



LOC2023-0270 / CPC2025-0013

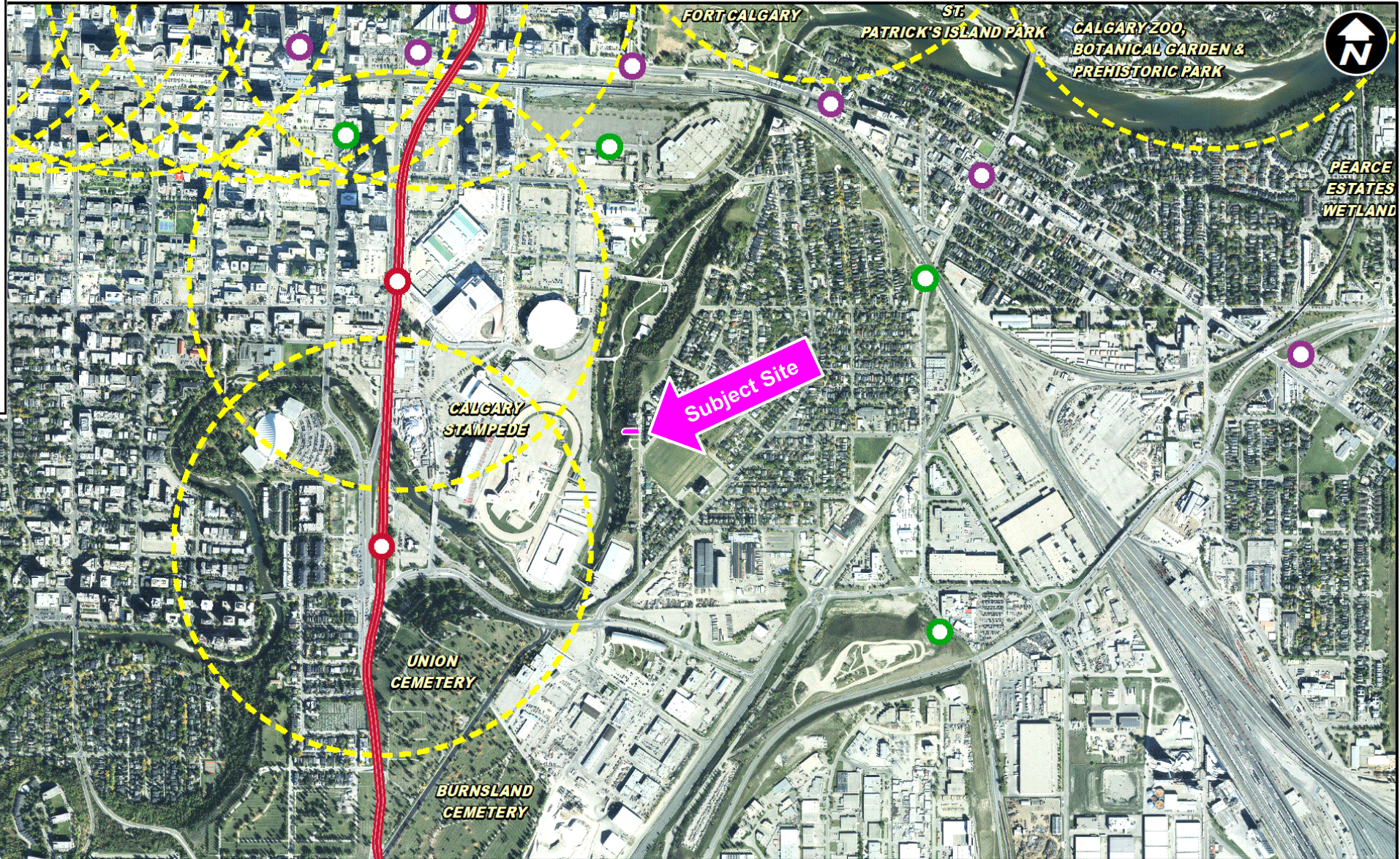
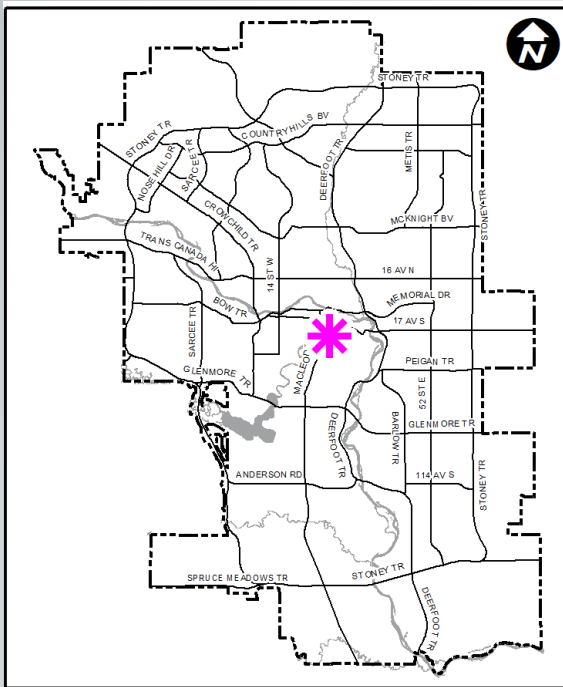
Policy and Land Use Amendments

January 23, 2025

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 \pm (0.04 acres \pm) 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.



LEGEND

600m buffer from LRT station

LRT Stations

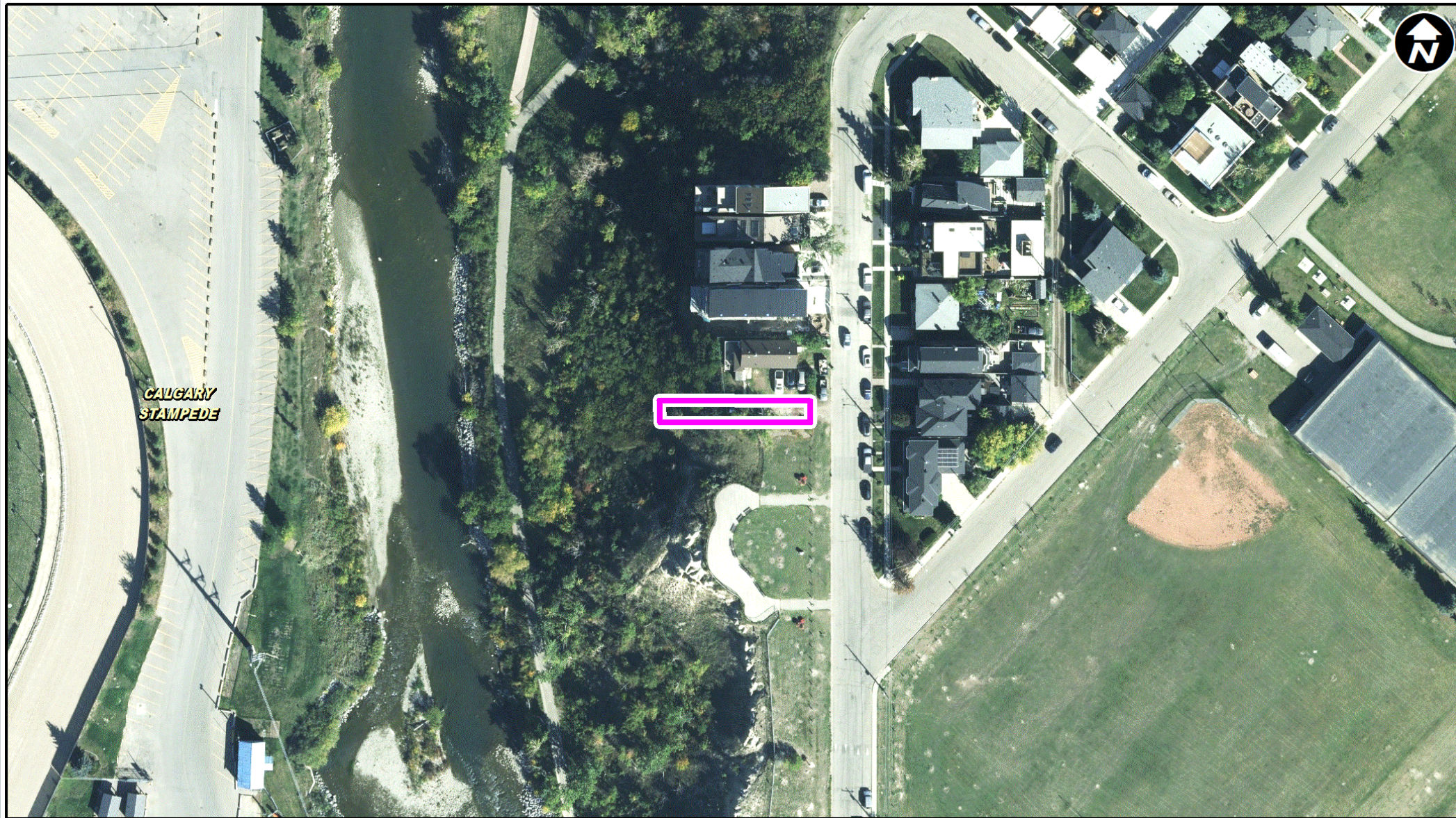
- Blue
- Downtown
- Red
- Green (Future)

LRT Line

- Blue
- Blue/Red
- Red

Max BRT Stops

- Orange
- Purple
- Teal
- Yellow

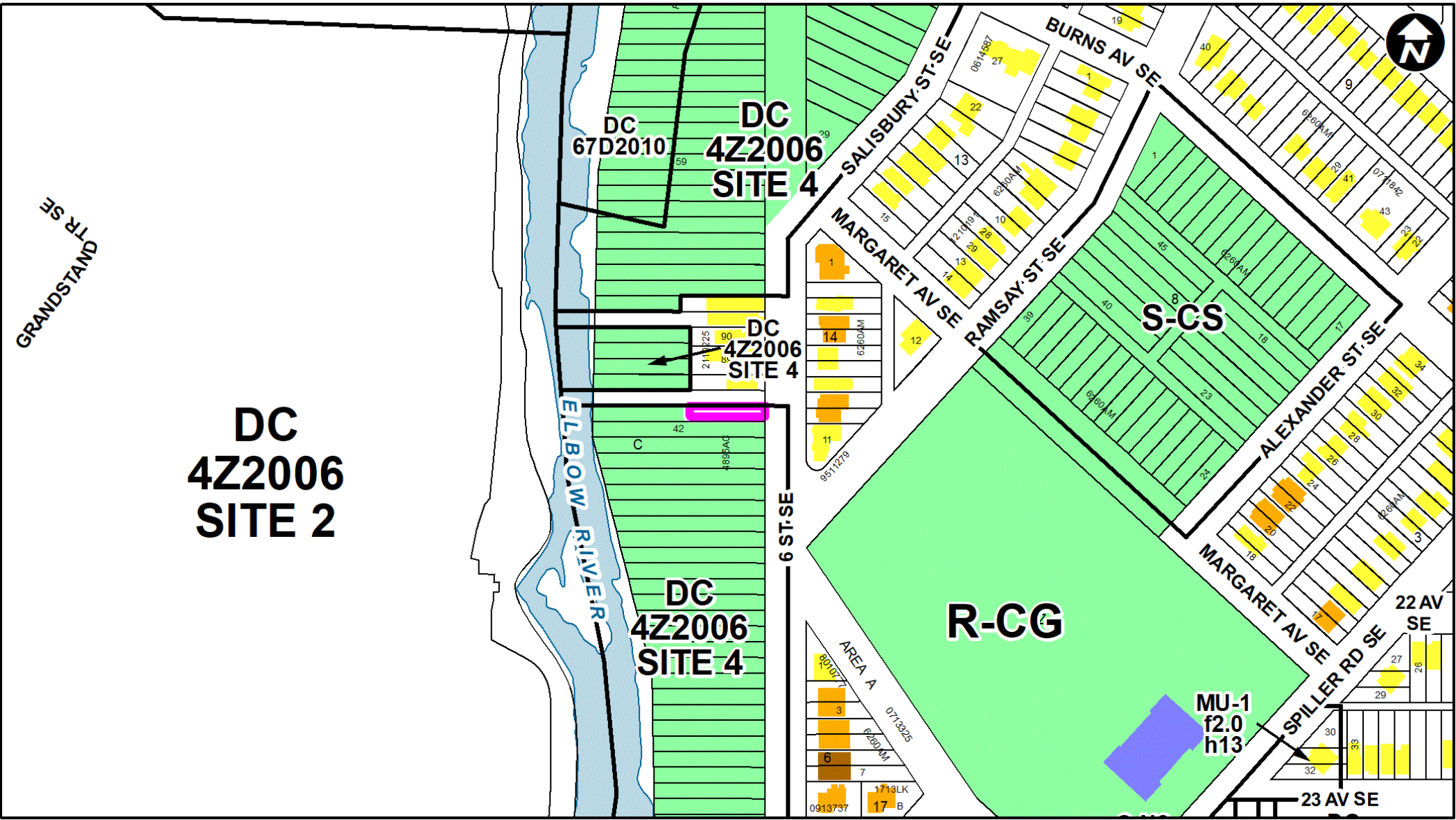


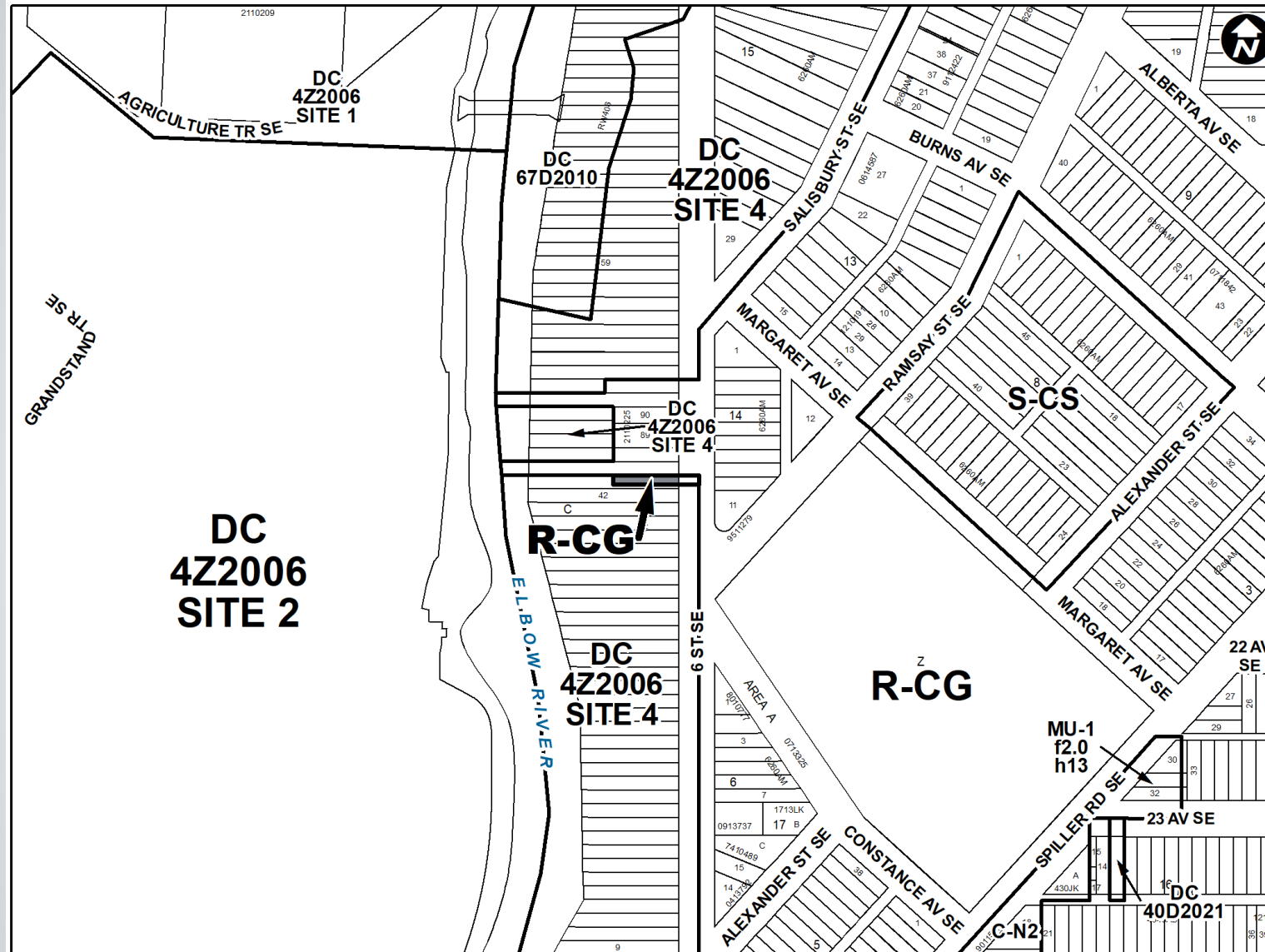
Parcel Size:

0.02 ha
5 m x 36 m



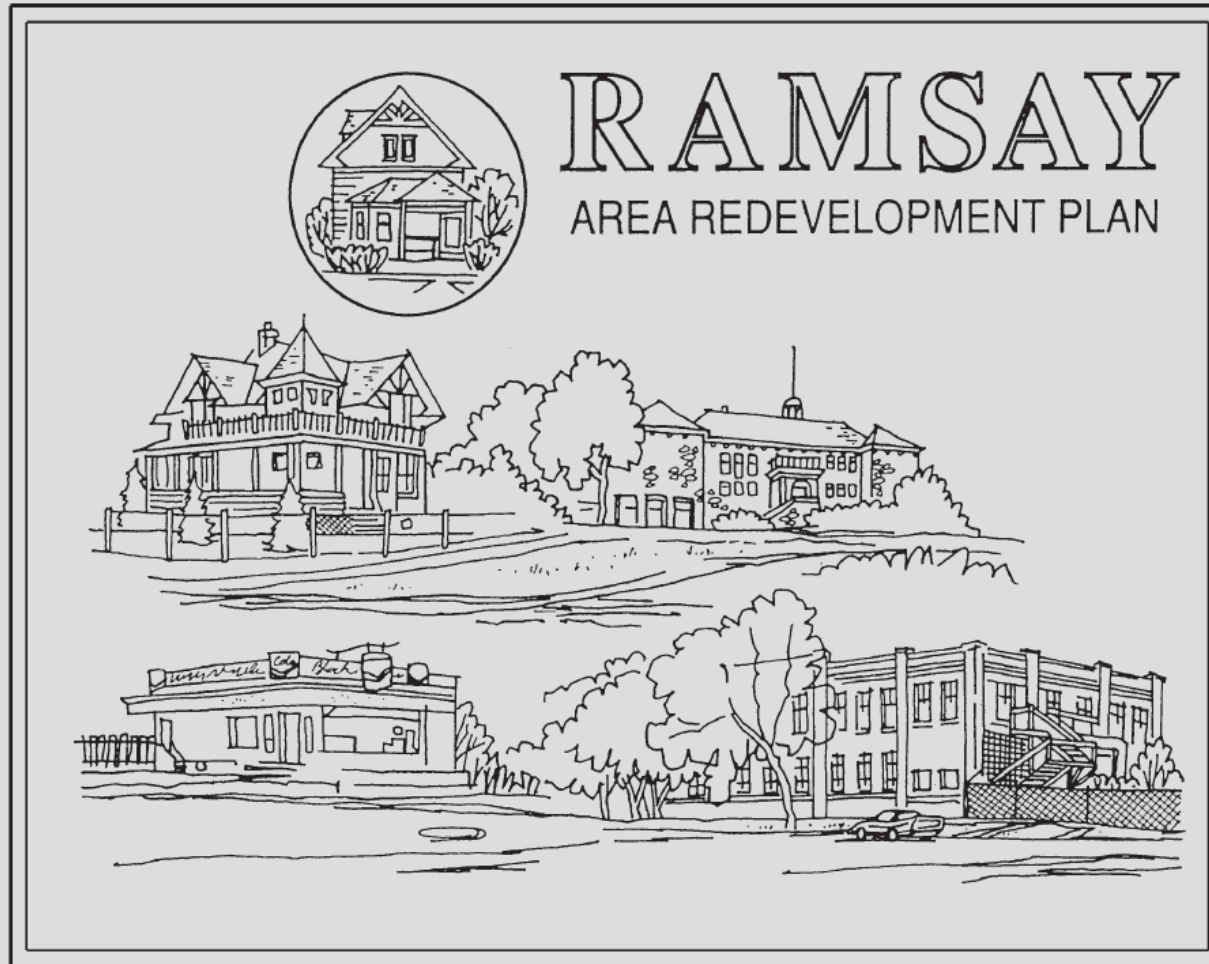






Proposed R-CG District:

- Up to 75 dwelling units per hectare
- Maximum building height of 11 metres (approx. 3 storeys)
- Secondary suites are a permitted use



THE CITY OF CALGARY
PLANNING & BUILDING DEPARTMENT

Proposed amendments to Map 1, Map 4, and Map 9:

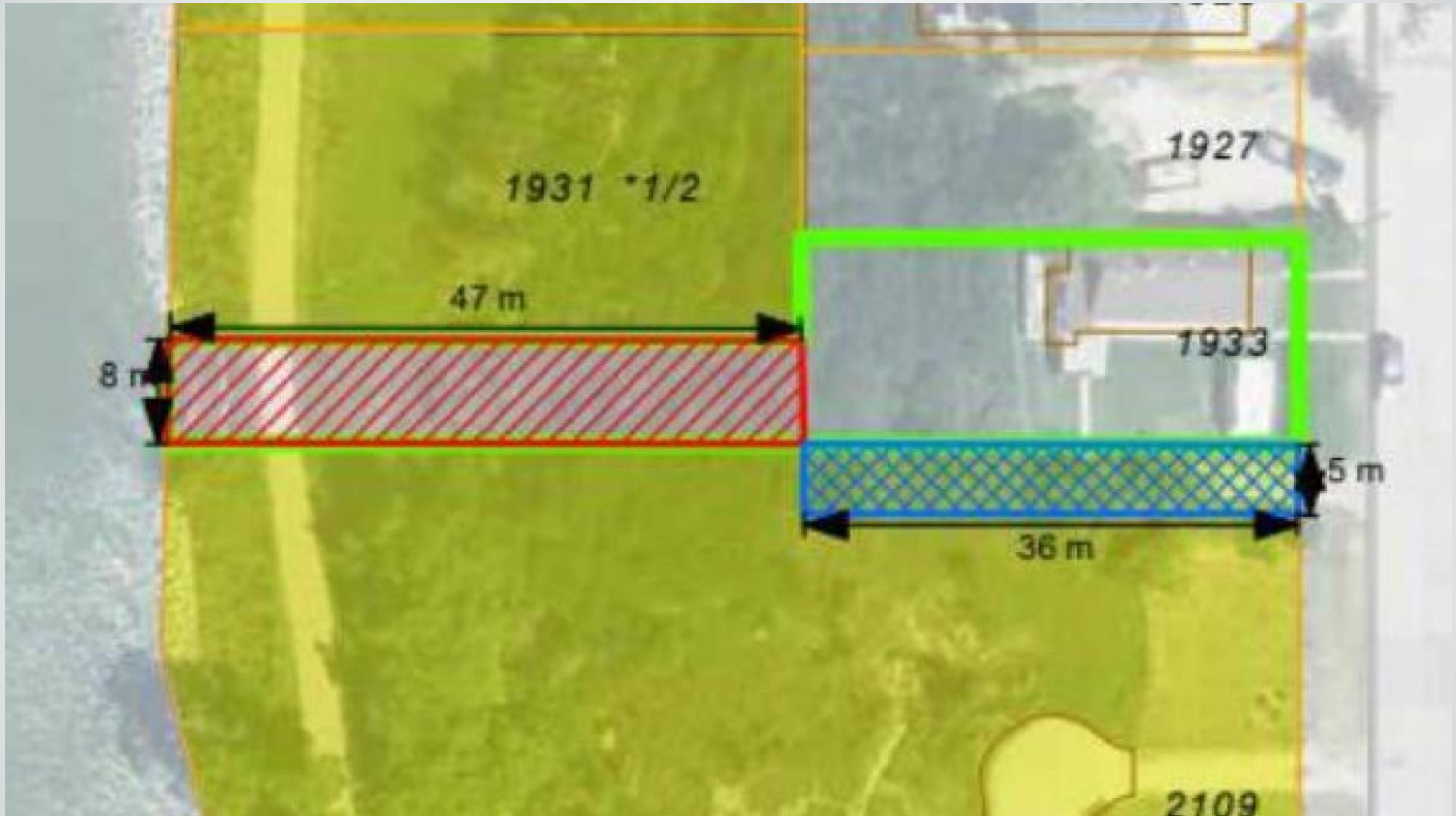
- Re-categorize the associated parcels to 'Low Density Residential' or 'Open Space, Park, School or Community Facility'

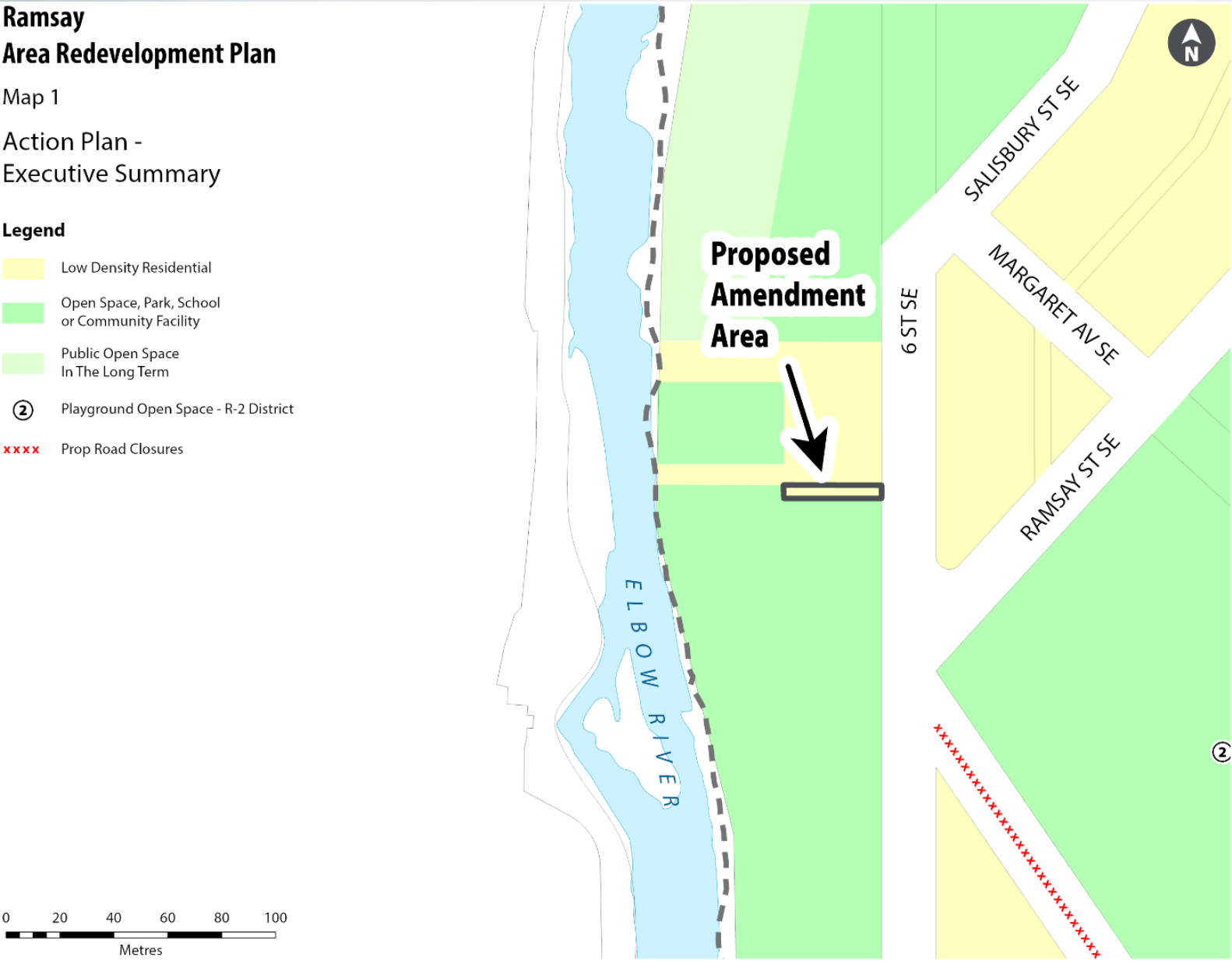
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Supplementary Slides





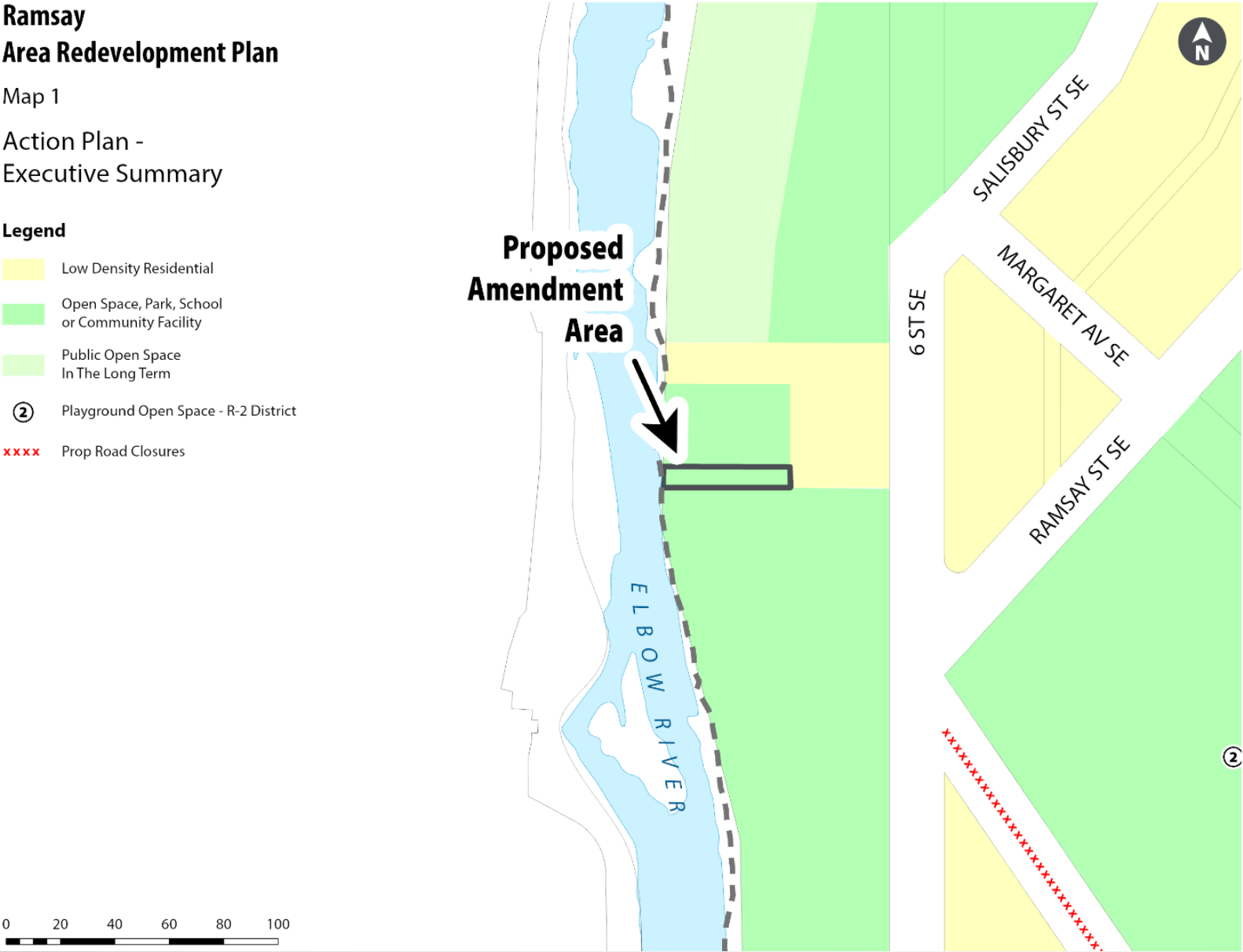
Proposed Amendment:

- To re-categorize from ‘Open Space, Park School or Community Facility’ to ‘Low Density Residential’

Ramsay
Area Redevelopment Plan

Map 1
Action Plan -
Executive Summary

- Legend
- Low Density Residential
 - Open Space, Park, School or Community Facility
 - Public Open Space In The Long Term
 - ② Playground Open Space - R-2 District
 - Prop Road Closures



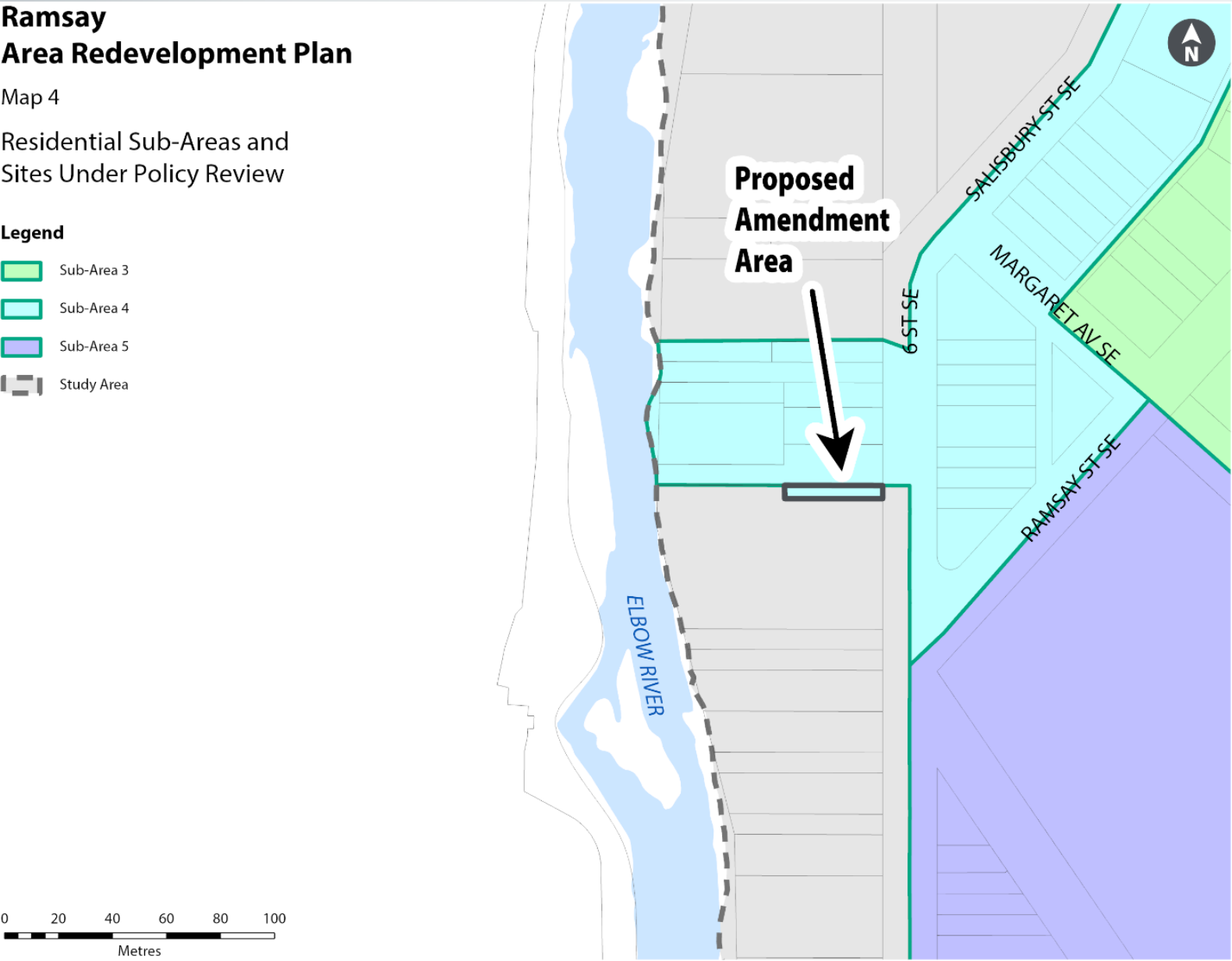
Proposed Amendment:

- To re-categorize from 'Low Density Residential' to 'Open Space, Park School or Community Facility'

Ramsay
Area Redevelopment Plan

Map 4
Residential Sub-Areas and
Sites Under Policy Review

- Legend
- Sub-Area 3
 - Sub-Area 4
 - Sub-Area 5
 - Study Area



Proposed Amendment:

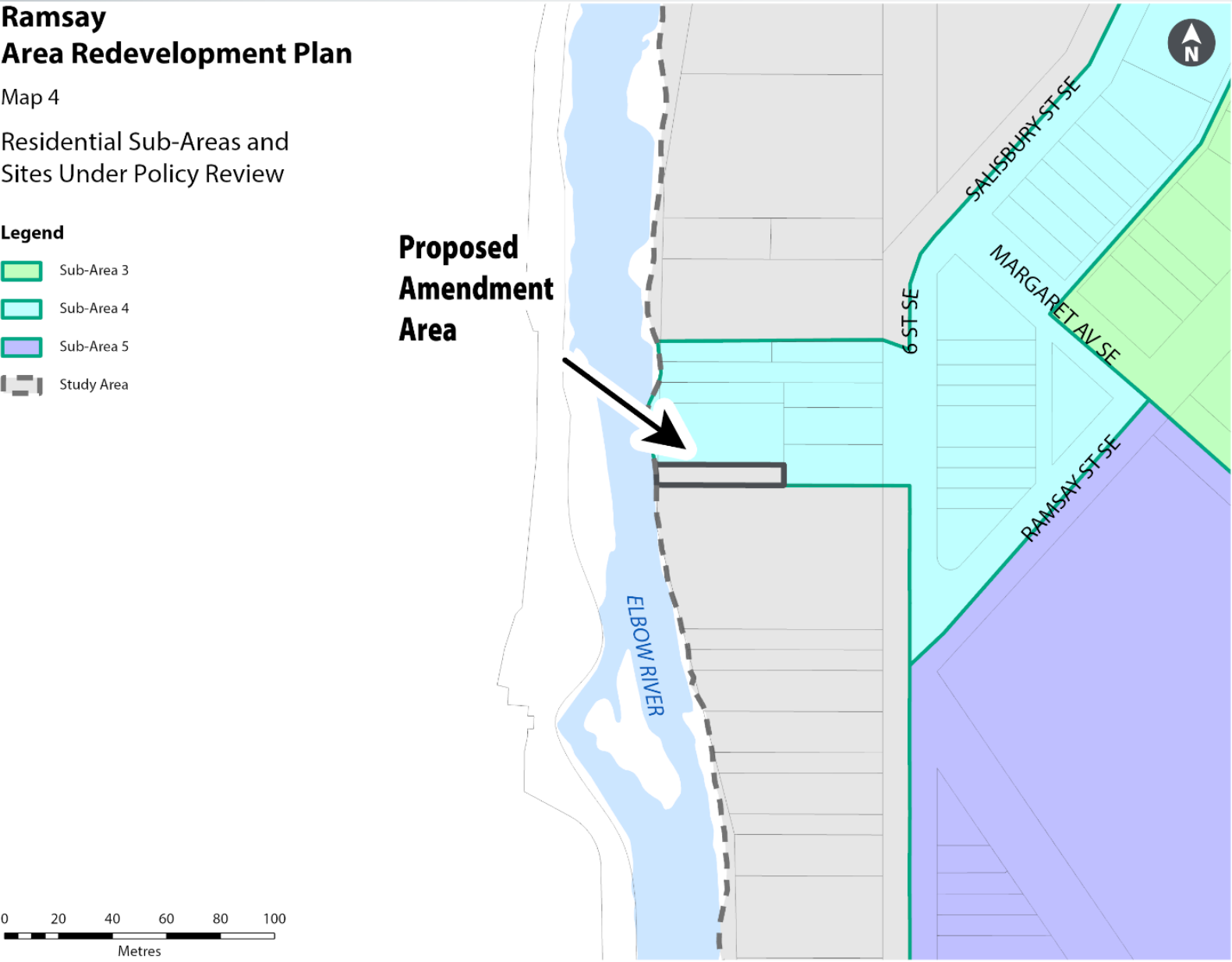
- To add the subject site to ‘Sub-Area 4’

Ramsay
Area Redevelopment Plan

Map 4
Residential Sub-Areas and
Sites Under Policy Review

- Legend
- Sub-Area 3
 - Sub-Area 4
 - Sub-Area 5
 - Study Area

Proposed
Amendment
Area



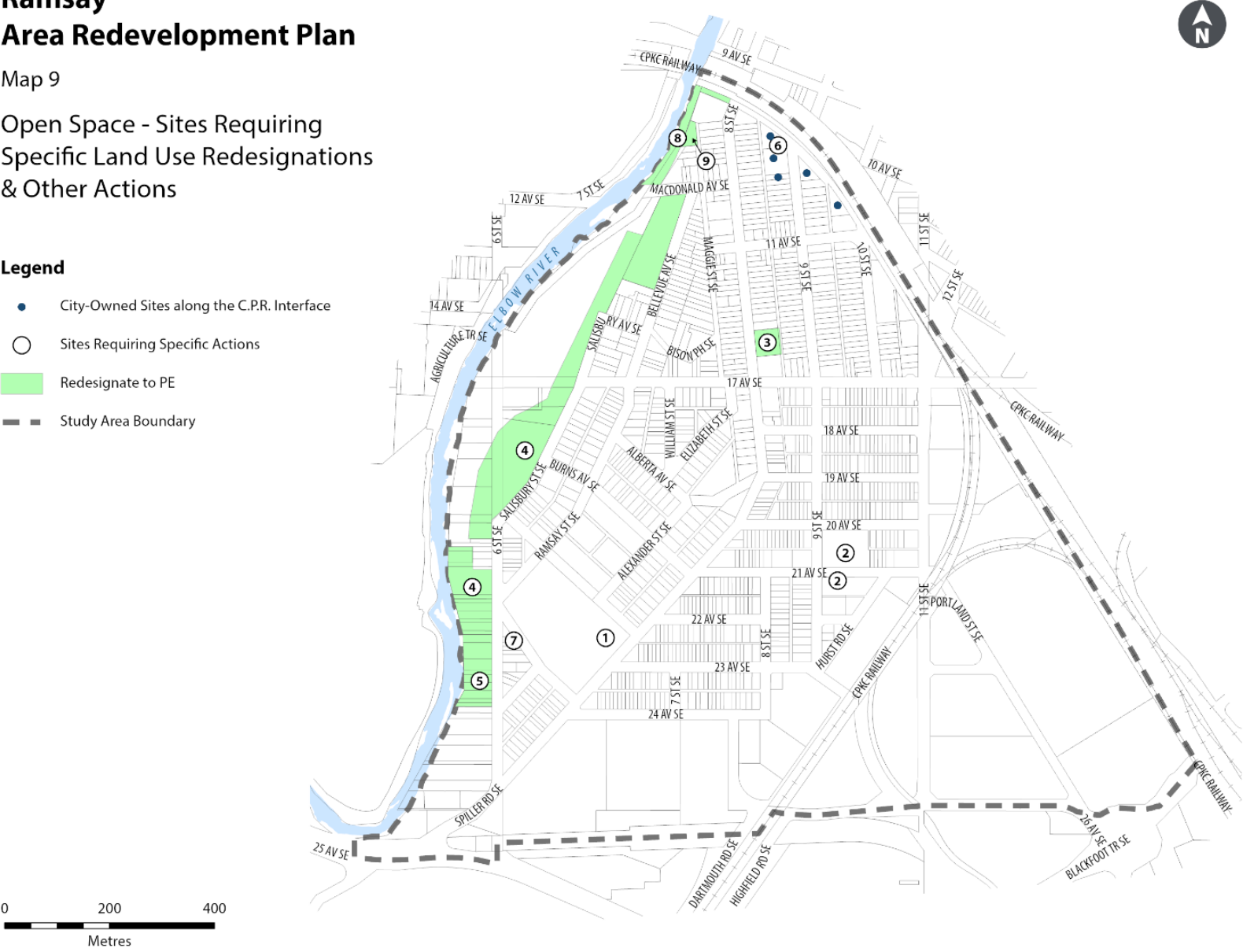
Proposed Amendment:

- To remove a portion of land from ‘Sub-Area 4’

Ramsay
Area Redevelopment Plan

Map 9
Open Space - Sites Requiring
Specific Land Use Redesignations
& Other Actions

- Legend
- City-Owned Sites along the C.P.R. Interface
 - Sites Requiring Specific Actions
 - Redesignate to PE
 - Study Area Boundary



Proposed Amendment:

- To delete and replace with the revised Map 9 as shown

