

Planning and Development Services Report to
Calgary Planning Commission
2025 May 08

ISC: UNRESTRICTED
CPC2025-0461
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Policy and Land Use Amendment in Ramsay (Ward 9) at 706 and 710 Burns Avenue SE, LOC2024-0260

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Ramsay Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.11 hectares \pm (0.26 acres \pm) located at 706 and 710 Burns Avenue SE (Plan 0711842; Block 9; Lots 42 and 43) from Residential – Grade-Oriented Infill (R-CG) District to Multi-Residential – Contextual Grade-Oriented (M-CGd80) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 MAY 8:

That Council:

1. Give three readings to **Proposed Bylaw 50P2025** for the amendment to the Ramsay Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 100D2025** for the redesignation of 0.11 hectares \pm (0.26 acres \pm) located at 706 and 710 Burns Avenue SE (Plan 0711842; Block 9; Lots 42 and 43) from Residential – Grade-Oriented Infill (R-CG) District to Multi-Residential – Contextual Grade-Oriented (M-CGd80) District

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for one additional unit in a form that is consistent with the building types already listed in the existing district (e.g. single detached, semi-detached, secondary suites, rowhouses and townhouses).
- The proposal represents an appropriate density increase of a residential site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Multi-Residential – Contextual Grade-Oriented (M-CGd80) District would allow for more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed M-CGd80 District would allow for an increase of one unit that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- An amendment to the *Ramsay Area Redevelopment Plan* (ARP) is required to accommodate the proposal.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the southeast community of Ramsay, was submitted by Tricor Design Group on behalf of the landowners, Encon Homes Limited, on 2024 October 18. No development

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permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3) the applicant has identified the intent to build two residential buildings comprising eight units and eight secondary suites in the future.

The mid-block site consists of two parcels with a combined area of approximately 0.11 hectares (0.26 acres). Currently the site is developed with a single detached home and garage. It is located opposite a public green space, is serviced by Routes 17 (Renfrew/Ramsay) and 24 (Ogden) and is about 600 metres (a 10-minute walk) from the proposed Ramsay/Inglewood Green Line Light Rail Transit (LRT) platform.

The existing Residential – Grade-Oriented Infill (R-CG) District supports a variety of housing typologies with a maximum density of 75 units per hectare, which would allow for seven units. The proposal to change the land use district to Multi-Residential – Contextual Grade-Oriented (M-CG) District with a density modifier of 80 units per hectare would allow for eight units to be built on site in similar building forms available under the R-CG District. The maximum building height would increase from 11 metres allowable in the R-CG District to 12 metres in the M-CG District.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

ENGAGEMENT AND COMMUNICATION

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed policy and land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the Applicant has reached out to the community, including letters to the Ramsay Community Association and neighbours through a flyer drop. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received 11 letters of opposition from the public. The letters of opposition included the following areas of concern:

- impact on local character and setting a precedent for future development in the community;
- increased density and massing;
- impact on neighbouring properties such as privacy;
- loss of tree canopy;
- increased traffic and parking;

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- infrastructure capacity; and
- consistency with the ARP.

The Ramsay Community Association responded to the application on 2025 April 23 and are opposed to the proposal. Concerns included increased density, compatibility with neighbourhood character and a negative impact on the long-term livability of the neighbourhood. Additional concerns reflect those submitted by residents and set out above. The Ramsay Community Association stated that the existing Residential – Grade-Oriented Infill (R-CG) District provides sufficient capacity for increased density.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposal represents one additional unit that can be accommodated within the site in a similar form, accommodate the required provisions in the Land Use Bylaw and remain compatible with the surrounding area. The building and site design, including landscaping and amenity space, will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notification for a Public Hearing of Council for the policy and land use amendment will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed application would allow wider range of housing types than the existing land use district and may better accommodate the housing needs of different age groups, lifestyles and demographics.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The proposed land use would allow for a more efficient use of land, existing infrastructure and services and provide more compact housing in the community.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

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ATTACHMENTS

1. Background and Planning Evaluation
- 2. Proposed Bylaw 50P2025**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
- 6. Proposed Bylaw 100D2025**
- 7. CPC Member Comments**
- 8. Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform