

# Applicant Submission



May 27, 2025

2129 Spiller Road SE  
Calgary, Alberta

**Re: 2129 Spiller Road SE (Ramsay)**  
**Land Use Redesignation (existing R-CG - Ramsay ARP policy amendment)**

The subject parcel is located in the community of Inglewood/Ramsay, a historic community in Ward 9 (Councillor Gian-Carlo Carra), and consists of approximately 0.056 ha. The land is privately owned. The current land use designation is R-CG (Residential - Grade-Oriented Infill) which primarily sees redevelopment in the form of rowhouse/townhouse, but also allows for single and/or semi/duplex dwellings. Policy plans to consider with development of the subject site are the Municipal Development Plan, Calgary Transportation Plan, and the Planning Policies all lending themselves to support further intensification of this area with direct consideration to existing and potential/future neighbouring Land Use.

The site is conveniently located along Spiller Road SE, arguably one of, if not the Neighbourhood Boulevard in the community of Ramsay which further ties into the City's downtown core less than 2km to both the west and north of the site. The eternity of the adjoining transportation networks, afforded by both road and pathways, bring unparalleled access to community and city-wide amenities, services, and destinations. Localized trips are effortless with walking, biking, and public transit (existing Stations of both Victoria Park / Stampede and Erlton Stampede, along with potential future Inglewood-Ramsay Green Line Station, and MAX Purple Bus Rapid Transit line on 9th Avenue SE), while further destinations are readily available as arteries of Macleod Trail, Blackfoot Trail, 17th Avenue, and Deerfoot extend from Spiller Road SE, along with its intersection to the Main Street of Inglewood 9 Avenue SE.

The site, and street of Spiller road, are supported by Land Uses of greater density, height, and use. Surrounding current and potential/future Land Use supports an increase with consideration to the higher intensifications of Residential - Medium Density at the north; commercial/multi family existing, in progress, and future developments, Commercial and Industrial - Edge at the east; commercial use/shops, public realm improvement, continued transportation improvements/expansion, Commercial and Direct Control (48Z94 site 3) to the south; commercial use/shops and further potential Dominion Bridge opportunities,

2129 LUD

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Page 1/2



along with the immediately adjacent and site encompassing lands/uses of Ramsay School, Rink, community garden, playground, and tennis courts.

The existing/current municipal designation of the subject site of R-CG allows for a minor density increase above the Ramsay Area Redevelopment Plan 'Low Density Residential' designation maximum of 2 dwelling units. Our request is for a minor Ramsay ARP amendment to 'Low Density Multi Unit Residential' designation to better align with the subject site district and allow for a proposed 4 dwelling unit project.

The minor amendment to the Ramsay ARP reflects the existing Low Density neighbours, R-CG site designation, while acknowledging the higher community wide Uses. The Ramsay ARP amendment will afford a diversity to built form well remaining as an at grade-orientated housing design to bridge the gap of existing and future neighbouring Uses. The Ramsay ARP amendment offers a greater variety of housing opportunities and options that are necessary, essential, and fitting to the subject site R-CG designation already in place to further support the revitalization and intensification of underutilized land. The requested Ramsay ARP amendment aids in bringing an expansion of housing choices, strengthens affordability, along with options for multi-generational living which builds on the community's accessibility and diversity.

Ramsay community is encouraging of projects that are sensitive in scale which is where our proposed Redesignation has considered its proximity to single, multi, commercial, parks, transportation and further future intensification of the area - bounding itself between a single family unit through its connection of grade-orientated design, well bringing greater flexibility to the site/building arrangement for its private residences. This development form affords both a fiscal and social access point in the housing market, though our drive is to offer housing choice through intensification which is scalable and respectful within the vibrant and eclectic community fabric of Ramsay.

Thank you for your consideration, and I look forward to your response in moving towards an approval. If you need more information, please do not hesitate to contact myself directly at 403.968.0606 or [stephen@flodesigns.ca](mailto:stephen@flodesigns.ca).

Sincerely,



Stephen Kerr AT BDT BGs  
Flo Designs