

From: [Bree Crone](#)
To: [Public Submissions](#)
Cc: [Anderson Jared](#)
Subject: [EXT] Office of the City Clerk RE: BYLAW6D2020
Date: Monday, January 06, 2020 10:10:00 AM

January 5, 2020

The City of Calgary
700 Macleod Tr SE
P.O. Box 2100, Postal Station "M"
Calgary, Alberta
T2P 2M5

To the Office of the City Clerk,

We, Jared and BreeAnne Anderson, the home owners and long time residents of 1127 Maggie St SE, Calgary, are strongly opposed to the proposed rezoning application for BYLAW 6D2020 in the community of Ramsay.

We do not feel the infrastructure of our neighbourhood including but not limited to the water/sewage, roadways and traffic can support a project of the proposed magnitude that permits a development (a) the height of 14 meters and (b) multi-residential building of 155 potential units.

We strongly believe that the quality of our family life will be directly affected by the rezoning and potential development of properties involved in BYLAW 6D2020.

Maggie Street which is directly behind and included in the proposed rezoning properties is a one way, narrow street with primarily street parking for residence. We feel it would be impossible to accommodate a large multi-residential building without significantly affecting the current residents of Maggie Street and those residents of Ramsay who utilize Spiller Road to access their homes, businesses and schools. Access into the neighbourhood has already been reduced recently and continues to be limited with the closure of the underpass at Macdonald Ave, the proposed development of the Green Line and active CP railways.

We feel the current zoning of R-C2 is sufficient and competent in promoting and permitting development of the neighbourhood without overwhelming the current resources. We are supportive of development for gentrification and densification in Ramsay with the conditions that it is thoughtful, sustainable and an actual benefit to the community. We have seen some amazing and creative projects happening recently that support the development of our community including a tiny home, garage suites and restorations to original homes that maintain the eclectic and historic neighbourhood we chose to live in.

Thank you for your consideration in declining or amending the potential application for
BYLAW 6D2020.

Sincerely,

Jared and Bree Anderson

From: [David McKeone](#)
To: [Public Submissions](#)
Subject: [EXT] Ramsay Bylaw 6D2020
Date: Monday, January 06, 2020 11:58:59 AM

Hello,

I'm writing to register my opposition to the re-zoning Bylaw 6D2020.

The proposal is to re-zone the area between Maggie St. S.E and 8th St. S.E. I'm opposed to this proposal primarily because of the vague nature of the re-zoning request and the special community that exists here on Maggie St.

Maggie St. community is a rare thing in inner city Calgary. From the second I moved into this community I was welcomed and introduced. Just minutes after moving in I'd had several neighbors tell me their names and describe some of the great parts of the community to me. The community feels like a small town. I won't go into too much detail here, but it's unlike any other place I've lived in Calgary, as a native Calgarian.

Maggie St. also has deep historical meaning in Calgary. It's one of the first streets in the city, and one that has always retained the quaint small town feel that I'm describing.

Here is an excerpt from the history of Ramsay (<http://ramsaycalgary.ca/wp-content/uploads/2013/12/Ramsay-historical-context-paper-mjw.pdf>)

"Adelaide was Wesley's youngest daughter. In 1904, Orr's daughter Margaret, together with Mary Schreiber and A.F.H. Mills ! led subdivision plan 2789K for the land west of Maggie Street. Wesley Orr's former agent, Archibald McVittie, ! led a separate plan for the land between Maggie Street and Orr Street. A quaint, narrow one-way street fronted with many small garages and cottages, Maggie Street still retains the feel of a village, ..."

Maggie St. is just not another street in the city. It's special, and it needs special consideration.

I also worry about the vagueness of this request, in light of the many unfinished developments currently in Calgary. I understand the need for density in the city, a need that I believe is being already fulfilled with the large buildings being built on 9th Ave S.E and with the new Rivers district in Victoria park. I don't understand why the Maggie St. neighbourhood would need larger buildings, when an already re-zoned building just across 8th St. hasn't even broken ground and the aforementioned neighbourhoods will be significantly upping their density as well.

I believe that this change is premature and dangerous, given the historical community that it threatens to handicap.

Thanks for your time,
David McKeone
1110 Maggie St. S.E

From: [Jessica Barrett](#)
To: [Public Submissions](#)
Subject: [EXT] Feedback re. Ramsay Bylaw 6D2020
Date: Monday, January 06, 2020 11:59:55 AM

To Whom it may concern:

I am writing to express my opposition for the rezoning application for the Ramsay Bylaw 6D2020.

As a new resident of Maggie Street my home sits in the middle of the block proposed for redevelopment by the city. It is a thriving community where neighbours know one another, look out for each other and routinely hold block parties, community events and are inclusive of a variety of different demographics. My partner and I purchased our first home on this street in November after an exhaustive search and were immediately welcomed onto the street and into the area. We chose Maggie street for its strong sense of character and tight-knit community, both of which would be eviscerated by the proposal to triple the allowable density on the block. I fear this would pave the way for developers to consolidate land for an assembly and build monolithic condo and townhouse developments which have struggled to sell or become occupied in many other parts of the city.

Before buying on Maggie Street, we rented in Bankview, where this type of zoning and proposed high-density development is commonplace. I can tell you first-hand the community-killing effect this kind of jarring density increase has had on that community. The house my partner and I formerly rented on 17A st. SW now stands vacant, as does the one next door, awaiting construction for a 20-unit townhouse development that may or may not ever come to fruition. An employee for my former landlord, Redtree Custom Homes, even admitted their other projects throughout the city have remained unsold and that they are "waiting for investors" before breaking ground on the now-vacant properties.

This story is not unique. Throughout Bankview there are vacant houses standing next to un- or underoccupied condo developments that are dropping in value by the day. As a result, a neighbourhood that was once vibrant and community-focused has taken on an antisocial and transient feel with long-time residents increasingly listing their homes, or vacating rentals, in search of more hospitable surroundings. I would hate for this to happen to Ramsay, and in particular, Maggie Street which, in addition to its thriving community, is historically significant as one of the first neighbourhoods in the city of Calgary.

It is not that I am opposed to increasing density in the area -- but as I understand it a Direct Control District is essentially a blank slate for redevelopment and the lack of information about what has been proposed for the area inspires a great deal of suspicion. The section of Maggie Street in question is already zoned for duplexes as RC2 and I believe could accommodate a gentle increase in density in the form of duplexes and fourplexes or other, ground-oriented forms of multifamily housing. There are locations nearby that are more suitable for higher density buildings, including the condo buildings already under construction on 9th avenue in Inglewood, and a commercial site at 1703 8th St. SE, a former corner store that has been vacant and listed for sale for some time.

The housing market in Calgary has shown that there is not, currently, sufficient demand for this kind of high-density development and drastic increase in inner city residential areas.

Rezoning Maggie Street as a direct control districe at this time would, I fear, invite speculators to harass current residents and destabilize an established community that stands ready to welcome additional residents and development at a reasonable pace if and when the demand arises under current zoning. This is not presently the case.

Without a great deal of additional information about what has been proposed for Maggie Street and why this block has suddenly incurred such interest, I cannot support rezoning Maggie Street as a Direct Control District at this time.

Sincerely,

Jessica Barrett

--

Jessica Barrett