

PROPOSED

CPC2024-1311
ATTACHMENT 2

BYLAW NUMBER 18P2025

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE RAMSAY AREA REDEVELOPMENT PLAN BYLAW 1P94 (LOC2023-0257/CPC2024-1311)

WHEREAS it is desirable to amend the Ramsay Area Redevelopment Plan Bylaw 1P94, as amended;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26, as amended:

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Ramsay Area Redevelopment Plan attached to and forming part of Bylaw 1P94, as amended, is hereby further amended as follows:
 - (a) In Section 3.1.3 Policies, subsection 3.1.3.3 Medium Density Policy, after the first paragraph add the following:

“The area comprising 1117, 1121, 1123, 1125 – 8 Street SE and 1120 Maggie Street SE is appropriate for grade-oriented multi-residential development. Most of the properties have dual frontages facing both 8 Street SE and Maggie Street SE.”
 - (b) In Section 3.1.4 Implementation, subsection 3.1.4.3 Sub-Area 6 – Development Guidelines, after the first paragraph add the following:

“The following development guidelines apply to the sites located at 1117, 1121, 1123, 1125 – 8 Street SE and 1120 Maggie Street SE.

 - Development should be designed to be street-oriented and incorporate windows, doors, balconies, and other architectural elements to enhance building façades adjacent to 8 Street SE and Maggie Street SE.
 - For units that are not visible from the street, connections to those units from the public sidewalk should include pathways, landscaping, lighting and address signs to assist in wayfinding.
 - Additional setbacks should be provided along Maggie Street SE to accommodate a sidewalk and landscaping to maintain a residential street experience and to calm vehicular traffic.

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- Garages fronting onto Maggie Street SE should be designed to be unobtrusive, with minimized driveway dimensions, to create a more pedestrian-friendly streetscape.

Heritage Assets

There are a number of heritage assets in Sub-Area 6 that are not currently on the Inventory of Evaluated Historic Resources. These heritage assets are typically constructed prior to 1945 and have retained their original form, architectural details and/or building materials. These heritage assets exhibit historic stylistic architectural value and contribute to the overall historic values to the areas. Some of these heritage assets in Sub-Area 6 are located on 8 Street SE and Maggie Street SE, between 11 and 17 Avenue SE.

- Development should draw design references from nearby heritage assets on 8 Street SE and Maggie Street SE, between 11 Avenue SE and 17 Avenue SE by referencing the building façade, building materials and architectural designs such as windows, porches and roof styles.
- Development should provide a front projection, such as porches, patios, verandas, sunrooms etc. on the main floor that may be covered or enclosed, and visible from the street.
- Building massing on upper storeys should be reduced for development that is larger than nearby heritage assets.
- The primary rooflines visible from the street should be pitched. Flat roofs are discouraged where visible from the street.
- Development should provide distinct rooflines that accentuate individual units for developments with more than one unit.”

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2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____