

# Applicant Submission



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March 11, 2025

**Applicant Submission Project location: 706/710 Burns Avenue SE**

**Existing Land use Designation: R-CG**

**Proposed land use designation: M-CG**

On behalf of Burj Development, Tricor Design Group is making an application to transition the two properties at 706 and 710 Burns Ave SE from the current land use designation of R-CG for both lots to a new designation of M-CG.

Under the current zoning, with a combined lot size of 1061.52 sq m and a maximum density of 75 units per ha, the number of units is 7.96 units. We submitted a pre application to stay under R-CG with a request of a relaxation to the 7.96 units up to 8 units, a difference of 0.04. The request was denied by the City, mostly because there is no relaxation to density in R-CG (or any R district) with out submitting a rezoning of DC control or another type of rezoning.

The M-CG designation with the qualifier of 80 units per ha **will allow for a maximum of 8 units for the combined sites**, the new qualifiers align much closer to the existing R-CG requirements. Under R-CG section 527 in the land use bylaw, town homes are a discretionary use and are defined under section 319 of the land use bylaw. In the M-CG bylaws, section 578, multi-residential development is also listed as a discretionary use, with further definition under section 239(c), where Townhouse buildings are also listed. These carry the same definition under section 319 as listed under R-CG.

The importance of this redesignation is to simply allow for the additional 0.04 units per ha and allow 8 units with secondary suites on the site while staying as close to the R-CG zoning as possible. This will assure the residents of Ramsay that a much higher density project will not be allowed on the sight. The 80 unit qualifier does not allow any more than 8 units and secondary suites for clarification. The site is large enough to accommodate the small uptake in density (essentially 1 unit), and meet all the parking, bicycle, amenity space and landscape requirements.



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## **Project Proposal**

While the project is still in the design phase, the current concept is to provide for 8 units with secondary suites in two buildings. The buildings will be two stories in height and within all the height and chamfer rules set out in the land use bylaw. There will be 10 parking stalls provided as per the .625 stalls per unit requirement. The concept design will need to be slope sensitive with potential for City views. New development has already occurred on the street so this will not be new to the area. Meeting the requirements of the land and also the land use bylaw, as well as the Local Area Plans, is critical to a new project entering into the current realm, especially as the community evolves.

## **Historic East Calgary Area Redevelopment Plan**

In reviewing the latest content available for Ramsay, still not finalized completely, the subject properties are identified in Scotsman's Hill and as Neighbourhood – limited. This designation accommodates up to 3 stories and includes singles, semis, suites and town homes. It is within 200m of bus service of 30 min or less on Spiller Road and Burns Ave has a 45 min bus service. It is also identified as an FAR of 1.5 with height of 10m. The area is to be primarily residential and to respect and reinforce the essential elements of the neighbourhood structure and historic character.

## **Site Alignment with Community Policies**

Applications for land use redesignation generally do not include concept plans and building proposals as the proposal is for land use only. The rezoning of a parcel is aimed at whether or not the redesignation meets the requirements of all the policies in place for the community. Developers look for certainty of land use prior to investing time and resources into a project, especially when the desired land use outcome is not guaranteed. Once the land use is in place, the development permit process and design outcomes are matched to the zoning bylaws in place for the redesignation.

## **Application Outreach**

As part of our outreach program, information will be provided to affected parties. This information will include bylaws of the current zoning to the new zoning proposed in the form of flyers and printed material. Differences in the zoning will also be explained.



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Affected parties will also include the community planning committee, neighbours and the local Ward office. Addresses to the affected parties will be listed in the outreach summary.

**Application Summary.**

Given the location of 706 and 710 Burns Ave SE, the proposed new zoning designation with the modifiers fits well within the applicable policies for the area. The land use change is also in keeping with city wide goals, the MDP, and is providing one more housing unit than the R-CG would technically allow. This will also give the developer and opportunity to introduce new, innovative housing options for individuals looking to live in established areas. For the reasons outlined through out our application, we respectfully request your support of the redesignation on this parcel.