

Background and Planning Evaluation

Background and Site Context

The subject parcel is located in the southeast community of Ramsay on Spiller Road SE. The parcel is approximately 0.06 hectares (0.14 acres) in size, about 15 metres wide and 36 metres deep. The laned parcel is located mid-block and is currently developed with a single detached dwelling and detached garage.

Surrounding development is characterized primarily by low density residential dwellings. Parcels immediately to the north, east, south and west of the site are designated as Residential – Grade-Oriented Infill (R-CG) District, along with Commercial – Neighbourhood 2 (C-N2) District, Mixed Use – General (MU-1) District, and Special Purpose – Community Service (S-CS) District designated parcels in the surrounding vicinity.

Ramsay School and the Ramsay Community Association site are located approximately 300 metres southwest of the subject site (a five-minute walk). The Elbow River Pathway system is also located in close proximity to the site, approximately 550 metres to the north (a nine-minute walk).

This parcel was included in the citywide rezoning bylaw which was approved by City Council on 2024 May 14. The intent for this application is to align the policies of the *Ramsay Area Redevelopment Plan* (ARP) with the current land use designation.

Community Peak Population Table

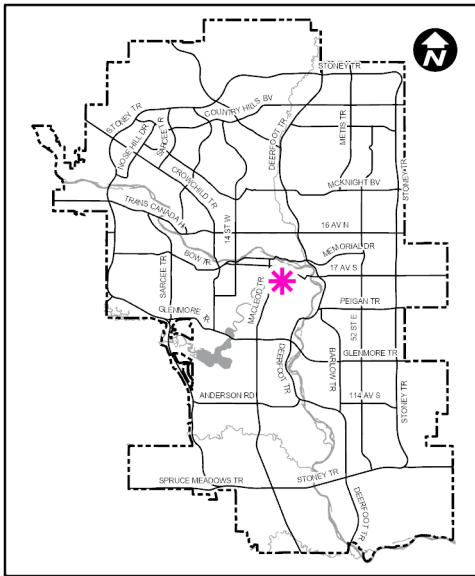
As identified below, the community of Ramsay reached its peak population in 1969.

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 parcel area, this would allow for up to four dwelling units.

Secondary suites (one backyard suite or 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 per secondary suite.

Transportation

The site is well served by public transit with bus stops located approximately 75 metres from the subject site (a one-minute walk) along Spiller Road SE and approximately 100 metres from the subject site (a two-minute walk) along Burns Avenue SE.

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 in 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 are being 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 is required to the Low Density Multi-Unit Residential for the subject site. 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 (DP2025-01558). The proposed amendment is considered appropriate based on the policy guidance provided by the MDP and Land Use Bylaw 1P2007.