

**Policy Amendment in Ramsay (Ward 9) at 2129 Spiller Road SE, LOC2025-0112**

**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).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 JULY 24:**

That Council give three readings to **Proposed Bylaw 74P2025** 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 application (DP2025-01558) has been submitted for a four-unit townhouse with four secondary suites and is under review.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This policy amendment application to the ARP was submitted by Flo Designs on behalf of the owners, Talwinder Singh Bains, Gurleen Gill, Harmeet Kaur Sahota and Rajdeep Sahota, on 2025 March 18. The subject site is designated Residential – Grade-Oriented Infill (R-CG) District as per the Council approved city-wide rezoning (Bylaw 21P2024), which supports the development of rowhouses and townhouses.

The parcel is approximately 0.06 hectares (0.14 acres) in size and is located mid-block along Spiller Road SE. The subject site is currently developed with a single-detached dwelling. While a lane exists to the rear of the subject parcel, vehicular access to the site currently exists from Spiller Road SE.

A policy amendment is required to align the ARP with the R-CG District and support a development permit (DP2025-01558), which is currently under review for a four-unit townhouse

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with four secondary suites. More information about the proposal can be found in the Applicant Submission (Attachment 3).

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 policy amendment application, the applicant was encouraged to use the [Application Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the respective community association was appropriate. In response, the applicant contacted the adjacent neighbours and the Ramsay Community Association (CA). 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 one letter of opposition. The letter of opposition included the following areas of concern:

- density;
- amount of parking;
- lot coverage;
- traffic impacts; and
- waste and recycling facilities.

No comments were received from the CA.

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 on-site parking are being reviewed through the development permit application.

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.

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**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.

**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 Bylaw 74P2025**
3. Applicant Submission
4. Applicant Outreach Summary
5. **CPC Member Comments**
6. **Public Submission**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform