

Applicant Submission and List of Landowners

Rezoning of 25 lots on 8 St./Maggie St. SE in Ramsay. R-C2 to DC (M-C1) 11/4/2019

Members of Council and CPC,

This is a very unique and exciting application. The 28 owners of 24 lots in Ramsay have applied for a rezoning of their properties which comprise almost a full block along 8 St/ Maggie St. SE. We applied for the rezoning in April 2016, over three years ago, and it has been a very challenging path to finally reach CPC and Council.

The land is currently zoned RC-2 and with the Planning Dept. we have negotiated a **DC** (based on M-C1) which would basically allow all low density residential built forms up to stacked townhousing. To our understanding all heights and densities are within the Developed Areas Guidebook/draft Ramsay ARP/MDP/ and TOD area guidelines that Council has approved or will be presented with (the draft ARP).

This site is perfect for increased density and multi-unit building forms as it is:

- Within 400 m of future LRT
- Walking distance to downtown
- One of the most unattractive yet highest visibility blocks in Ramsay, and
- It contains a number of seriously deteriorated structures which cannot be restored.

Because it is a narrow block with significant grades and without a lane specific D.C. guidelines are proposed which allow more flexibility in (multi-unit) built form.

Ramsay has a very low number of multi-family units and the second highest proportion of seniors in the city resulting in a pressing need for more townhousing.

The Community and neighbours have been involved in this application over the years it has taken to get before you, and we have been pleased and surprised at the almost unanimous support.

Reason for Administration Refusal – Fee for Density

The one major disagreement which has led to a recommendation for refusal is the desire on the part of the Administration to impose a 'heritage preservation fee' on new development over certain densities in Ramsay. This is basically a heritage or density tax and represents a very significant fee for new development. The landowners, with agreement from the Community Association, oppose this fee for the following reasons:

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- The large size of the fee - (up to \$11,900 /unit or \$95,000 for an 8 unit townhouse) which we argue will discourage new development (and this is within a TOD area)
- The terrible economy which makes redevelopment very problematical even without new City fees
- The unclear nature of the program. It is our understanding that the density tax funds will be payable to other community residential property owners who want to upgrade their properties.
- Basically, the current landowners (applicants) will be paying money (through reduction of selling prices for their property) to other landowners in the community (who will have home renovations undertaken with the funds). The benefitting landowners will have to own houses that have a registered heritage status. There are no such properties in Ramsay.

We strongly argue that if this fee is going to be levied it should be part of the future Historic East Calgary ARP approval and should be discussed at Council and a decision made for the whole community. The ARP is scheduled to be considered by Council within the next year. Imposing a fee of this magnitude (which we argue will push TOD area development to other communities with NO LRT and NO fee) is a major decision and should be decided by Council through a full community-wide discussion and review.

We have been told that should Council approve this DC rezoning with the 'heritage housing fee' included and then not approve the 'heritage housing fee' in the proposed ARP then we, the applicant landowners, will have to apply at our cost to re-rezone the properties back to remove this fee. This would be absurd.

The landowners/applicants, although believing the fee would discourage new development are willing, of course, to accept the fee if it is approved by Council in the ARP. We have been told that the Law Dept. has said that once this DC is approved the owners on this block will be exempt from a 'heritage housing fee' even if it is approved in the upcoming ARP and therefore the staff is demanding that it be included in the DC. To repeat the Owners/Applicants are fully willing to pay any Council required fees – we don't want to be exempt however we don't want to pay the fees until Council has approved them in the new ARP.

Somewhat similar fees have been included in the Beltline and Brentwood ARPs and would presumably apply to all development in those communities. We suggest that a similar approach be applied in Ramsay.

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It is our request that should Council not support this proposed DC as requested by the applicant that Council simply refuse the rezoning rather than amending it to include the density fees.

List of Landowners

NAME
Campbell, David
Ledene, Debbie
Hardman, Alexander James
Zacher, Bonny
Cordner, Richard
Ilgert, Jonathan
Ilgert, Kristen
M1 Group INC.
M1 Group INC.
Zacher, Darren Anthony
Colborne, Joshua
Gehl, Mark
Blais, Brian
Blais, Brian
Garrow, Jason
Garrow, Jayne
Vanderknaap, Theodorus Johannes
MccCrohan, Barry
McCrohan, Barry
Davis, Michael Norman
Davis, Susan Marie
Dormer, Christopher
Piechotta, Katrina
Jensen, David P
Francis, Desiree
Francis, Steve
Clarey, Shauna
Gallant, Michael
Campbell, David
Ledene, Debbie
Ledene, Jodie