

Policy Amendment in Ramsay (Ward 9) at 2221 – 9 Street SE, LOC2025-0076

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the amendment to the Ramsay Area Redevelopment Plan (Attachment 2).

HIGHLIGHTS

- This application seeks to amend the *Ramsay Area Redevelopment Plan* (ARP) to allow for rowhouses, townhouses, semi-detached and duplex dwellings in addition to the building types already allowed under the ARP (e.g., single detached dwellings and secondary suites).
- 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 policy amendment would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed policy amendment would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit for a four unit rowhouse with four secondary suites has been submitted and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This policy amendment application, in the southeast community of Ramsay, was submitted by Souleau Contracting on behalf of the landowner, Christopher Marra, on 2025 March 27. The approximately 0.06 hectare (0.15 acre) site is located at the northwest corner of the intersection at 23 Avenue SE and 9 Street SE. This corner parcel is currently developed with a single detached dwelling with vehicular access from the rear lane.

A policy amendment is required to allow for additional building forms and units that are available in the Residential – Grade-Oriented Infill (R-CG) District, as noted in the Applicant Submission (Attachment 3). A development permit (DP2024-07157) is currently under review for a four unit rowhouse with four secondary suites.

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

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Applicant-Led Outreach

As part of the review of the proposed policy 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 respective community association was appropriate. In response, the applicant reached out to the adjacent neighbours requesting feedback on the application. 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. The letters of opposition included the following areas of concern:

- increased density and massing;
- impact on neighbouring properties such as privacy and shadowing;
- loss of community character;
- increased traffic and parking; and
- infrastructure capacity.

No comments from the Ramsay Community Association were received. Administration contacted the Community Association to follow up and no response was received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, building height and parking are being reviewed through the development permit application (DP2024-07157).

Following Calgary Planning Commission, notification for a Public Hearing of Council for the policy amendment application 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 policy amendment would allow for additional housing types and accommodate site and building design that is adaptable to the functional requirements of evolving households and lifestyle needs.

Environmental

The application does not include any actions that specifically address the objectives of *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies are being explored and encouraged through the review of the development permit.

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Economic

The proposed policy amendment would allow for a more efficient use of land, existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Proposed Amendment to the Ramsay Area Redevelopment Plan
3. Applicant Submission
4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform