



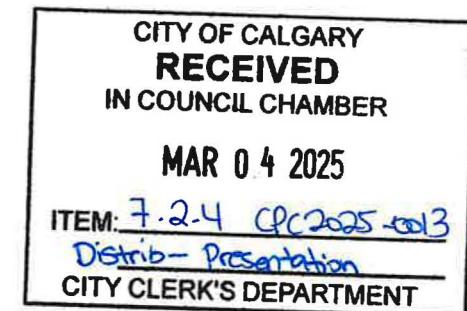
Public Hearing of Council

Agenda Item: 7.2.4



LOC2023-0270 / CPC2025-0013 Policy and Land Use Amendment

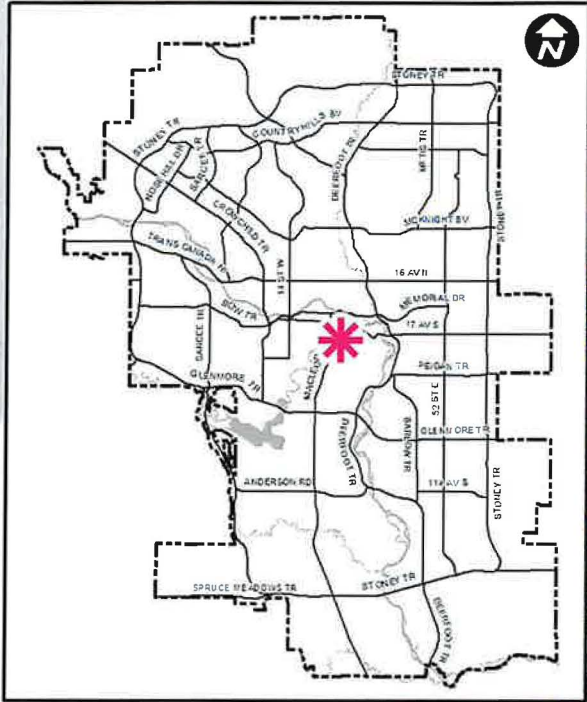
March 4, 2025



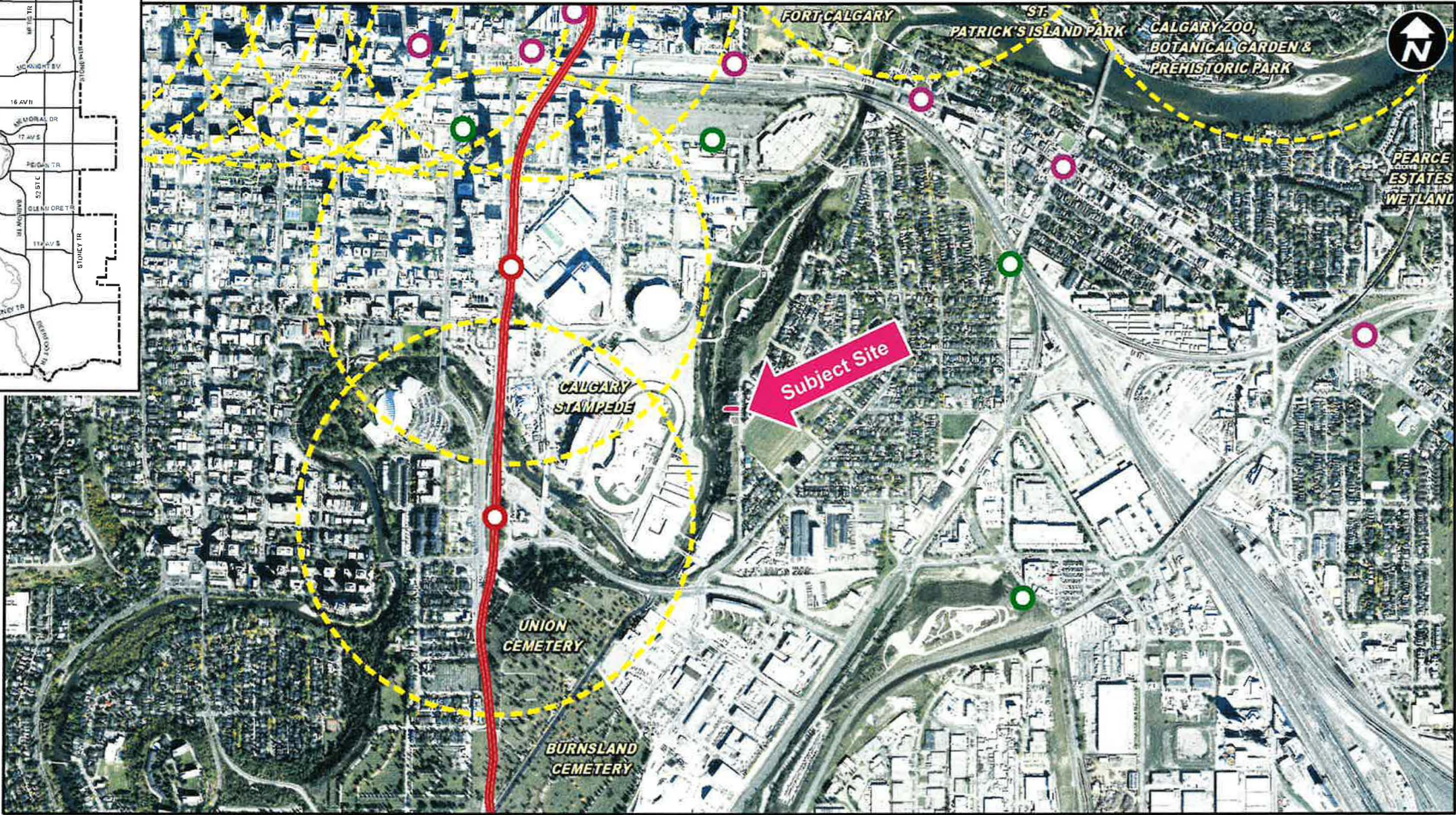
Calgary Planning Commission's Recommendation:

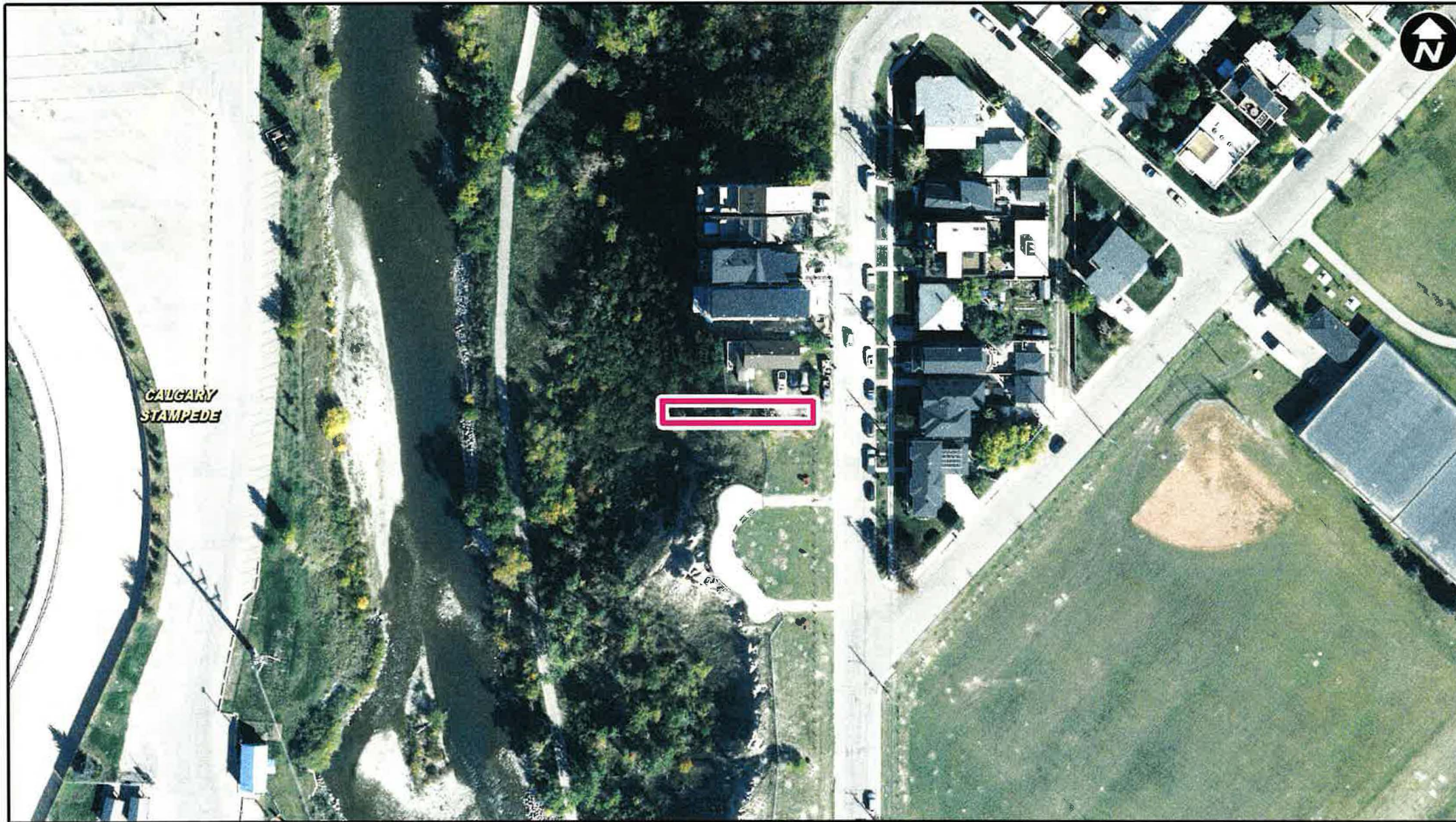
That Council:

1. Give three readings to **Proposed Bylaw 23P2025** for the amendments to the Ramsay Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 42D2025** 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

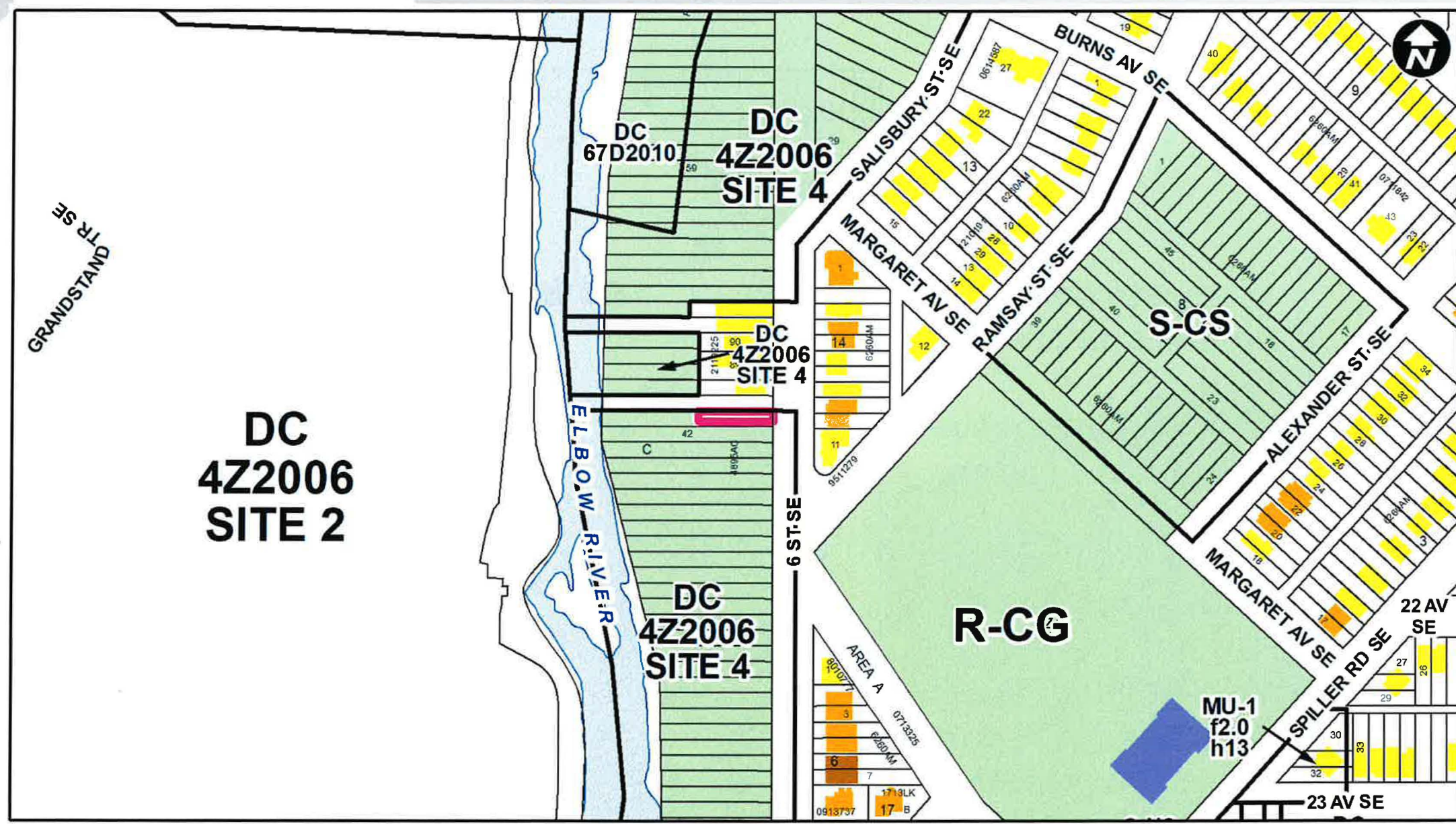


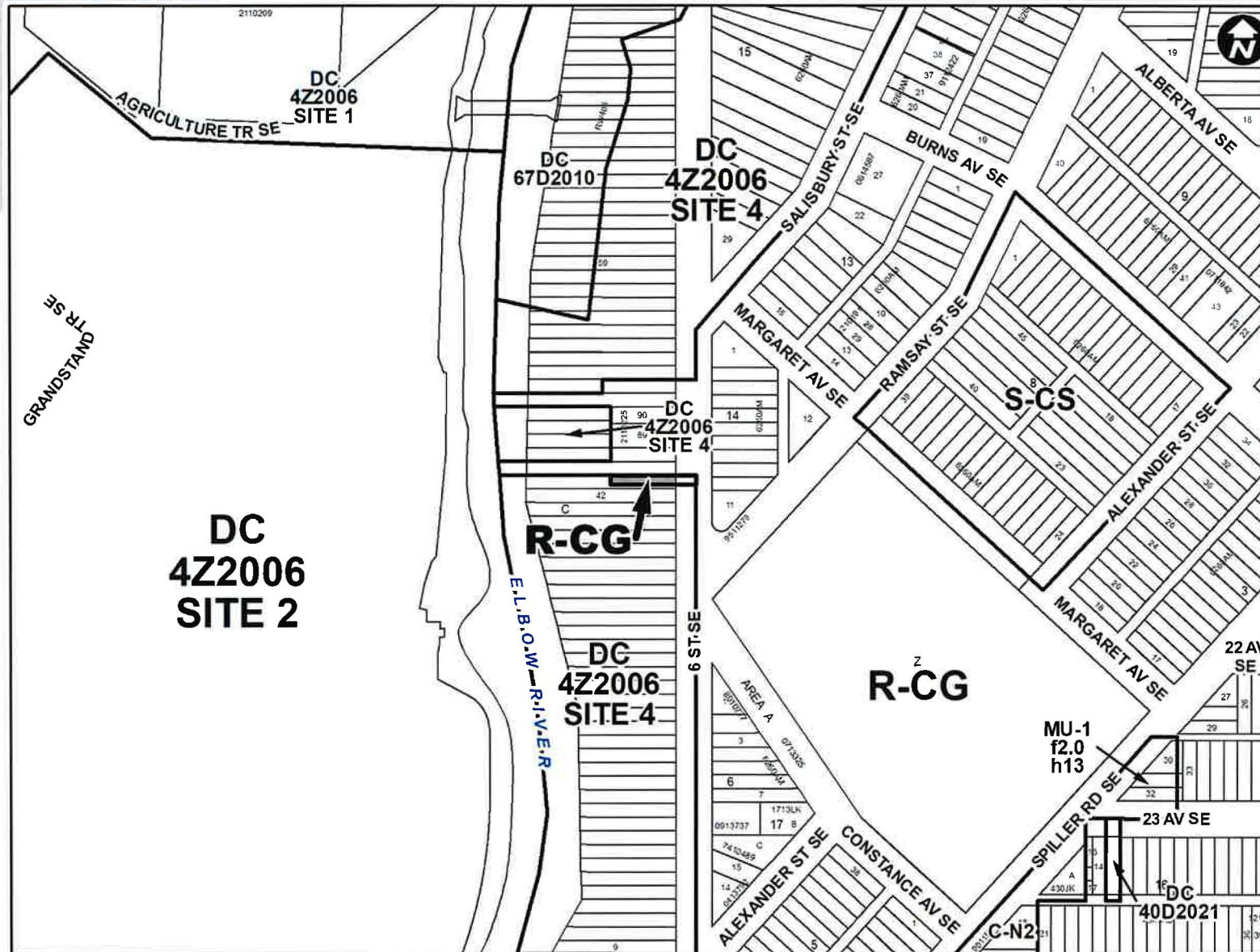


Parcel Size:

0.02 ha
5 m x 36 m

- 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





Proposed Residential – Grade-Oriented Infill (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

Proposed Amendments to the Ramsay Area Redevelopment Plan

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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



- Re-categorize to 'Low Density Residential'

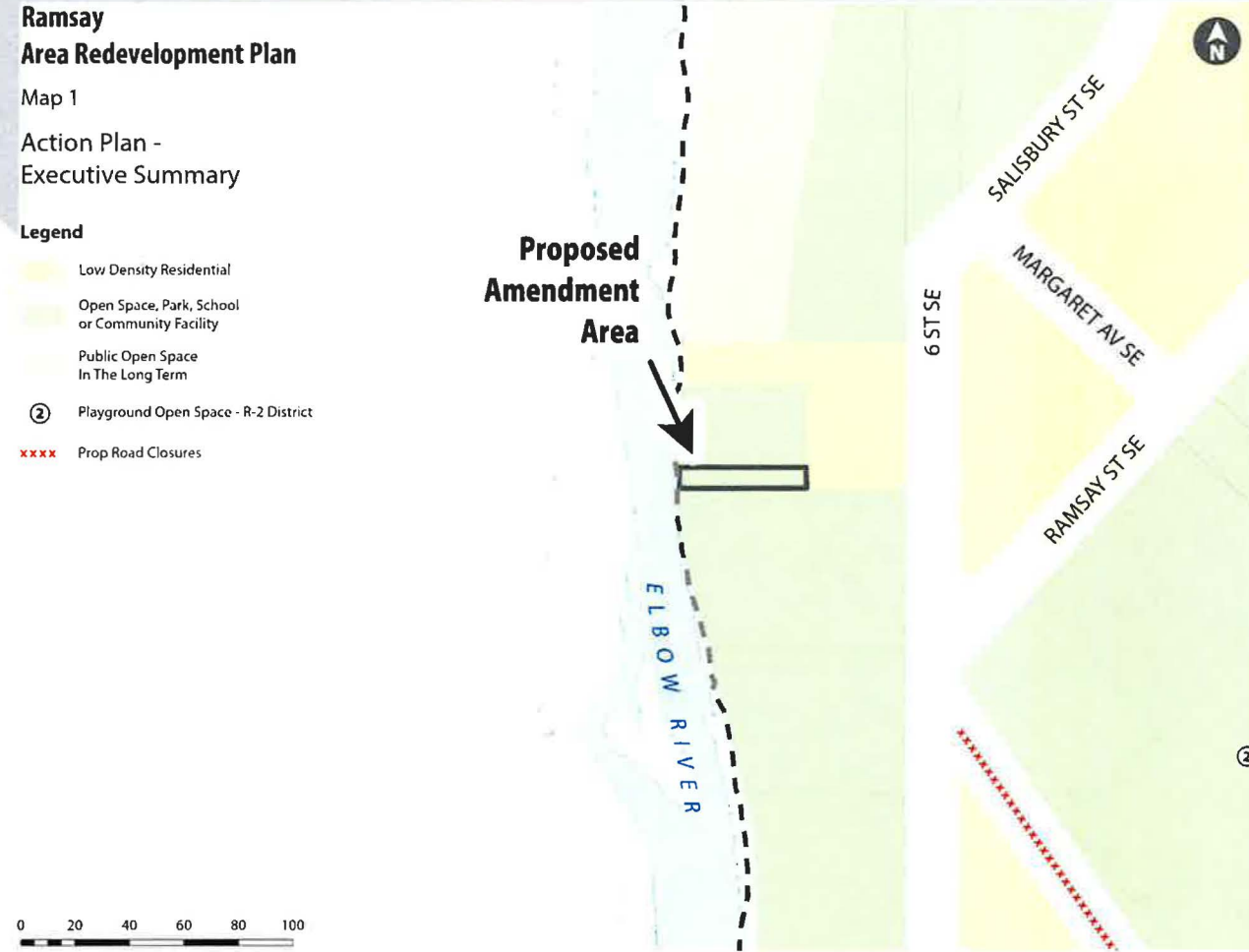
Ramsay Area Redevelopment Plan

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



- Re-categorize to 'Open Space, Park, School or Community Facility'

Proposed Amendments to the Ramsay Area Redevelopment Plan

8

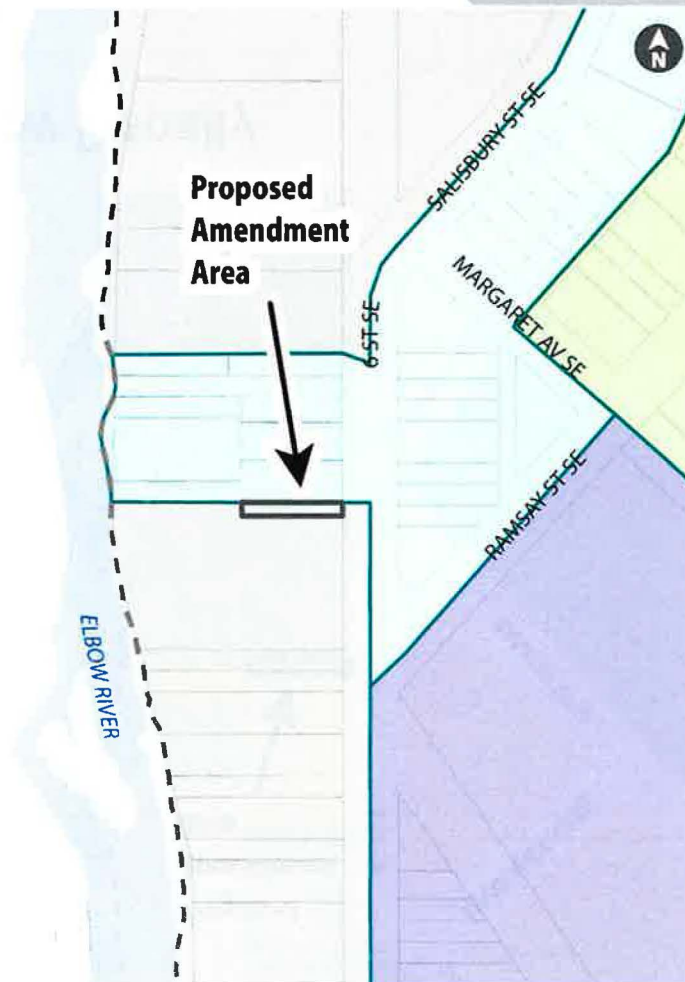
Ramsay Area Redevelopment Plan

Map 4

Residential Sub-Areas and
Sites Under Policy Review

Legend

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



- Add proposed residential area to Sub-Area 4

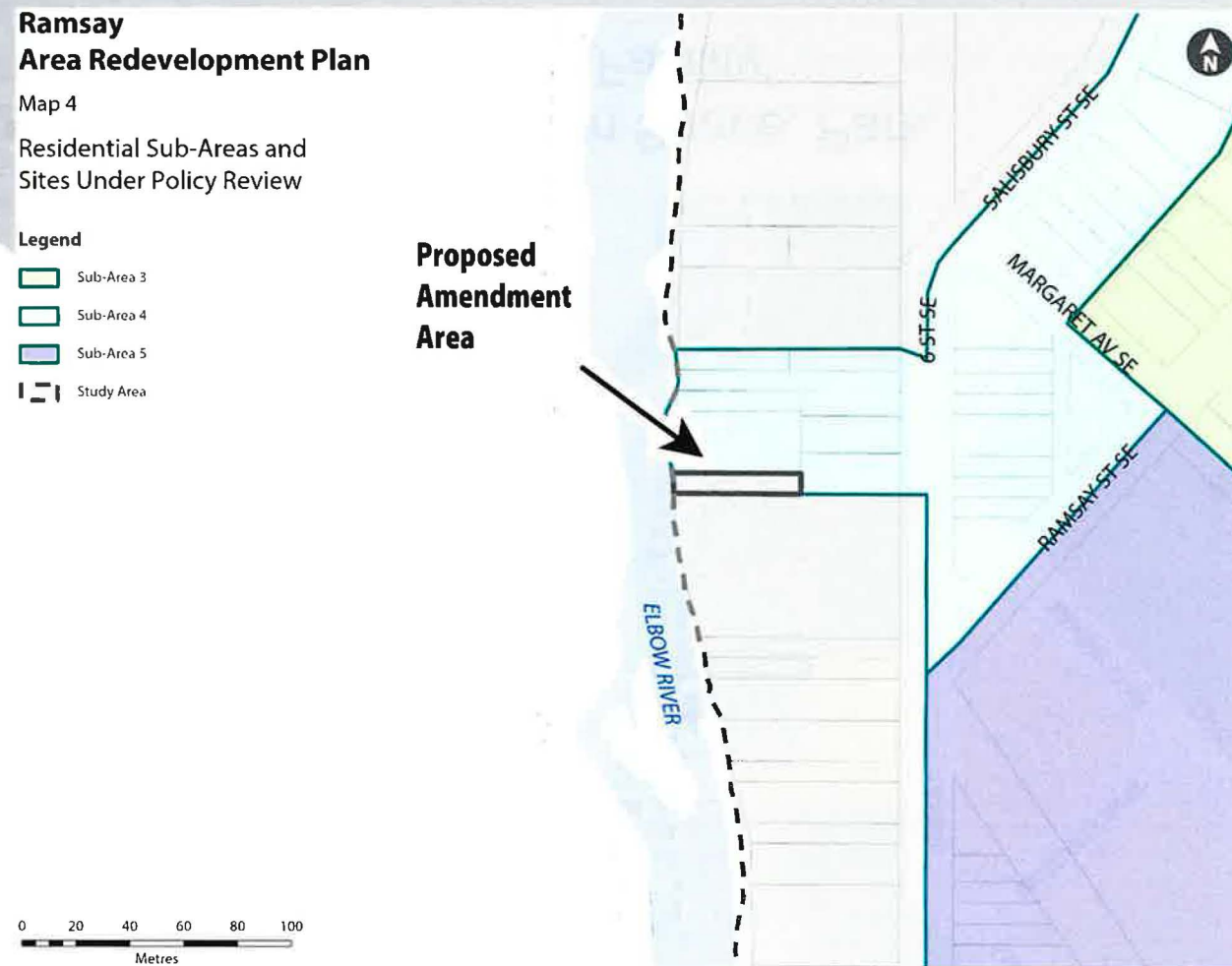
Ramsay Area Redevelopment Plan

Map 4

Residential Sub-Areas and
Sites Under Policy Review

Legend

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



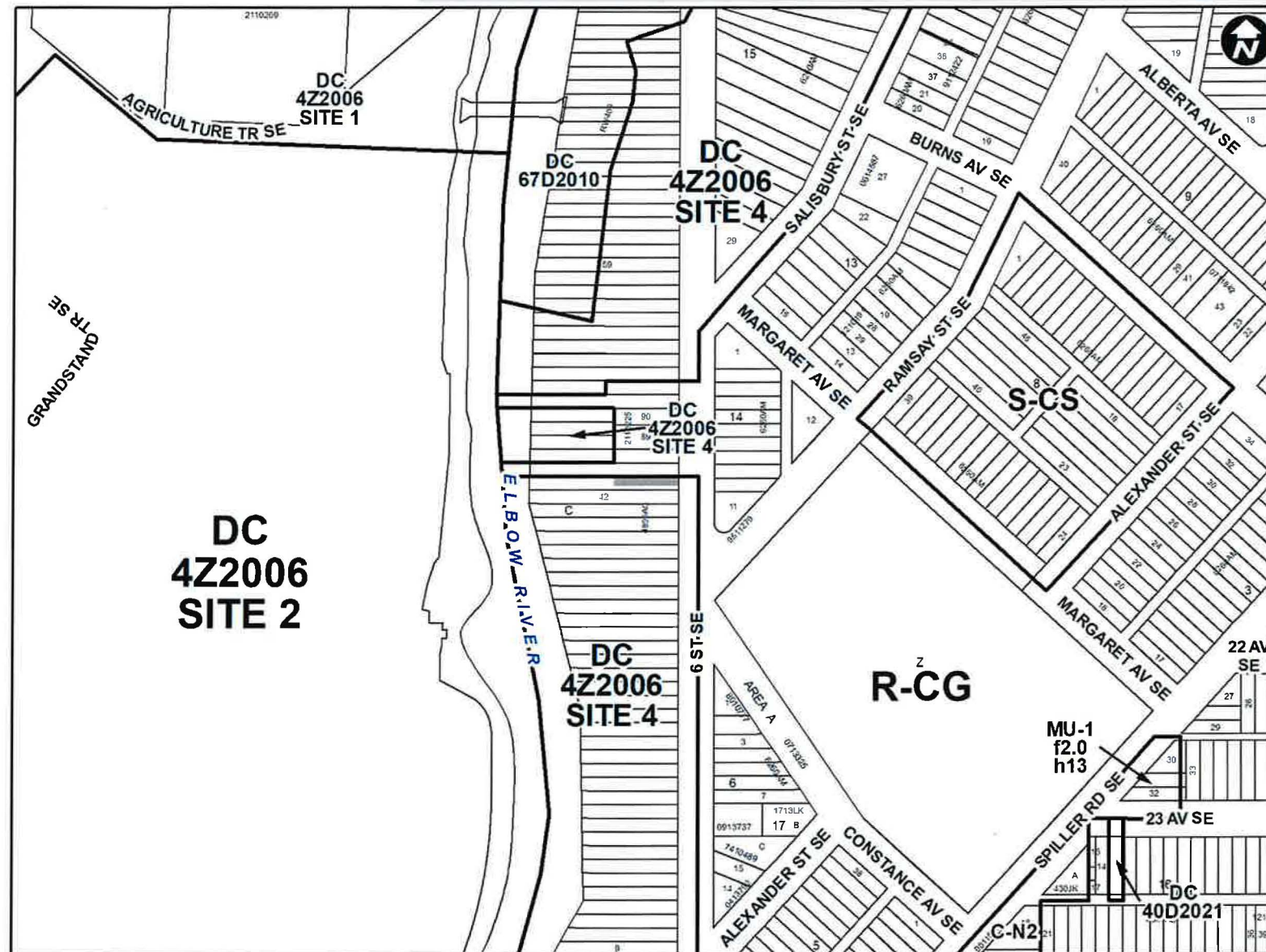
- Remove natural area from Sub-Area 4

Calgary Planning Commission's Recommendation:

That Council:

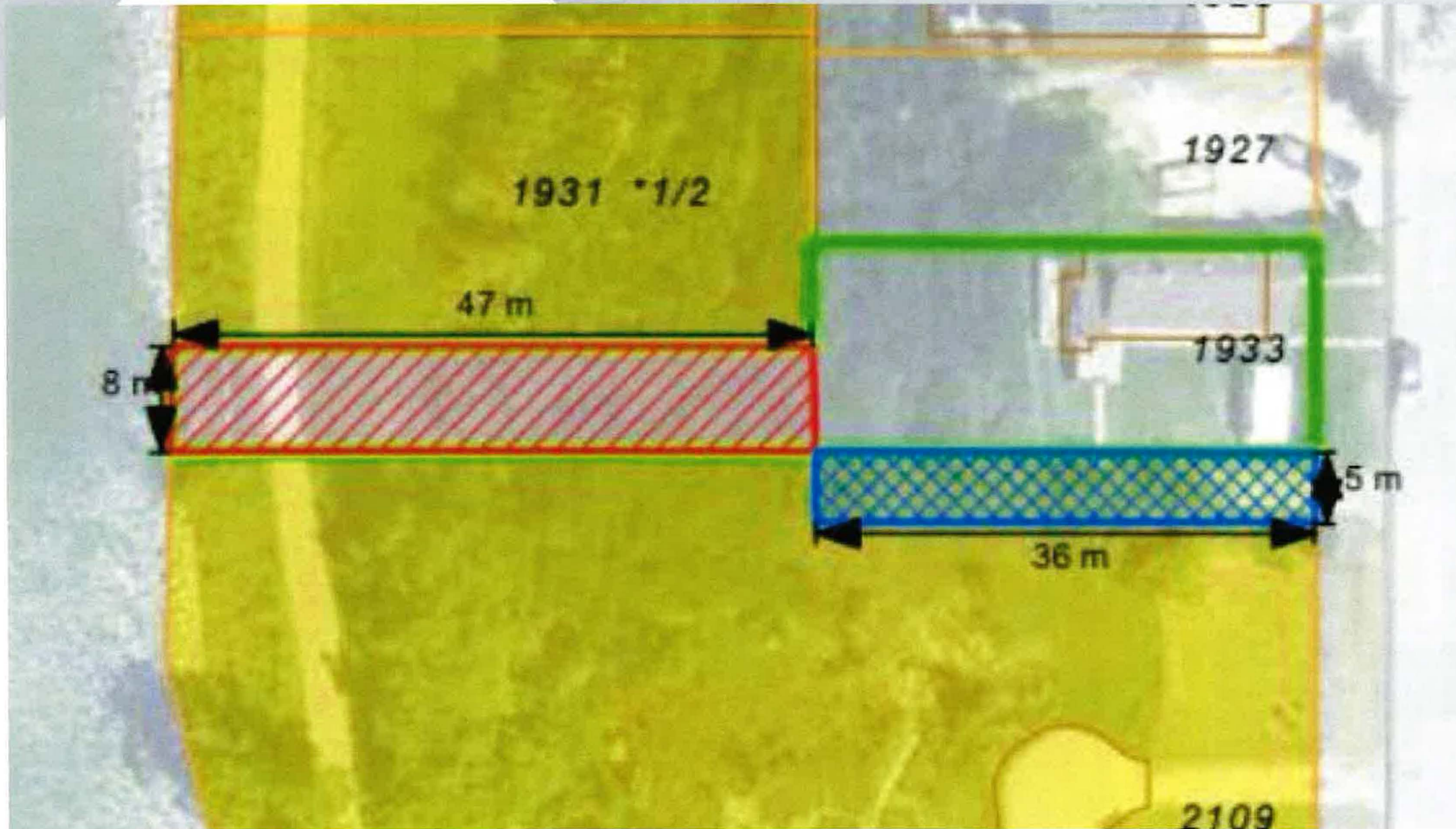
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Supplementary Slides





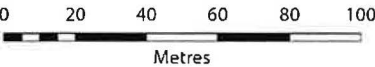




Ramsay
Area Redevelopment Plan

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
 - xxxx Prop Road Closures



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
Area**



Proposed Amendment:

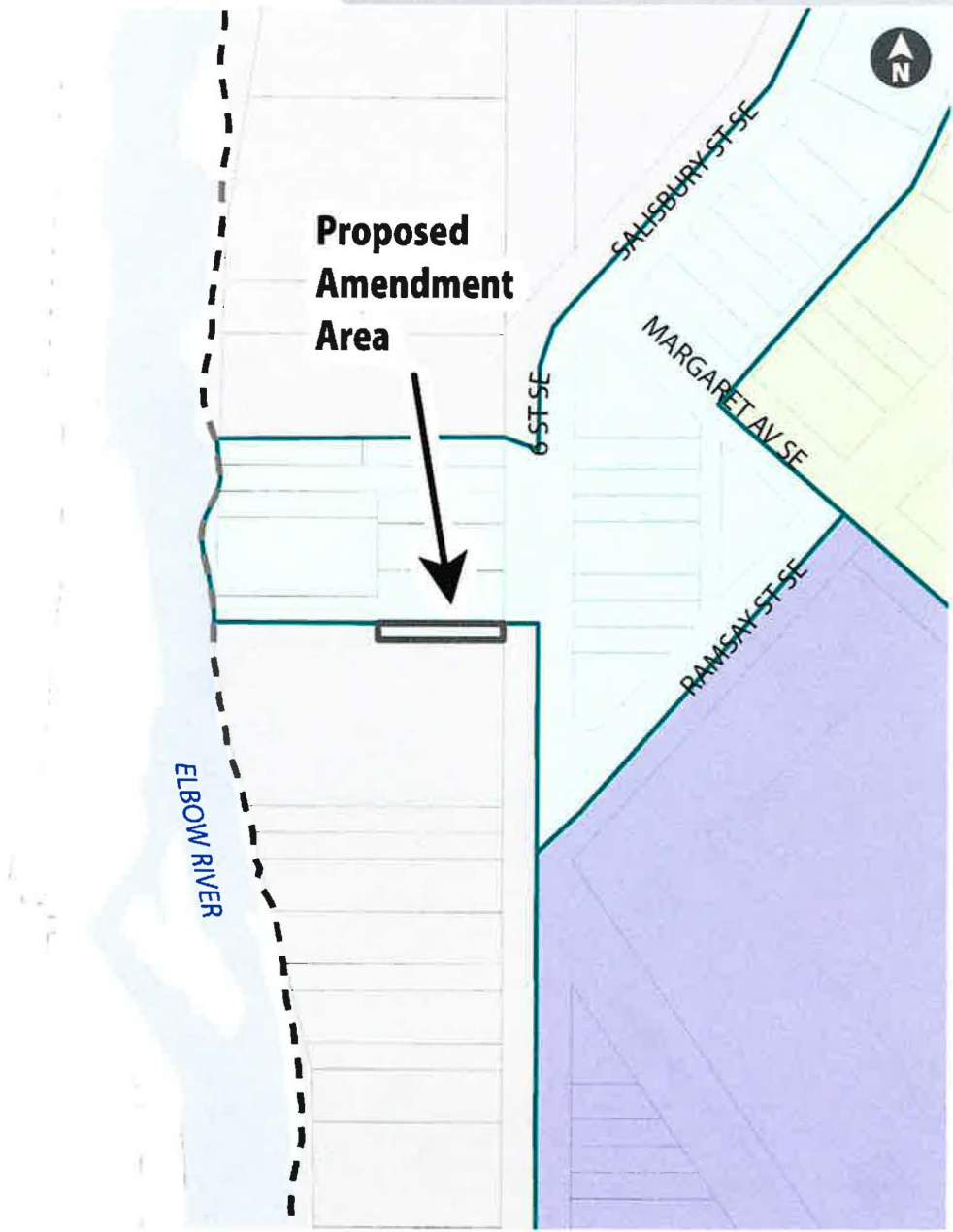
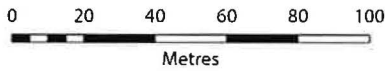
- To re-categorize from 'Low Density Residential' to 'Open Space, Park School or Community Facility'

0 20 40 60 80 100

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

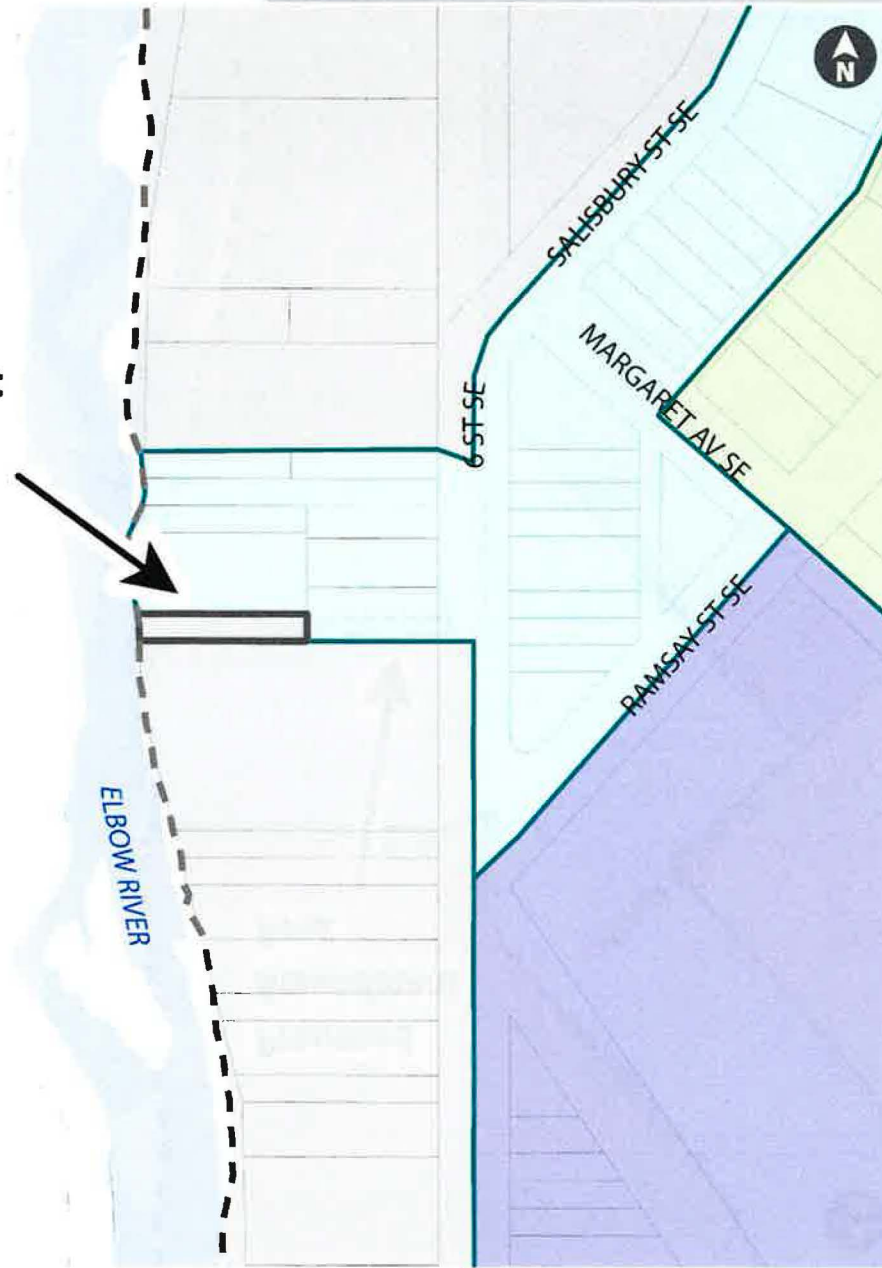
Residential Sub-Areas and
Sites Under Policy Review

Legend

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

**Proposed
Amendment
Area**

0 20 40 60 80 100
Metres



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

