

Applicant Submission

2025 February 2



Proposed Land Use Change Applicant Summary

Project Location: 1016, 1018, 1020, 1022, 1024, + 1026 8 ST SE

Existing Land Use: Residential – Grade-Oriented Infill (R-CG) District

Proposed Land Use: Housing – Grade Oriented (H-GO) District

Applicant Summary

On behalf of Cover Art, CivicWorks has made a Land Use Redesignation (rezoning) application to transition the above noted land assembly in the Inner City community of Ramsay from the existing Residential – Grade-Oriented Infill (R-CG) District to the Housing - Grade Oriented (H-GO) District. The proposed land use change and development vision will realize new housing options in Ramsay, which currently hosts a population of 1,000 less residents than the community's peak of 3,000 in 1969. Hindle Architects will be submitting a concurrent Development Permit application shortly following this rezoning application that will provide a bricks and mortar development concept for review in line with the proposed H-GO District.

What is Proposed?

A courtyard-oriented townhouse development called MacLean Court is proposed. A summary of key project details is included below:

Building Height: 3 storeys (12m maximum height, slope adaptive)

Residential Buildings: 4

Residential Units: 20 Townhomes

Vehicle Parking: 40 Vehicle Parking Stalls within private garages (2 parking stalls / unit)

To provide The City of Calgary (The City), surrounding area residents and the general public with additional information, the project team has prepared an Applicant Brief summarizing the project team planning rationale, design vision, important heritage and vehicle access considerations, and Applicant-Led Outreach plan. It is available online at: cover-art.ca/maclean-court. Development Permit drawings and a supporting Transportation Study will also be posted to the project website.

Why H-GO?

The H-GO District is specifically designed for amenity-rich Inner City areas near Activity Centres, Main Streets, or Primary Transit. Instead of limiting unit numbers, it sets a maximum floor area of up to 1.5 times the site size. The district also permits stacked units and reduces parking requirements based on transit proximity and alternative mobility storage options. The building envelope rules in the H-GO District are also more flexible, which is key for the MacLean Court application where the subject site experiences a significant rise in grade from the street edge to the lane.

The H-GO District is only appropriate in Inner City areas along higher order streets or close to Activity Centres, Main Streets and Primary transit service, as well as within the specific policy boundaries of contemporary Local Area Plans. A Local Area Plan is not currently in place for Ramsay, so instead H-GO locational criteria must be met. The Maclean Court assembly meets all



locational criteria, as it is within Calgary's Inner City; 200m of a Main Street (9 AV SE); 600m of a funded LRT Station (future Inglewood - Ramsay Green Line LRT Station); 400m of an existing BRT station (MAX Purple on 9 AV SE); and 200m of a roadway that hosts Primary Transit Service (9 AV SE)

Site Adjacencies

Beyond the relevant H-GO District location criteria, the proposed development vision is well-suited to the project site given its strategic location and the character and scale of surrounding area development:

Nearby Transit Service: The project site is conveniently located within a 5 minute walk of primary transit service on 9 AV SE, including MAX Purple BRT and Route 1. Local routes 17 and 24 provide service in Ramsay on 8 ST SE within a minute walk of MacLean Court. These routes combine to connect riders to key local and regional destinations.

Nearby Main Street: The project site is within 200m of the 9 AV SE Main Street, a municipally-identified corridor for future population growth and incremental redevelopment.

Nearby Open Spaces & Community Amenities: The project site is within a short walk of a variety of high quality parks and amenities, including Ramsay Inclusive Playground, Ramsay off Leash Dog Park, Scotsman's Hill, and the Calgary Riverwalk, which easily connects residents by active modes to the Calgary Zoo, Stampede Park and the Confluence Historic Site.

Nearby Multi-Unit Development: The proposed development vision for three storeys fits contextually with existing area development. Within a block of MacLean court are the River's Edge Apartments (a six storey multi-residential building), and a variety of 2-3 storey older stock rowhouse style housing developments at 1031 - 1051 8 ST SE and 1040 8 ST SE.

Alignment with Calgary's Growth Plans

Contemporary city-wide plans like the Municipal Development Plan (MDP) and Calgary Transportation Plan (CTP) guide Calgary's current planning policy, placing priority on building complete and resilient communities that make more sustainable and efficient use of limited resources like land, energy, infrastructure, services and municipal capital.

The proposed change and development vision are consistent with the city-wide goals and policies of these plans, which encourage the development of innovative and varied housing options in established communities; more efficient use of infrastructure; and more compact built forms in locations with direct and easy access to transit, shopping, schools and other community services.

In order to support greater housing choice and reinforce more complete and resilient residential neighbourhoods, the MDP also identifies ground-oriented housing as a key component of complete communities (Policy 2.3.1[a]).

Alignment with Local Area Plans

The project site is located within the boundary of the Ramsay Area Redevelopment Plan (1999), and falls within the "Low Density Residential" policy area, which allows for single-family, two



family, duplex, and semi-detached housing types. To ensure alignment with the contemporary city-wide goals and policies of the Municipal Development Plan, a minor map based policy amendment is required to transition the project site to the “Medium Density Residential” policy area.

Applicant-Led Outreach

We are committed to being good neighbours and hosting open, honest conversations within the communities we work. As part of our Applicant-led outreach process, and in addition to standard City of Calgary requirements, we provide local area organizations, surrounding area residents and broader community with multi-channel opportunities to learn more about a proposed change and share feedback directly with the project team, all while maintaining respectful and transparent dialogue about housing choice in our city.

The application is supported by a dedicated webpage, phone line and email inbox for questions and comments, along with custom on-site signage and neighbour mailers hand delivered to residents living within ~200m of the project site. Key application materials are also shared directly with the local area Ward Councillor’s Office and Community Association, with opportunities to share feedback, find out more about the project or meet with the project team as helpful. A Digital Information Session where community members can learn more about the application, ask questions, and provide feedback to the project team will also be hosted.

As our outreach process draws to a close and we approach key decision points in the application process, feedback for the MacLean Court proposal will be gathered from emails, phone calls, and meetings, and incorporated into an Applicant-Led Outreach Summary. Key themes will be identified, with each theme presented alongside a summary of the feedback received and a detailed response from the project team.

City of Calgary Notice & Outreach Requirements

In addition to the Applicant-led outreach process, all land use change and development applications are subject to standard City of Calgary notice and outreach requirements:

1. City of Calgary notice letters are sent to directly affected adjacent property owners, with key application information and contact details for the City of Calgary File Manager and the Applicant.
2. Application materials submitted to the City of Calgary are circulated to the local Community Association and Ward Councillor’s Office for review and comment.
3. Standard large-format City of Calgary application notice signage is posted on site by the Applicant, with application information and contact details for the City of Calgary File Manager and the Applicant.

