

Applicant Submission

S+Co Planning+Design

Proposed Land Use Change Applicant Summary

Project Location: 1117, 1121, 1123, 1125, AND 1120 Maggie Street SE (the lands)

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

Proposed Land Use: Direct Control (DC) District based on the Housing - Grade Oriented (H-GO) District

APPLICATION SUMMARY

The proposed Land Use Redesignation aims to change the zoning of the land from its current designation as Grade-Oriented Infill (R-CG) District to the Housing - Grade Oriented (H-GO DC) District. A change of a similar nature was initially approved through a re-zoning application with a DC (M-C1) rules in late 2019, a decision that was supported by both the CPC and the Council at its first reading.

The decision to Propose DC was made in consideration of the unique characteristics of the land, including its unusual depth and its location along two streets, namely, 8th and Maggie. However, in light of the 2020 amendment to the Ramsay Area Redevelopment Plan (ARP), which supports Medium Density Residential developments, and the approval of planning documents such as the "Guidebook for Great Communities," the owners' group now believes that introducing a Housing - Grade Oriented (H-GO DC) District into the existing community fabric can be done in a way that enhances the community at large.

It's important to note that there are currently no immediate plans to develop the separately owned lands, whether individually or comprehensively. Nevertheless, the owners' group is interested in participating in the process of up-zoning their lands. As a result, a potential development plan will be provided following this submission for consideration.

DEVELOPMENT PARAMETERS

- **Site Area:** each single land parcel is .0457 hectares. 5 parcels for a total land area of .2299 hectares
- **Building Height:** 12m max. (3 storeys)
- **Density Calculator:** FAR 1.5
- **Residential Units:** single lots approximately 11 units. Total lands approximately 66 units.
- **Vehicle Parking Stalls:** .5 stalls per unit .
- **Secure Bike Stalls:** 1 per Dwelling Unit where units are not provided with parking stalls.
- **Resident Amenity Space:** required for all Dwelling Units.

WHAT IS HOUSING GRADE ORIENTED (H-GO) DISTRICT?

H-GO is a new housing district for the Centre and Inner City that allows a range of grade-oriented housing. This district adds the option of higher intensity redevelopment than that of R-CG, but still maintains direct ground-level access for all homes (i.e. no apartment forms). The H-GO district is limited to use in areas identified with the Neighbourhood Connector and Neighbourhood Flex urban form categories through a local area plan process or identified on the Municipal Development Plan as Centre City or Inner City with close proximity to main street, activity centre or transit service as detailed in Land Use Bylaw 1P2007.

PROJECT SITE CHARACTERISTICS

This site is particularly well suited for a Housing - Grade Oriented (H-GO DC) District development given its lot characteristics and strategic location, and the character and scale of surrounding area development.

1. Transit-Oriented Development (TOD): The project site is within 300m (± 7 min. walk) of 2 future LRT stations the 4th Street SE and the Ramsay/Inglewood Station. Within steps of the proposed site is the Calgary Transit 17 Bus Route to downtown and the inner city's North East. The proposed H-GO DC land use aligns with the imperative for Transit-Oriented Development, a core tenet of modern urban planning. TOD encourages the integration of various land uses, including residential, commercial, and public spaces, within easy walking distance of transit stations. The site's proximity to two future Green Line LRT stations positions it as an ideal candidate for TOD, allowing residents to seamlessly access the city's transit network and reduce reliance on personal vehicles.

2. Main Street and Neighbourhood Connector Corridor: This project is located Neighbourhood Connector areas characterized by a broad range of housing types along higher activity streets in the draft Historic East Calgary Communities Local Area Plan. This is identified in the "Guidebook for Great Communities" as an area that can accommodate small-scale commercial uses to meet residents' daily needs and often provide connections to other communities. The public realm may include features such as wide sidewalks and cycling infrastructure.

3. Nearby Open Spaces & Community Amenities: The project site is within a ± 1 min. walk to 2 restaurant Red's Diner and Mighty Halifax Style and future site of a community service in the former Black and White corner store as well as the Ramsay community association building, an 8 minute walk to Ramsay Elementary School and The Ramsay Design Centre. Within a 12 minutes walk to the Inglewood commercial district on 9th Avenue and the Stampede park amenities. Nearby cycling infrastructure within 3 blocks of the site along 11 ST SE allows for even easier access to some of these destinations.

4. Enhancing Connectivity and Mobility: The H-GO DC land use will encourage mix of dwelling types, which aligns with the goal of creating walkable and transit-friendly communities. By permitting residential units within proximity to commercial establishments, we can reduce automobile dependency and promote alternative transportation options, aligning with Calgary's commitment to sustainability.

5. Respecting Narrow Streets and Historic Character: The proposal to change the land use on 8th Street SE as well as Maggie Street recognizes that this street is particularly narrow and that the facade facing it must be thoughtfully designed. In accordance with the Heritage Guidelines, the facades should reflect the historic character, scale, and materials of the surrounding heritage structures, contributing to the visual continuity of the area.

ALIGNMENT WITH THE AREA REDEVELOPMENT PLAN (ARP)

The project site is located within the boundary of the Ramsay Area Redevelopment Plan. The site is identified as appropriate for Medium Density Residential development by the statement Bylaw 2020: *"In addition, the site comprising of 1105 - 1147 8 Street SE (except for 1127 8 Street SE), 1110 and 1120 Maggie Street SE, and 803 and 805 - 11 Avenue SE was redesignated to accommodate medium density residential development. Redevelopment may occur on individual parcels or comprehensively across a number of parcels."* The proposed re-zoning does not suggest the removal or relocation of any of the *"historically interesting"* sites as identified in the ARP. The development will align with the Transportation Policy, the Transit Station Area Policies and intends to adhere to the heritage design guidelines associated with the Ramsay ARP. It should be stressed that at present the lands are not consolidated and there is no immediate plan to develop the lands singly or through a comprehensive plan.

ALIGNMENT WITH CALGARY'S GROWTH PLANS

The proposed change and development vision are consistent with the city wide goals and policies of the *Municipal Development Plan (MDP)* and *Calgary Transportation Plan (CTP)*, which encourage: the development of innovative and varied housing options in established communities; more efficient use of infrastructure; and more compact built forms in locations with direct and easy access to transit shopping, schools and other community services.

CONCLUSION

In summary, the request for a land use change from R-CG to H-GO DC in Ramsay's Mill Estates aligns with the principles outlined in the Ramsay ARP amendment and the Guidebook for Great Communities. It promotes connectivity, community identity, economic vitality, sustainability, and community engagement. This change will contribute to the ongoing development of a great community, improving the quality of life for residents and reinforcing Calgary's status as a forward-thinking and livable city.