

Community Association Letter



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Melanie Horkan
Planning, Development and Assessment #8201
P.O. Box 2100, Station M
Calgary AB
T2P 2M5

Community Response

RE: LOC2020-0134; 2103 8th Street SE

Ramsay is a community that is currently in a time of transition. With the Greenline Station planning and the subsequent development of a Local Area Plan, the desire to add density to the Community is a continuous topic of discussion and development. Working on the LAP, the Ramsay Community Association (RCA) supports additional density that is respectful of the context and character of the neighborhood. The draft version of the LAP is somewhat reflective of the direction the RCA would like the community to take, but does not fully encompass how the community feels. The Draft LAP is still being revised to support the future vision for Ramsay. As a result, the RCA requests that the statutory document, the "Ramsay Area Redevelopment Plan," continues to be reviewed and used for proposed developments.

The biggest significance of this zoning change is that this is the first time an R-CG zoning has been proposed in Ramsay. With the introduction of this zoning in our otherwise mainly R-C2 district, this zoning begins to introduce a density that will inevitably change the fabric of our community. How this file is handled and the potential development that follows will set a very significant tone for future applications. One of the community's biggest concerns is our loss of heritage and intangible feel and character of the neighborhood.

The adjacent, directly impacted neighbors have done their due diligence on communicating their individual concerns. The Ramsay Community Association

recognizes and supports their concerns. To highlight some of the bigger issues:

- 1) **Context** – The eventual development should be respectful of the existing context. There are single story homes that will be greatly impacted by a larger structure, and our lot coverage with older homes tends to be a smaller footprint.
- 2) **Width of the Lane** – Ramsay is notorious for having narrow rear lane widths. In addition to narrow lanes, the lanes are also interspersed with utility poles, further reducing the width. The adjacent property to the south becoming additional crush space for garage access is simply not acceptable. It should be noted that this lane also has a significant slope at this end.
- 3) **Height** – To use the R-CG height would make this the tallest residential development in the south end of Ramsay. To be respectful of the surrounding context, the height should remain at the R-C2 height.
- 4) **Parking Issues** – This is an area of Ramsay that sees additional demand for on street parking to facilitate visitors to the Church and School. This is also a more narrow street that accommodates the Calgary Transit (full size) Number 17 bus. Additional on street parking will impact the bus route and access to the surrounding facilities.
- 5) **Shadowing/Privacy** – An R-CG sized structure will have significant impacts on the surrounding parcels with both shadowing and privacy. With Ramsay being a neighborhood that readily practices urban farming, the impact could mean less productive yards for the adjacent homeowners.

Please note that should this Land Use Change be approved, the RCA will support no relaxations at the time of the development permit.

Respectfully,



Erin Joslin

Name of Planning Representative/s who wrote the letter:

Erin Joslin, M.Arch,
Vice President External
Chair Planning and Development