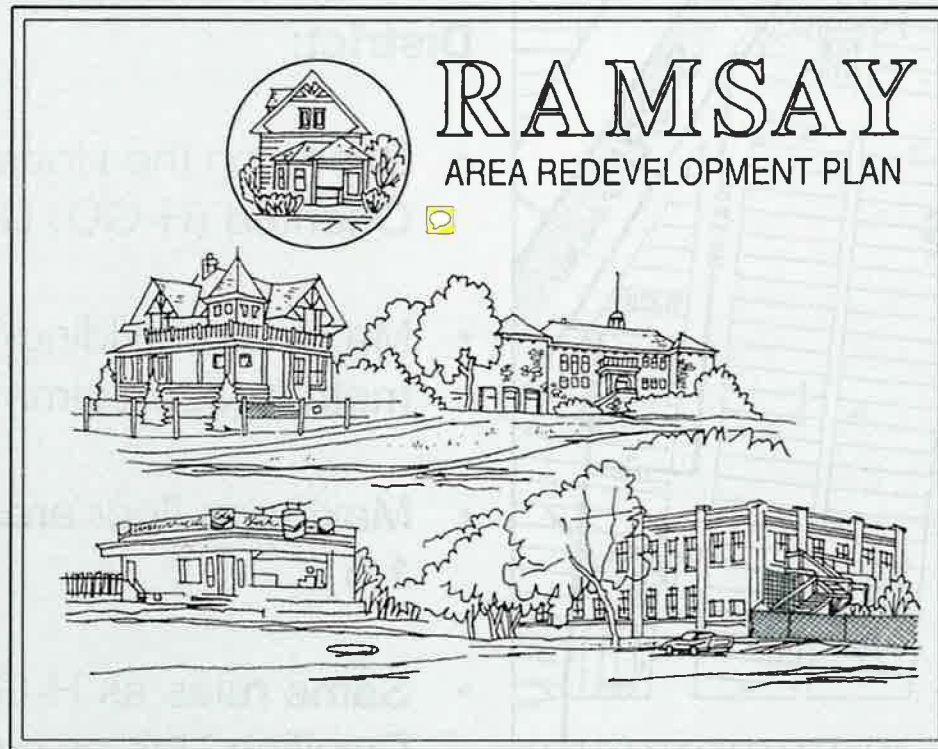
Proposed Land Use Map

9



Proposed Direct Control (DC) District:

- Based on the Housing – Grade-Oriented (H-GO) District
- Maximum building height of 12 metres (approximately 3 storeys)
- Maximum floor area ratio (FAR) of 1.5
- Same rules as H-GO District with Dwelling Unit as discretionary use
- Design guidelines to enable street-oriented building



Proposed policy amendment guidelines are provided to:

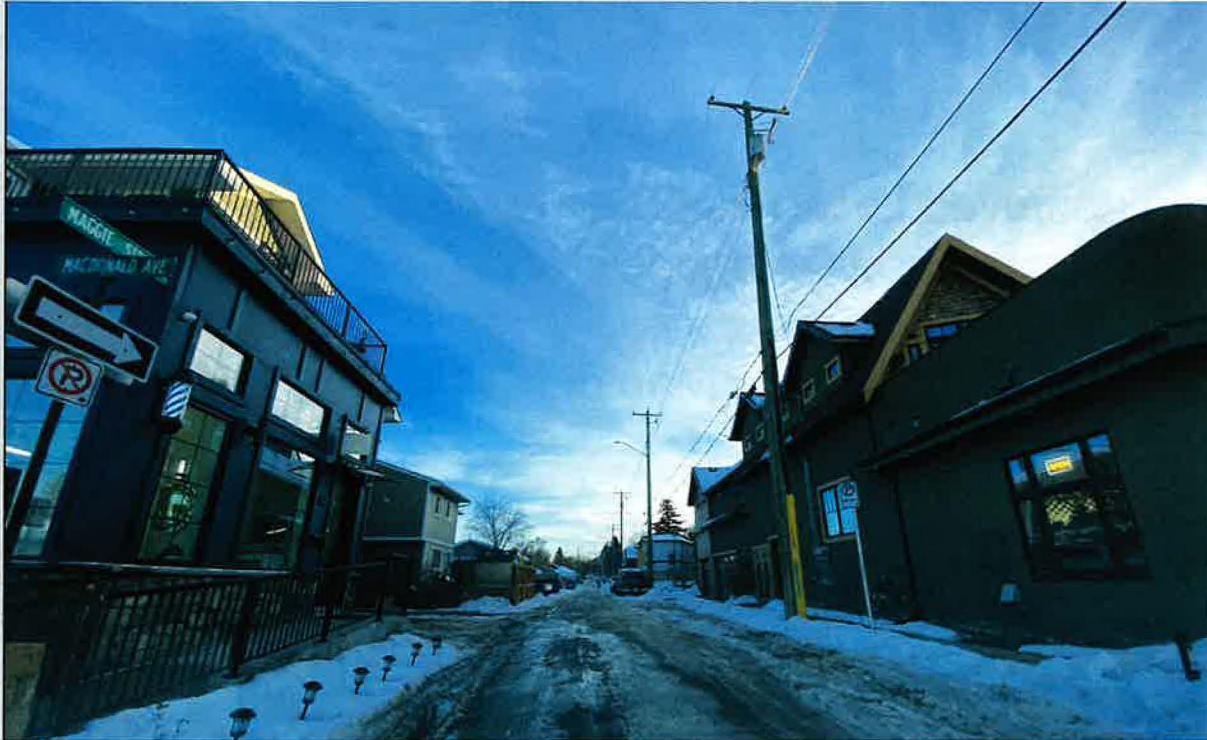
- Enhance future development interface on 8 Street SE and Maggie Street SE
- Encourage development to incorporate building design from the nearby heritage assets

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 \pm (0.54 acres \pm) located at 1117, 1121, 1123, 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, with guidelines (Attachment 3).

Supplementary Slides

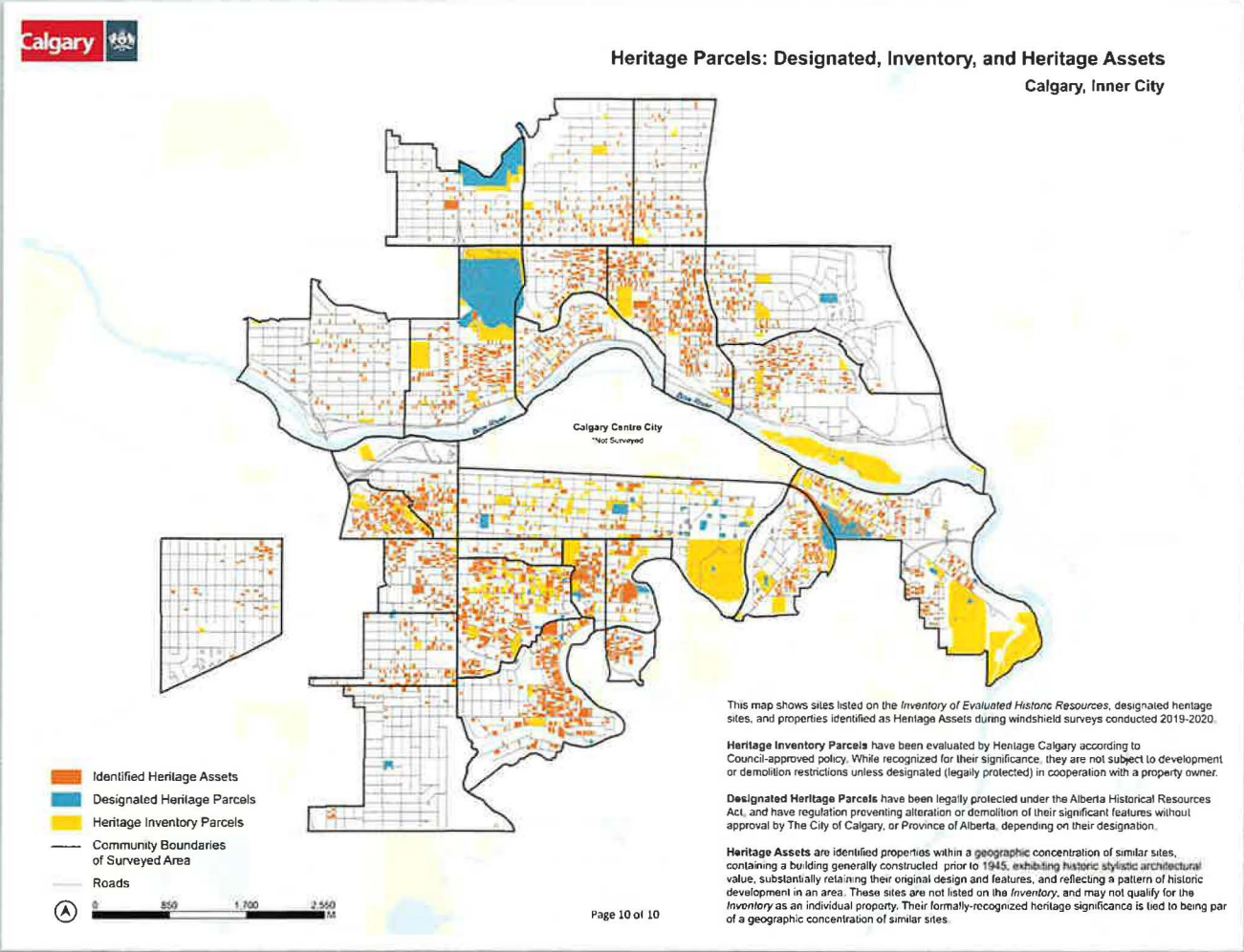


H-GO District - Land Use Bylaw 1P2007

Section 1386 The Housing – Grade Oriented (H-GO) District:

(d) should only be designated on parcels located within:

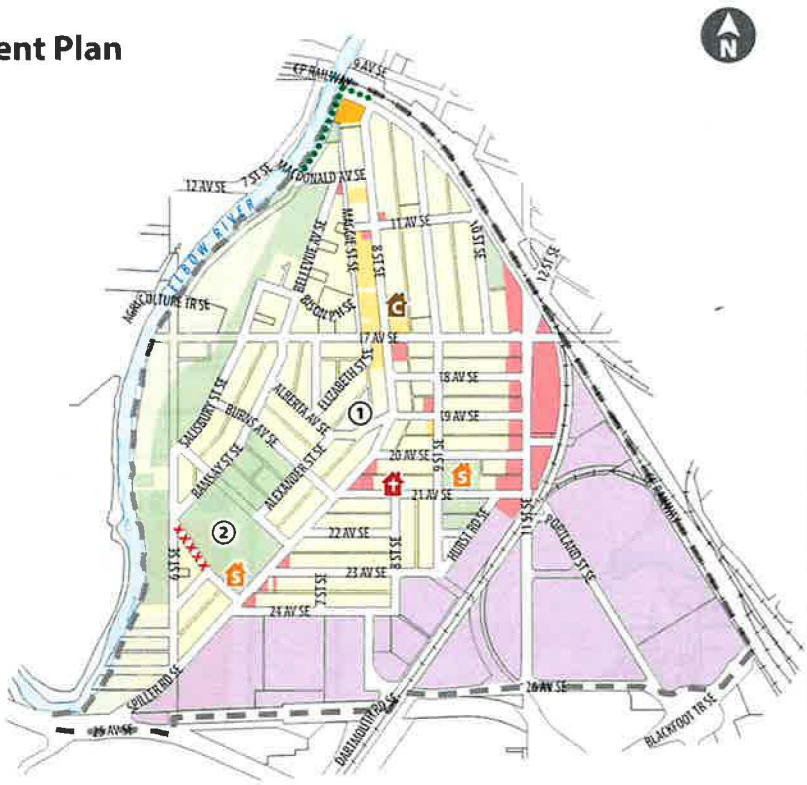
- (i) an area that supports the development form in an approved Local Area Plan as part of the Neighbourhood Connector or Neighbourhood Flex Urban Form Categories; or
- (i) the Centre City or **Inner City** areas identified on the Urban Structure Map of the Calgary Municipal Development Plan and also within one or more of the following:
 - (A) 200 metres of a Main Street or Activity Centre identified on the Urban Structure Map of the Calgary Municipal Development Plan;
 - (B) 600 metres of an existing or capital-funded LRT platform;**
 - (C) 400 metres of an existing or capital-funded BRT station; or
 - (D) 200 metres of primary transit service.



Ramsay
Area Redevelopment Plan

Map 1
Action Plan -
Executive Summary

- Legend**
- Low Density Residential
 - Low Density Multi Unit Residential
 - Medium Density Residential
 - High Density Residential
 - Commercial
 - Industrial
 - Open Space, Park, School or Community Facility
 - Public Open Space In The Long Term
 - ① Low Density Multi Units - R-2 District
 - ② Playground Open Space - R-2 District
 - School
 - Church
 - Community Hall
 - Proposed New Pathway
 - Prop Road Closures



Approved: 1P94
Amended: 1P2020, 8P2021, 81P2023

- Low Density Residential**
- maintain stability
 - encourage new development to reflect character of the streetscape through development guidelines
- Low Density Multi Unit Residential**
- retain existing multi-unit developments
- Medium Density Residential**
- retain existing medium density subsidized housing and seniors housing
 - encourage additional seniors housing of medium density
 - encourage new development along 8 Street SE between 11 and 17 Avenue SE through site specific policy

- High Density Residential**
- may include a limited range of support commercial uses at grade
 - building height should be sensitive to the context of surrounding development and natural features.

- Commercial**
- existing local and convenience commercial designated sites are sufficient for the community's needs
 - support redesignation of existing I-2 sites along 11 St S.E. to DC (C-2) in order to establish a general commercial corridor
 - encourage mixed use commercial / residential uses along 11 St S.E. (west-side only)
 - ensure additional commercial traffic does not substantially impact residential areas

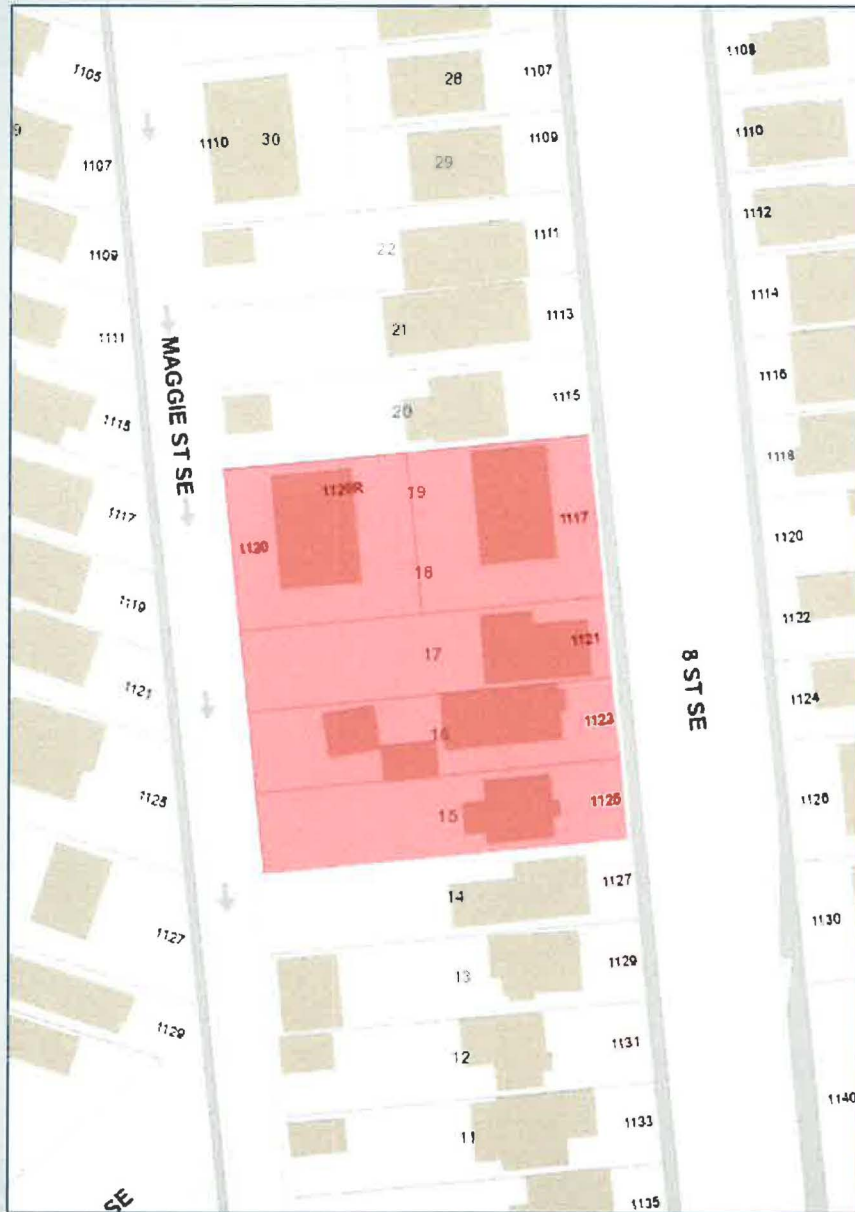
- Open Space, Community Facilities, Schools**
- retain existing open space complement
 - recommend riverbank lands are used for public open space in the long term
 - support an ARP amendment requirement should either school and the Ramsay school playground site be deemed surplus to school needs and not purchased by the City for open space and community needs
 - support the retention of both school sites in Ramsay
 - support open space improvements along heritage lines
 - support a new pathway section along the Elbow River

- Transportation**
- support the community's involvement in the GoPlan process with respect to the South Downtown By Pass
 - ensure identified traffic and parking issues are addressed through a Community Traffic Study
 - existing roads should retain their designations
 - ensure traffic infiltration into residential areas as a result of redeveloping commercial and industrial areas is minimized

- Environmental**
- ensure floodway / floodplain is considered in development applications for affected areas
 - ensure A.V.P.A. is followed with respect to land uses

- Heritage Conservation**
- promote portions of Ramsay as a "Special Character Area"
 - support the adaptive re-use of historically interesting structures
 - compile and inventory a list of historically interesting sites
 - promote a "Ramsay Heritage Committee" in its work to identify Ramsay as a historic district; evaluate various Ramsay sites for their historic significance
 - support an entry park endeavour

- Industrial**
- support redesignation of I-3 sites to DC (I-2)
 - ensure light industrial / commercial uses develop
 - ensure pollution of industrial sites is addressed and land reclaimed if found to be contaminated
 - improve the industrial / residential interface through land uses, setbacks, height restrictions, and soft landscaping where appropriate



CPC2024-1311
Attachment 3

Permitted Uses

4 The **permitted uses** of the Housing – Grade Oriented (H-GO) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District with the exclusion of:

- (a) **Dwelling Unit.**

Discretionary Uses

5 The **discretionary uses** of the Housing – Grade Oriented (H-GO) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Dwelling Unit.**

Bylaw 1P2007 District Rules

6 Unless otherwise specified, the rules of the Housing – Grade Oriented (H-GO) District of Bylaw 1P2007 apply in this Direct Control District.

Building Setbacks

- 7 (1) Where a **parcel** shares a **property line** with both Maggie Street SE and 8 Street SE:
- (a) the minimum **building setback** from Maggie Street SE is 3.0 metres; and
 - (b) the minimum **building setback** from 8 Street SE is 3.0 metres.
- (2) Where a **parcel** shares a **property line** with Maggie Street SE, but not 8 Street SE:
- (a) the minimum **building setback** from Maggie Street SE is 3.0 metres; and
 - (b) the minimum **building setback** from the east **property line** is 5.0 metres.
- (3) Where a **parcel** shares a **property line** with 8 Street SE, but not Maggie Street SE:
- (a) the minimum **building setback** from 8 Street SE is 3.0 metres; and
 - (b) the minimum **building setback** from the west **property line** is 5.0 metres.
- (4) The minimum **building setback** from a **side property line** is 1.2 metres.

Accessory Residential Buildings on Maggie Street SE

8 Section 1401(1)(c) of Land Use Bylaw 1P2007 does not apply to an **Accessory Residential Building** located between any **building** and Maggie Street SE.

Driveway Connecting to Maggie Street SE

- 9 A driveway connecting to Maggie Street SE must:
- (a) not exceed 3.0 metres in length measured along the intended direction of travel for vehicles from the back of the public sidewalk or curb; and

CPC2024-1311 Attachment 3
ISC UNRESTRICTED

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