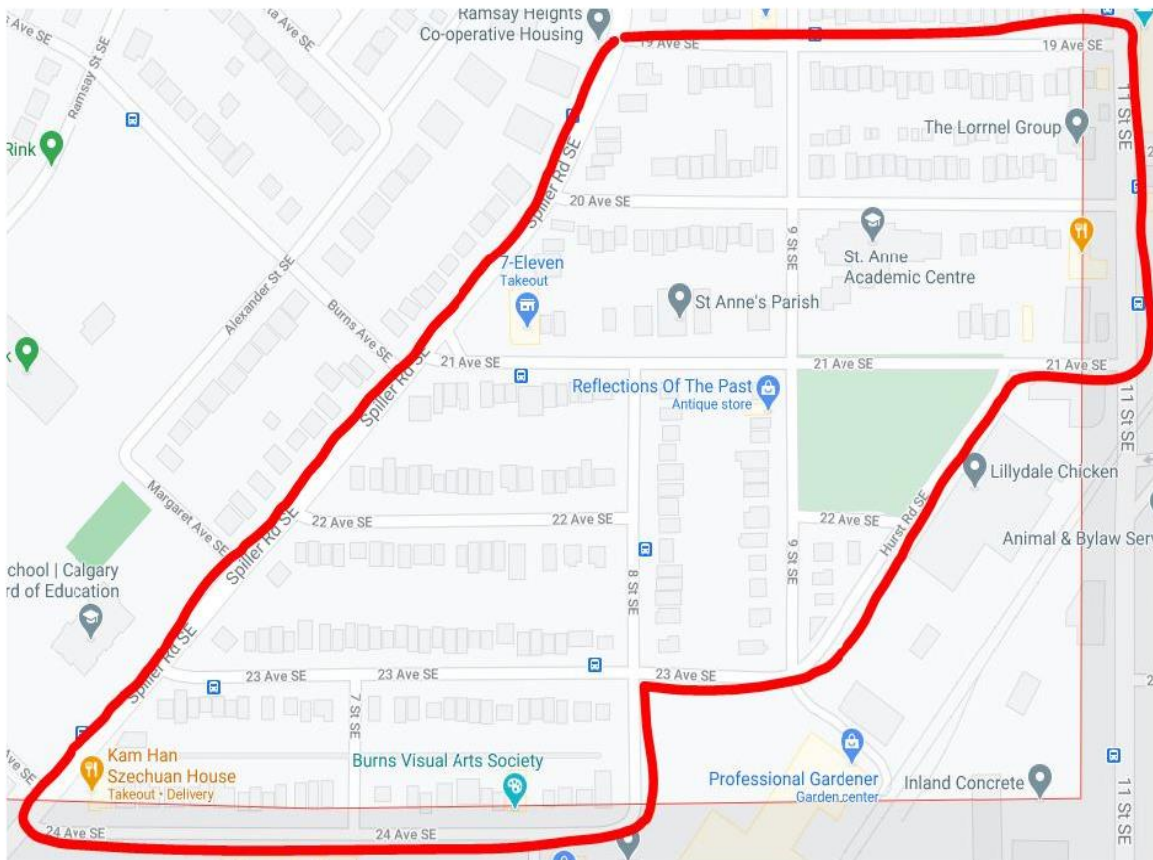


Applicant Outreach Summary

This is a summary of the responses received from the community where the attached mailer was sent. The mailer was sent to approximately 440 residence within the following area. East of Spiller Rd SE, South of 19th Ave SE, West of Hurst Rd & 11th ST SE, and North of 24th Ave SE. An image is attached of the area where the was delivered. Attached below the map is the mailer that was sent.





To: Residents of Ramsay

From: Gravitas Group Inc.

Re: Rezoning Application at 2103 8th Street SE, Calgary AB (LOC2020-0134)

Dear Ramsay Community,

We wanted to take this opportunity to connect with you by mail to thank you all for your feedback regarding our application for the recent rezoning application at 2103 8th street SE.

Our team has a strong tie to the Ramsay Community. Some of us grew up here, raised our kids here, watched our children have children of their own and then placed their kids in the Ramsey Elementary School. Our family and extended family had shopped at the old Black and White corner store, celebrated at the Shamrock, and members of our family were married at St. Anne's Church and others were baptised there. Ramsay is home for us. We love this community.

Currently, our design is at a very preliminary stage as we have just started the design process. However, our intent will be to maintain the unique charm Ramsay offers. We are excited to be able to redevelop this piece of land and invite other families into the Ramsay experience. Our initial submission of a townhouse project has been revised to a row house project as it better describes our project's design. In addition, massing calculations have been adjusted to show 3 row houses as opposed to the originally stated 4 units as it follows RCG zoning requirements and reduces density concerns from neighbours in close proximity to the project. We have also included a drawing showing the proposed re-zoning massing along with a visualization of the differences between our proposed RCG zoning and what RC-2 currently allows us to build.

Our team would like to hear from you and welcome any community feedback from November 20 to December 4, 2020. In an effort to respect current social distancing guidelines, we encourage you to send us an email to ramsay@gravitasgroup.ca.

Thank you, in advance, for your questions and comments. We look forward to hearing your feedback and, in time, welcoming new families to this amazing community through our project.

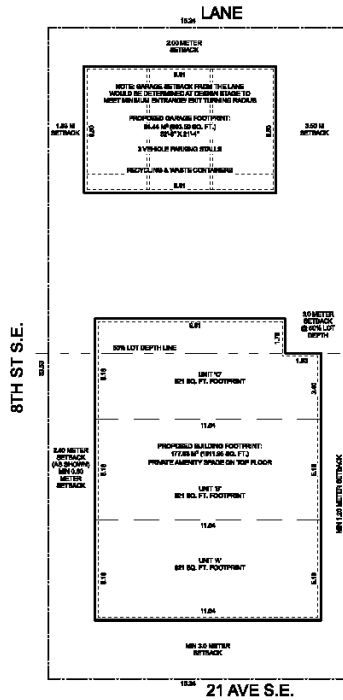
Sincerely,

The Gravitas Group Team

GRAVITAS GROUP INC.



GRAVITAS GROUP INC.



R-CG ZONING SCENARIO

SITE PLAN SCALE: 1:200

MUNICIPAL ADDRESS
2109 8TH ST. S.E.
CALGARY, ALBERTA

LEGAL DESCRIPTION
LOTS 1 & 2
BLOCK 10
PLAN 48609
ZONING

CURRENT ZONING: R-CG

PROPOSED ZONING: R-CG

PARCEL COVERAGE

PARCEL AREA = 914 M² (0.207 HA)

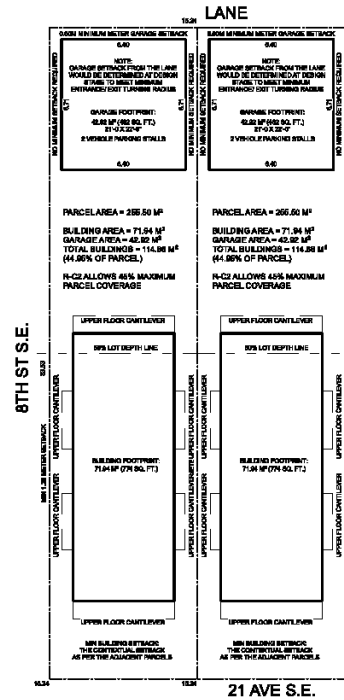
3 DWELLING UNITS/0.831 HA = 75 DUA/HA

THEREFORE, 80% BUILDING COVERAGE POSSIBLE

PROPOSED BUILDING AREA = 177.45 M²

PROPOSED GARAGE AREA = 84.48 M²

TOTAL BUILDING COVERAGE = 262.07 M² (47.87% OF PARCEL)



R-C2 ZONING SCENARIO

SITE PLAN SCALE: 1:200

R-C2 BUILDING FOOTPRINT COMPARISON

MUNICIPAL ADDRESS
2109 8TH ST. S.E.
CALGARY, ALBERTA

LEGAL DESCRIPTION
LOTS 1 & 2
BLOCK 10
PLAN 48609
ZONING

CURRENT ZONING: R-C2

PROPOSED ZONING: R-C2

PARCEL COVERAGE

PARCEL AREA = 288.50 M²

BUILDING AREA = 71.94 M²

GARAGE AREA = 42.82 M²

TOTAL BUILDINGS = 114.76 M² (40.12% OF PARCEL)

R-C2 ALLOWS 45% MAXIMUM PARCEL COVERAGE

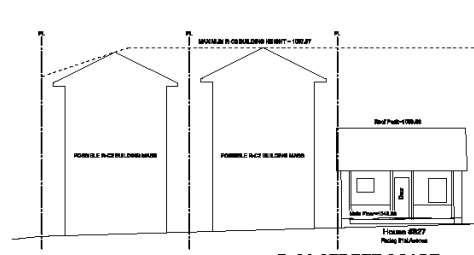
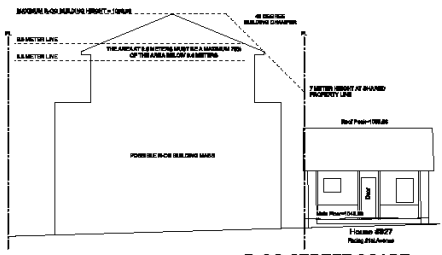
PARCEL AREA = 266.60 M²

BUILDING AREA = 71.94 M²

GARAGE AREA = 42.82 M²

TOTAL BUILDINGS = 114.76 M² (43.40% OF PARCEL)

R-C2 ALLOWS 45% MAXIMUM PARCEL COVERAGE



GRAVITAS GROUP INC.

We received 11 responses from the 440 mailers delivered. The summary of those responses are listed below.

1. Strongly against proposed land zoning change. Is against gentrification of the community.
2. Appreciated letter sent. Not a fan of higher density as it may make the community like Marda Loop or Bridgeland. Would rather see a character house versus higher density. Concerned that design will be of lower quality to meet budget/average home sales in the area.
3. In favor of two detached homes instead of 3 rowhomes. Requested more details on heights for RC-2 vs RCG.
4. Concerned with the look of the rowhomes. Requested 3D view of the units.
5. Likes the development and is looking forward to seeing design. Lives across the street from the development.
6. Lives directly across the alley from the development and is concerned with laneway access. Supports redevelopment but not a zoning change as parking is tight in the area.
7. Wanted more details in the community engagement letter. Suggested changing frontage to 8th St SE vs. 21 Ave as proposed. Prefers the term townhouses/brownstones versus rowhouses.
8. Interested in more information as they are interested in potentially buying a unit in the proposed development.
9. Currently lives in an in-fill in Ramsay and is in support of the project.
10. Needs more clarity on drawings. Not in favor of rezoning due to street parking and overall traffic on the main street.
11. Lives directly next door and is concerned about the possible reduction of morning sun by the massing that a R-CG permits. Is concerned about the loss of privacy, that the narrow laneway may not fit a 3-car garage, and that the character of the neighborhood may be lost. Furthermore, their house is very close to the shared property line which may structurally impact their foundation.

In summary, there is a mixed response to this proposal. Some are in favor of the R-CG development; some are in favor of a R-C2 development and some want the existing house to remain.

Attached are also concept renderings which were just finished. These were not sent in the mailer but will be sent to the direct next-door neighbor as they affect them the most. These renderings accurately represent the future footprint, massing, and material choices. These are subject to change however as the building has not been approved by the planning department.

Regards,

Alex Dobrin

Marcel Design Studio Ltd



