

Ramsay Community Association
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July 05, 2020

Development Circulation Controller
Planning and Development

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ATTN: Chris Wolfe

Community Response

RE: LOC2020-0077 – 1024 Maggie Street SE - Ramsay

The Ramsay Community Association – Planning and Development Committee was pleased to have the opportunity to review the revised plans for this application.

We commit to the Planning System core values:

Innovation, Collaboration, Transparency, Accountability, Trust, and Responsibility.

Ramsay Planning and Development Committee volunteers have reviewed this application. We support appropriate and sensitive development on this street to reflect Maggie Street's heritage. The proposed amendment, LOC2020-0077, will result in an increased intensity that is insensitive to the unique character of a small and historic street in the community of Ramsay. **We are not in favour of this project, as proposed, and do not support the Land Use re-designation / LOC amendment.**

Location Significance

Some context on the property and location will assist to understand its significance in our small community. Maggie Street is a very narrow historical street in Ramsay, R-C2 zoning.

A quaint, narrow one-way street fronted with many small garages and cottages, Maggie Street still retains the feel of a village, although altered with some infill development.

—Ramsay Historical Context Paper, Land Use Planning & Policy/Calgary Heritage

Maggie Street is one of the oldest streets in Calgary, and it is responsible to treat its unique character sensitively. It is critical for our community to handle our precious and defining features responsibly.

The committee respectfully provides comments and suggestions in the following areas for the City and the applicant to consider:

- 1) What are the strengths and challenges of the proposed development?
 - a) *It is appreciated that the owners acknowledges the charm of the Ramsay Community, and has the intent to raise a family there.*
 - b) *Challenges to the proposal include:*
 - i) *The application provided limited details in the circulation, lacking indication of requested /specific amendments. Upon further review and research done on the part of the committee it was determined that change of designation of use for the property was to allow for an additional use of a Live Work Unit (retail Customer Service – Hair Salon), in addition to a request to a change in required roof pitch;*
 - ii) *Re-designation of a small, quaint RC-2 property to commercial use is not appropriate for the location, the character one-way street;*
 - iii) *Front setback on 3 metres from Macdonald Avenue would result in a 1.2 metre setback from property line off Maggie Street. This distance is incredibly small, related to the narrow nature of Maggie Street, and would create an effect if further narrowing;*
 - iv) *While not disclosed in the proposal, additional conversations with the planner indicated there is an additional request of a change in roof pitch from 4/12 (required) to a reduced 3/12 pitch. This would result in permitting allowance for a 3rd storey to be added to the development, creating the impact of further narrowing the entrance at Maggie Street.*

- 2) Are there changes that could be made to the proposed development to make it more compatible or beneficial to the area?
 - a) *Orientation*
 - i) *Potentially reorient the design, creating a 1.2 m setback off Macdonald Avenue, and a more spacious 3 metre setback along narrow Maggie Street, thereby easing the development's interface with Maggie Street.*
 - b) *Re-designation / Land Use Change to Live Work Unit (retail Customer Service – Hair Salon).*
 - i) *The committee provides there are several other very appropriate locations in Ramsay that would very easily accommodate the Live Work use within the current bylaw, and are already zoned commercial.*
 - ii) *A property purchased under residential value and changing use designation to accommodate commercial operation could have a significant impact in reducing the market value of other commercial properties currently in the area. The practice of changing the use in this manner might be viewed as inconsistent with the Planning System values of transparency and trust.*

3. Provide comments on the following. You may wish to consider height, privacy, parking, vehicle or pedestrian access and landscaping as you respond to these questions.
 - 1) *Under the proposed re-designation / land use change the service and client use of the property would intensify greatly and would likely pose an undesired impact on the adjacent neighbours.*

- a) While the specific aspects of parking are typically addressed at the Development Permit stage, the committee believed it important to touch on them briefly now, as they will ultimately have impact on the long-term development of the site.
- i) A Hair salon: with up to 2 external / additional staff and up to four clients at a time, as proposed, generates a much higher volume of vehicle trips than was envisioned for a simple residence with live work setting.
- (1) Under current class 2 designation, a maximum of 15 customer visits is permitted.
- (2) Under the use re-designation to commercial, an unlimited number of customer visits could be permitted. In a hair salon setting, quick math on an 8-hour day could have up to 32 clients (customers) a-day, based on 1-hour appointments, up to 64 clients a-day with ½ hour appointments. The impact on parking in an area with already limited parking will be significant. 4 customers arriving and awaiting appointments, while 4 customers are concluding their appointments means potentially 8 parking spots required at one time.

4. Has the applicant discussed the development permit application with the Community Association? If yes, what information was provided?

- No discussions have occurred between the Community Association or the Planning Committee and the applicant to this point.

5. Please provide any additional comments or concerns regarding the proposed development.

- No additional comments provided.

Onward

The community of Ramsay thanks the developer for the opportunity to review these plans, would like to continue to be involved in this Land Use re-designation process. We would like to keep apprised of proposed changes and have another opportunity to submit comments.

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

Respectfully,



~Vince Bodnar
Planning and Development Committee Chair (acting)
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