

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southeast community of Ramsay. It is approximately 0.06 hectares (0.15 acres) in size, with dimensions of approximately 35 metres in depth and 16 metres in width. The site is developed with one single detached dwelling and an accessory residential building (garage) currently on site.

Surrounding development is characterized primarily by low density residential dwellings. Parcels immediately to the north and west of the site are designated as Residential – Grade-Oriented Infill (R-CG) District, while to the east are parcels designated Multi-Residential – Contextual Grade-Oriented (M-CG) District. Parcels directly to the south are designated Industrial – Edge (I-E) District.

A bus stop for Route 17 (Renfrew/Ramsay) is located approximately 140 metres (a two-minute walk) on 8 Street SE. The site is located approximately 800 metres (a 13-minute walk) southwest of the proposed Ramsay/Inglewood Green Line Light Rail Transit (LRT) Station. Restricted parking is available on 9 Street SE.

Community Peak Population Table

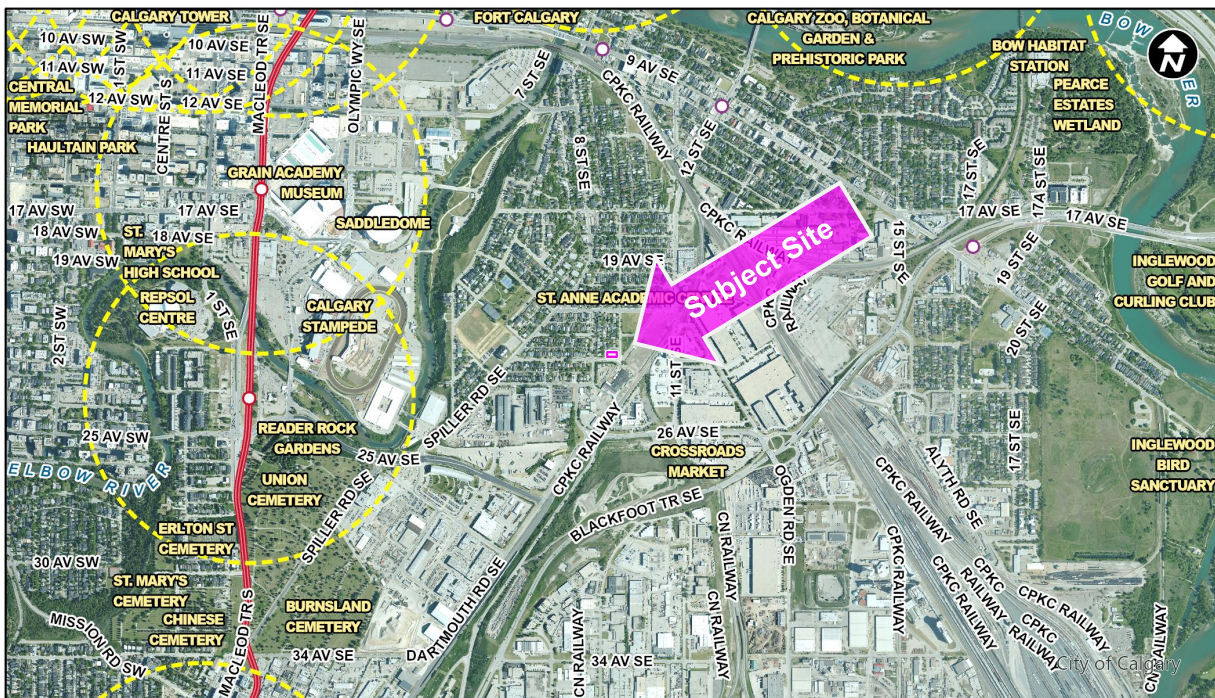
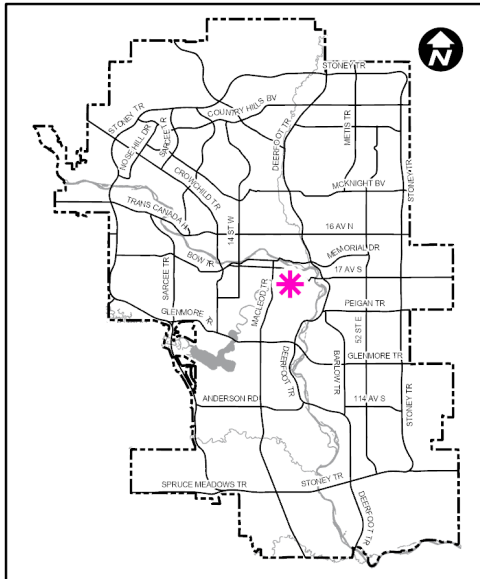
As identified below, the community of Ramsay reached its peak population in 1969.

Ramsay	
Peak Population Year	1969
Peak Population	3,005
2019 Current Population	2,158
Difference in Population (Number)	- 847
Difference in Population (Percent)	- 28.19%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Ramsay Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the subject site parcel area, this would allow for up to four dwelling units.

Secondary suites (one backyard suite and one secondary suite per dwelling unit) are also allowed in the R-CG District and do not count towards allowable density. The parcel would require 0.5 parking stalls per dwelling unit and secondary suite.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Developed Residential – Inner City area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more

efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience. The proposal is in keeping with relevant MDP policies.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged within the review of the associated development permit application.

Ramsay Area Redevelopment Plan (Statutory – 1994)

The site is located within the Low Density Residential Area, as identified on Map 1: Action Plan Executive Summary in the [Ramsay Area Redevelopment Plan](#) (ARP). The Low Density Residential Area policies of the ARP discourage development of more than two dwelling units on parcels identified as Low Density Residential. An amendment to Map 1: Action Plan Executive Summary from Low Density Residential to Low Density Multi Unit Residential for the subject site is required. The proposed amendment will allow the ARP's policies to better align with the MDP and the existing R-CG District designation, which supports a wider range of low-density housing forms and allows for the development proposed under the associated development permit (DP2024-07157).

The proposed amendment is considered appropriate based on the policy guidance provided by the MDP and ARP.