

**Policy and Land Use Amendment in Ramsay (Ward 9) at multiple addresses,  
LOC2025-0019**

**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 0.33 hectares  $\pm$  (0.82 acres  $\pm$ ) located at 1016, 1018, 1020, 1022, 1024 and 1026 – 8 Street SE (Plan A2, Block 15, lots 11 to 17) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 JUNE 5:**

That Council:

1. Give three readings to **Proposed Bylaw 55P2025** for the amendment to the Ramsay Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 116D2025** for the redesignation of 0.33 hectares  $\pm$  (0.82 acres  $\pm$ ) located at 1016, 1018, 1020, 1022, 1024 and 1026 – 8 Street SE (Plan A2, Block 15, lots 11 to 17) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for grade-oriented development in a range of housing forms at a scale consistent with low density residential districts.
- The proposal represents an appropriate increase in density of a residential site, allows for development that is compatible with existing development in the community and aligns with policies in the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed land use amendment would allow for greater housing choices and more efficient use of existing infrastructure and amenities in the community.
- Why does this matter? The proposed Housing – Grade Oriented (H-GO) District would allow for more housing options 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 proposed land use.
- A concurrent development permit for a grade-oriented residential development including 20 dwelling units was submitted and is under review.
- There is no previous Council direction related to this proposal.

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**DISCUSSION**

This application, in the southeast community of Ramsay, was submitted by CivicWorks on behalf of the landowner, Cover Art Developments Inc., on 2025 February 2. As noted in the Applicant Submission in Attachment 3, the proposed land use amendment would enable grade-oriented residential development. A concurrent development permit (DP2025-00598) for a townhouse development with 20 dwelling units was submitted and is under review. This inner-city site meets all the location criteria of the H-GO District as per the requirements of the Land Use Bylaw 1P2007.

The subject site is comprised of six parcels with a combined area of approximately 0.33 hectares (0.82 acres). The site is located midblock on 8 Street SE and north of 11 Avenue SE and is currently occupied by low density residential dwellings.

The site is close to numerous community amenities and destinations including the 9 Avenue SE Main Street, Elbow River pathways, Scotia Place and various local parks. Vehicular access to 9 Avenue SE is permanently closed, however the site is 150 metres straight-line distance from the 9 Avenue SE Main Street. The site is in walking distance to numerous transit services including a bus stop on MacDonald Avenue SE (50 metres west, a one-minute walk), and a bus stop on 9 Avenue SE (walking distance 500 metres north, a six-minute walk) and is within 600 metres radius from the future Ramsay/Inglewood Light Rail Transit (LRT) station located near 11 Avenue SE and 12 Street SE.

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 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 the community association was appropriate. In response, the applicant offered to meet with the Ramsay Community Association (CA) and Ward 9 Councillor's Office. The applicant also dropped off post cards to nearby residents and created a project website to provide details about the proposal. 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 three letters of opposition from the public for the land use amendment proposal and 12 letters of opposition for the development permit application. The letters of opposition included the following areas of concern:

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- loss of the MacLean Residence and loss of historic character in the community;
- increased traffic congestion in the area; and
- incompatible building height and shadow impact.

Administration also received two letters of support from the public for the development permit application generally citing that this is an appropriate proposal.

No formal letter was received from the Ramsay CA at the time of writing this report. Administration followed up with the Ramsay CA but did not receive further response on the proposal.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The H-GO District is intended to be located adjacent to low density districts and to provide for a modest density increase while being sensitive to adjacent developments. The MacLean Residence located at 1026 – 8 Street SE is identified as a significant local heritage site on the Inventory of Evaluated Historic Resources, but it is not a designated Municipal Historic Resource and it is not legally protected from demolition. Through the application review the applicant confirmed that the building is uninhabitable due to significant damage. All services have been disconnected and a demolition permit has been issued. To commemorate this property, the applicant collaborated with Heritage Calgary and Administration to include a commemorative plaque in the proposed development permit.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the proposal will be posted on site and mailed 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 for additional housing types 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*, however the proposed land use would enable compact urban development near existing bus stations and would support alternative modes of transportation including public transit, walking, and cycling.

### **Economic**

The proposal would enable more efficient use of existing infrastructure and capitalize on public transit investment including for the MAX Purple BRT and Green Line LRT.

### **Service and Financial Implications**

No anticipated financial impact.

Planning and Development Services Report to  
Calgary Planning Commission  
2025 June 05

ISC: UNRESTRICTED  
CPC2025-0589  
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**RISK**

There are no known risks associated with this proposal.

**ATTACHMENTS**

1. Background and Planning Evaluation
- 2. Proposed Bylaw 55P2025**
3. Applicant Submission
4. Applicant Outreach Summary
- 5. Proposed Bylaw 116D2025**
- 6. CPC Member Comments**
- 7. Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform