

Community Association Letters



July 21, 2016

Kate Van Fraassen
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P.O. Box 2100, Station M
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Community Response

RE: LOC2016-0088; 1113 8th Street SE

The Civic Affairs Committee has reviewed the available information for this application.

The information provided to us to review was very minimal, making it difficult to fully comment on the impact of this zoning change.

Based on the information provided, as well as the additional information provided by the applicant at a general meeting, these are our comments:

1. **Context** - The proposed DC must take into account the surrounding context. The biggest concern is the interface with Maggie STREET. This is a Street, and there are concerns over how development might change this street. What is being done to ensure this remains a Street, and that there is frontage onto Maggie, not simply access into larger developments. Maggie Street also slopes to up with a higher elevation on the South End that could impact development opportunities.
2. **Zoning** - Without having a context for the actual bylaws surrounding this DC, we do not have the opportunity to comment on set backs, heights etc. There isn't even a related Land Use that is being referenced.

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3. **Parking** - Concerns over access to 8th Street, and how that might impact our main road. Access is either off of Maggie, or off of the main road in Ramsay, 8th Street. Depending on how this properties develop will have impact on both parking and parking access. This concern stems from a similar development (DP2015-3271; 1709 8 Street SE) where the original plan was a multi-unit, multi-property development that had vehicle access from 17th Ave. When the developer was unable to acquire two additional lots, the parking access was move to come off 8th Street. The community was not happy with this change in the development, and had concerns over pedestrian safety as well as traffic access onto our main Road.
4. **Infrastructure** - Can the current infrastructure support this level of density on that street?

Without knowing the specifics of this DC Zoning, it is difficult to evaluate if the proposed change falls in line with the discussions coming out of the Green Line Charrettes. We are in general support of the concept, but wish to further understand the details, and access the impact.

The Ramsay Community Association welcomes sustainable new development that respects the history and emerging character of the neighborhood, complies with the Area Redevelopment Plan and Bylaws, and will be a benefit to the people who live here.

Respectfully,
Erin Joslin

Name of Planning Representative/s who wrote the letter:

Erin Joslin, M.Arch,
Vice President External
Chair Civic Affairs Committee.

Community Association: Ramsay Community Association

Date: July 21, 2016

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August 23, 2018

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Community Response

RE: LOC2016-0088; 1113 8th Street SE

An update has been provided to the community. Our previous comments provided July 21, 2016 should remain part of the ongoing conversation.

Based on the updated information provided, these are our comments:

1. **Context** - The proposed DC must take into account the unique context. The biggest concern remains the lack of consideration for the interface with Maggie STREET. Maggie is a very unique heritage street, with houses that front onto it. Concerns remain over how development might change this street especially when the street is being considered more like a lane. Maggie Street should not simply become a lane allowing access into larger developments. We need to see that the Maggie is respected as a street and maintains its current feel. We understand that the trade off is potential developments having vehicle access off 8th Street. This would be desired over creating multiple access points off of Maggie. Please keep in mind that the character of 8th Street, in terms of traffic, will also change as the end of the street is closed off and cul-de-saced and a potential new underpass is added on 5th Street. It is assumed that less traffic will come through the neighbourhood as a result. This might make access off 8th more appealing and possible. We need to keep this opportunity open to change with the changing conditions of Ramsay. Also be aware that Maggie Street slopes up with a higher elevation on the South End that could impact development

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opportunities in terms of Maggie Street Access. The development of these properties should encourage designs that respect the character, frontage and heritage of Maggie Street. We can't be having conversations about character homes and completely disregard a significant heritage streetscape.

2. **ARP** – The proposed zoning falls along the lines of the density being discussed for our New Ramsay Area Redevelopment Plan. The community supports the density as outlined in our draft ARP. The DC for these properties should take into account the new ARP being proposed and should be held to the same rules and regulations. A clause somehow indicating that the DC is to follow the final approved ARP should be part of the discussion.
3. **Character Homes** – This is a larger discussion that should be in the ARP and NOT in the DC. We would like the opportunity, as a community, to have input into the character home discussion. This discussion would happen with the ARP development and should not be specific to this DC. The DC should say that rules surrounding heritage and character homes apply as per the ARP. The proposed fees should also be part of an ARP document and greater community conversation. This is not the place to have this information solidified. We are currently having all of these conversations as part of our ARP development.
4. **Process** – The community has been involved in this process as it has moved along. There have been meetings, newsletter information as well as open houses. Information has been communicated to the community from the applicant's side.

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Respectfully,
Erin Joslin

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