



Public Submission

City Clerk's Office

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- ✓ I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required) Scott

Last name (required) Clark

What do you want to do? (required) Request to speak, Submit a comment

Public hearing item (required - max 75 characters) Ramsay Bylaw 16D2021

Date of meeting Feb 8, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

We live directly behind the proposed rezoning and will be directly and negatively impacted by the rezoning and subsequent development, if it is approved. We have a private driveway that is immediately opposite the driveway/s of the proposed development. At its widest point the alley between the properties is only 3.7 meters and practically it is 3 meters as power poles are situated along the north side of the alley, one such power pole being located in the proposed driveway/s of 2103-8th St SE, with the support wires running from the pole to the alley entrance (see attached photos). The power pole and guy wires as they currently are placed completely sterilize the east half of the subject property along the alley, for parking access/egress.

As the attached photos of a typical pickup truck in the alley between our property (the paving stone driveway) and the subject property clearly show, it is not possible to keep future residents of the application as proposed from using our driveway to enter and egress their proposed parking, as the alley is so narrow that the proposed setback of 2 meters would not be sufficient to prevent our property from being the convenient location on which to execute 3-point turns. This is unacceptable to us.

We do support this property being redeveloped, as it is not at its best currently. We will not support a zoning change, as the parking density is already out of control on 21st Ave and on 8th St due to the proximity of St. Anne's church and the high school and youth emergency shelter. It is unlikely that three units would only result in three vehi-



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cles parked only on the property. A duplex or two infills with 3.5 meter setbacks for driveways would be acceptable, although the height of the residences as indicated on the R-C2 drawing provided by the applicant is too tall at 1057.87 (as reflected on the drawings) and is of great concern to the neighbourhood.

Sincerely,
Scott Clark

















From: haileyjdarling@gmail.com
To: [Public Submissions](#)
Subject: [EXT] 514 15 AV SW - LOC2020-0053 - Comment from Development Map - Sun 1/31/2021 12:28:16 PM
Date: Sunday, January 31, 2021 12:28:21 PM

Application: LOC2020-0053

Submitted by: Hailey

Contact Information

Address: 66 Discovery Ridge Heights S.W.

Phone:

Email: haileyjdarling@gmail.com

Feedback:

I believe the development will be great for not only the community, but fourth street as a whole. Currently, this part of fourth street is desolate and in desperate need of revitalization.

Yes, this is a historic building, it's beautiful, however the current relationship the buildings have with the sidewalk and street are incredibly unsuccessful.

New buildings take into account pedestrians, the public realm, and greenery to bring vibrancy to neglected urban areas such as this.

They also bring diversity by incorporating mixed use at the ground level, and residential above.

Keeping the current building simply because it is old is not reason enough to stop re-development. I hope this development is approved, and hope similar developments continue in this area in an attempt to revitalize this neglected portion of fourth street.

From: mc.odonoghue14@gmail.com
To: [Public Submissions](#)
Subject: [EXT] 2103 8 ST SE - LOC2020-0134 - Comment from Development Map - Sun 1/31/2021 11:08:11 AM
Date: Sunday, January 31, 2021 11:08:15 AM

Application: LOC2020-0134

Submitted by: Marie-Claire O'D

Contact Information

Address: 2004 Spiller Rd SE

Phone:

Email: mc.odonoghue14@gmail.com

Feedback:

I am concerned about the development proposed at this lot. As a resident of Ramsay, I believe that allowing this type of development to happen in our neighbourhood will not only change the character of our heritage community, but also begin to set a standard for what kind of units are accepted in this area. The majority of homes in Ramsay are small bungalows, or century homes. These century homes are built on a different kind of foundation that I do not believe would be sound if there were to be big unit construction near by. This will change the atmosphere of the community drastically.

I am also concerned about this type of 'high end' unit coming into the neighbourhood having an effect of 'pushing out' people who have lived in this community for several decades. Part of the charm of Ramsay is neighbours knowing neighbours, and people from all walks of life living in the same community. I welcome people to my doorstep who have developmental disabilities and have conversations with them about how their days have been going. I am good friends with an elderly couple across the street who have lived in Ramsay since the 70s. People like this, who make my community be the place I choose to live, will not have access to housing options in the same way if this is the type of development we allow in our community.

Thank you for taking the time to read my comments and consider denying this development in Ramsay.

Sincerely,
A concerned neighbour.

From: esthermiddleton@hotmail.com
To: [Public Submissions](#)
Subject: [EXT] 2103 8 ST SE - LOC2020-0134 - Comment from Development Map - Mon 2/1/2021 10:06:16 AM
Date: Monday, February 1, 2021 10:06:20 AM

Application: LOC2020-0134

Submitted by: Esther Middleton

Contact Information

Address: 825 21 Ave SE

Phone: 4039919251

Email: esthermiddleton@hotmail.com

Feedback:

I have serious concerns on the rezoning proposition for this property. I live 2 doors down. I full support the development of this lot to a townhome, and for increased density. However, I do not support the height (3 story) and the change to a 3 dwelling unit. There are no 3 story dwellings on this street, and with many small homes next door this property would tower over the others and not provide any small homes with any privacy. I believe there are lots of other spaces in the neighbourhood (ie. Lillydale) that could provide better higher density housing space.

From: michaelg822@gmail.com
To: [Public Submissions](#)
Subject: [EXT] 2103 8 ST SE - LOC2020-0134 - Comment from Development Map - Mon 2/1/2021 10:14:33 AM
Date: Monday, February 1, 2021 10:15:06 AM
Attachments: [Opposition to LOC2020-134.pdf](#)

Application: LOC2020-0134

Submitted by: Michael Glaser

Contact Information

Address: 827 21 AVE SE

Phone: 4037028014

Email: michaelg822@gmail.com

Feedback:

Hello,

Please see the attached PDF containing our comments.

Thanks,
Michael

Opposition Letter to LOC2020-0134 Located at #2103 8 ST SE in Ramsay

Dear Councillors,

We are the neighbours at #827 21 Ave SE that share our east property line with the property proposing to rezone from RC-2 to R-CG. We bought this home - our first - just over a year ago. We chose Ramsay specifically for the character, history, and community that makes it so special. We are strongly opposed to the proposed rezoning for a number of reasons outlined below. This is the first proposal for an R-CG development in Ramsay and would set the precedent for the future of one of Calgary's oldest neighbourhoods, so we ask that you please consider this from all angles.

Concern #1 – Shading

Shading is of concern. As an R-C2, the property is allowed 45% lot coverage and max height of 8.86m*. If R-CG is granted, then lot coverage will be increased to 60% and building height increased to 11m. This is an increase of 25% from the current allowable height. An increase in both parcel coverage and height will significantly disrupt and devalue our property at #827 21 Ave SE.

As seen in the light studies on the following page, a three storey structure would obstruct our morning light which would reduce our total sunlight hours since we have existing obstructions to the west. The sunlight deeply impacts our quality of life. Mornings are often the only time we get to sit outdoors, and our garden is a large part of why we can live in a 700 sq ft space. It is where we grow food that we eat throughout the winter months. With this structure we believe over half of our garden will be unusable due to lack of eastern sunlight.

**Height is the greater of 8.6m or the contextual height + 1.5m to a max of 10m*

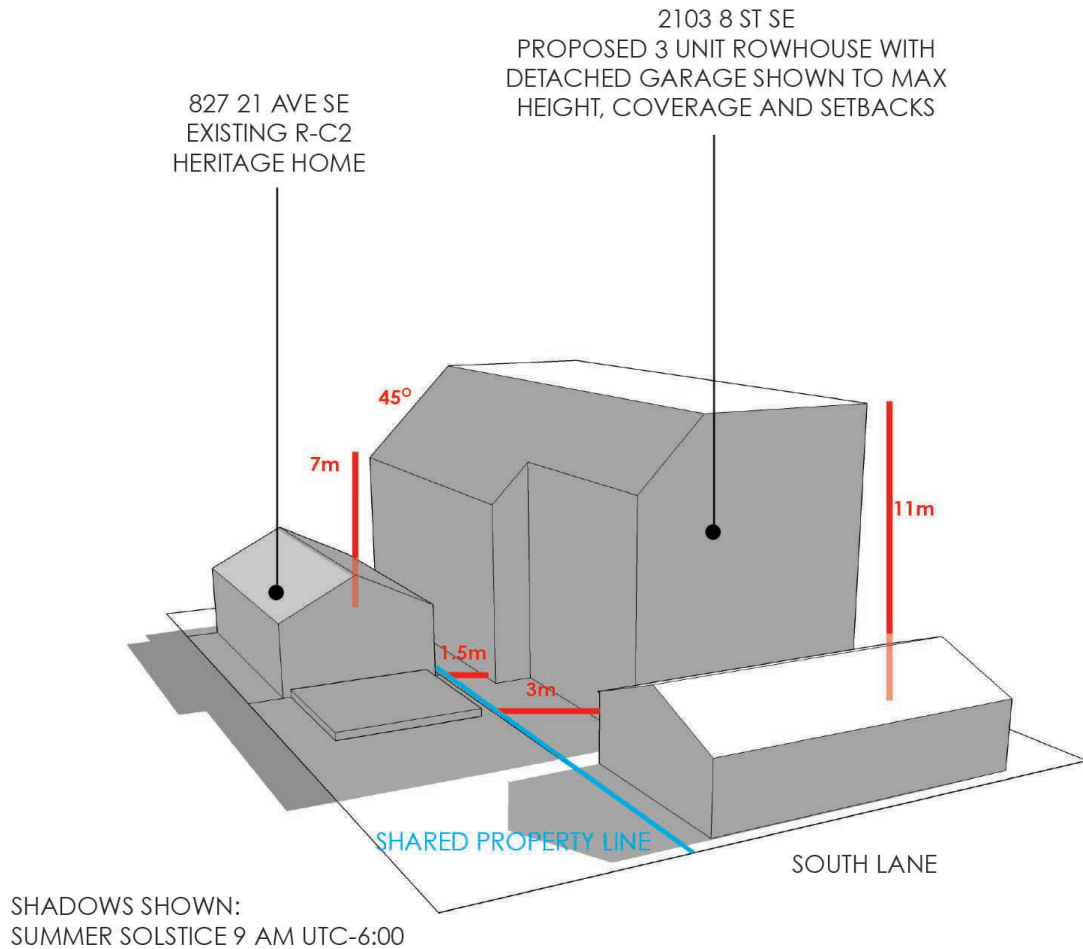
Contextual height:

Adjacent Property #827 21 AVE SE height = 4.72m

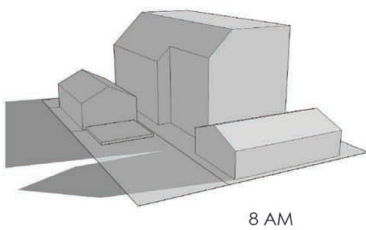
Property #825 height equal to or less than 10m (10m max for R-C2)

Contextual max equal to or less than 7.36m

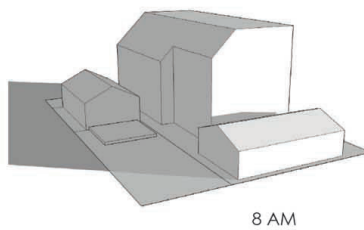
7.36 + 1.5 = equal to or less than 8.86m



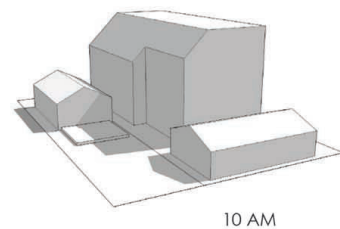
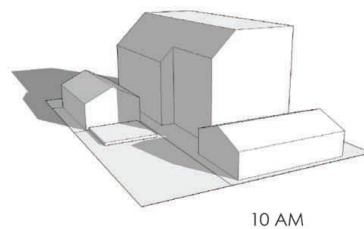
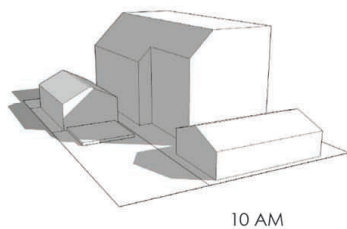
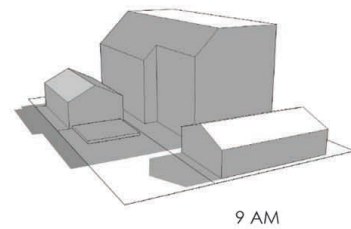
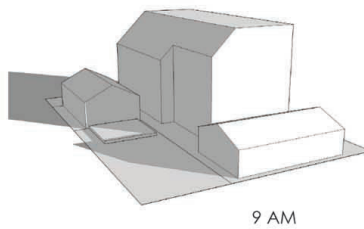
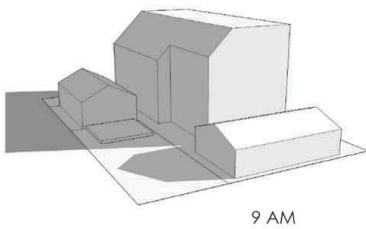
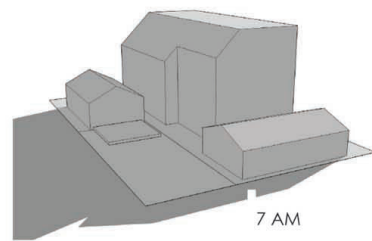
EQUINOX | UT-6:00 | SEPT 21



WINTER SOLSTICE | UT-7:00 | DEC 21



SUMMER SOLSTICE | UT-6:00 | JUNE 21



Concern #2 – Parking and Alleyway

Demand for on-street parking will be increased. R-CG requires 1 motor vehicle stall per unit, but if each unit is owned by a couple who both own cars then 3 more cars will be parked on the street. Additional visitor parking will further crowd the streets. This location is already overcrowded with use from the adjacent church and school.



Typical parking along 21 Ave

The width of the parcel at the lane is so narrow that it would likely make a 3 unit garage unfeasible. This is another example of how the site cannot properly accommodate the requested 3 units. The lot drops over a meter across its depth and cannot be regraded without disrupting existing adjacent properties.

Ramsay is a heritage neighbourhood where back lane widths were never intended for such high density. The back lane behind #2103 8 St. SE is only 3.3m wide. This is an impossible distance for a vehicle to back out and turn 90 degrees. The typical lane width in an R-CG friendly neighborhood like Renfrew is around 5.5m wide. Large machinery associated with the development will likely cause damage to properties backing onto the lane as we have already witnesses with other development projects that have used this laneway.



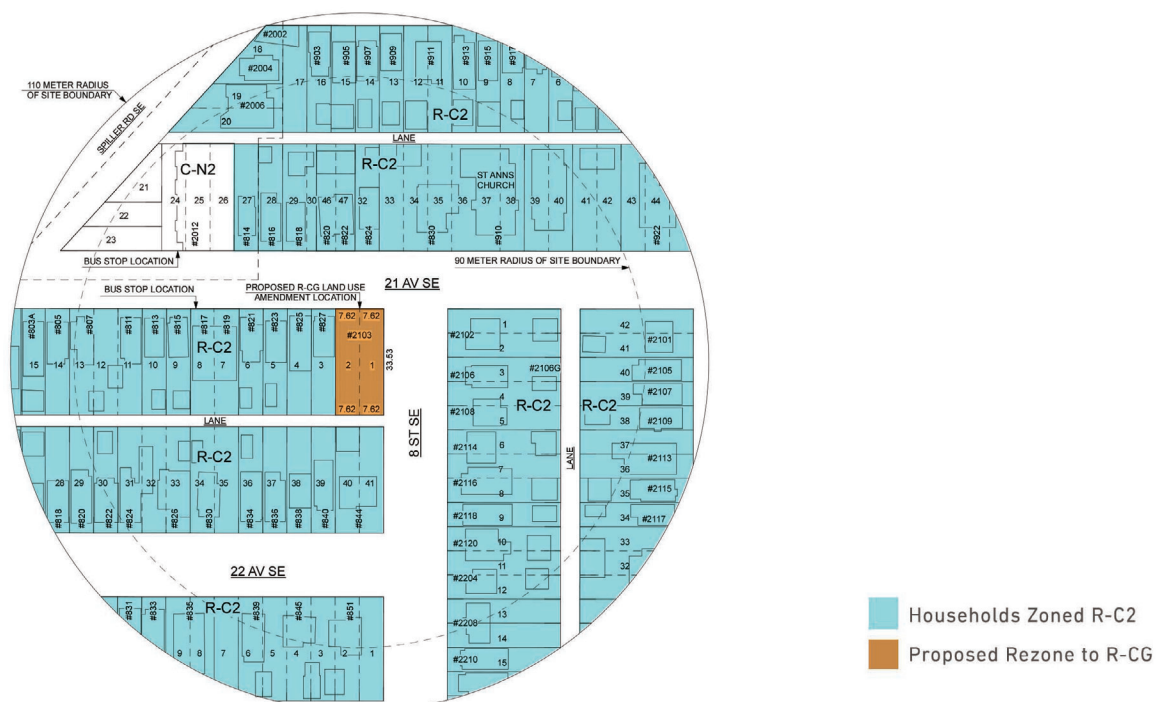
Concern #3 – Privacy

Privacy is a concern, as the rear of the proposed 3-unit, three-storey building will face directly onto our property. As is typical with rowhouse designs the windows will be on the front and back. All back windows and elevated spaces will look into the yards of #827 (us), #825, #823, and #821. This will not only diminish our quality of life but will also render our lot undesirable for future resale. The Historic East Calgary Area Redevelopment Plan states in section 3.1.4 that “New buildings should be placed on a parcel to minimize overlook of adjacent properties”. The proposed development is not in line with this section of the ARP and should be rejected on this basis.

Concern #4 – Character of Neighbourhood

Overall, we understand that building high density housing inner city, when done responsibly, can be a positive and necessary thing. That being said, it should not come at the cost of the heritage value of Calgary’s founding neighborhoods and pushing current residents out. In fact, successful densification should create an opportunity for more affordable inner city housing. All of which we do not see with the proposed land use in question. Within the last 3 months two close friends of ours purchased their first homes within a 120m radius of our house. Both are heritage homes under 450K, perfectly illustrating a growing trend in the neighbourhood as a place for starters and young professionals to affordably put down roots. With a typical rowhouse being 600K+ it will start to shift the demographic of who can buy in Ramsay, the last affordable housing inner city.

As previously mentioned in our comments this application is precedent setting. In the surrounding 110m radius all the homes are R-C2. Ramsay has an undeniable character and charm that attracts families to affordable heritage starter homes, businesses that fit within the diverse streetscapes, and tourists from near and far that weave through Ramsay streets as they bounce between breweries and coffee shops.

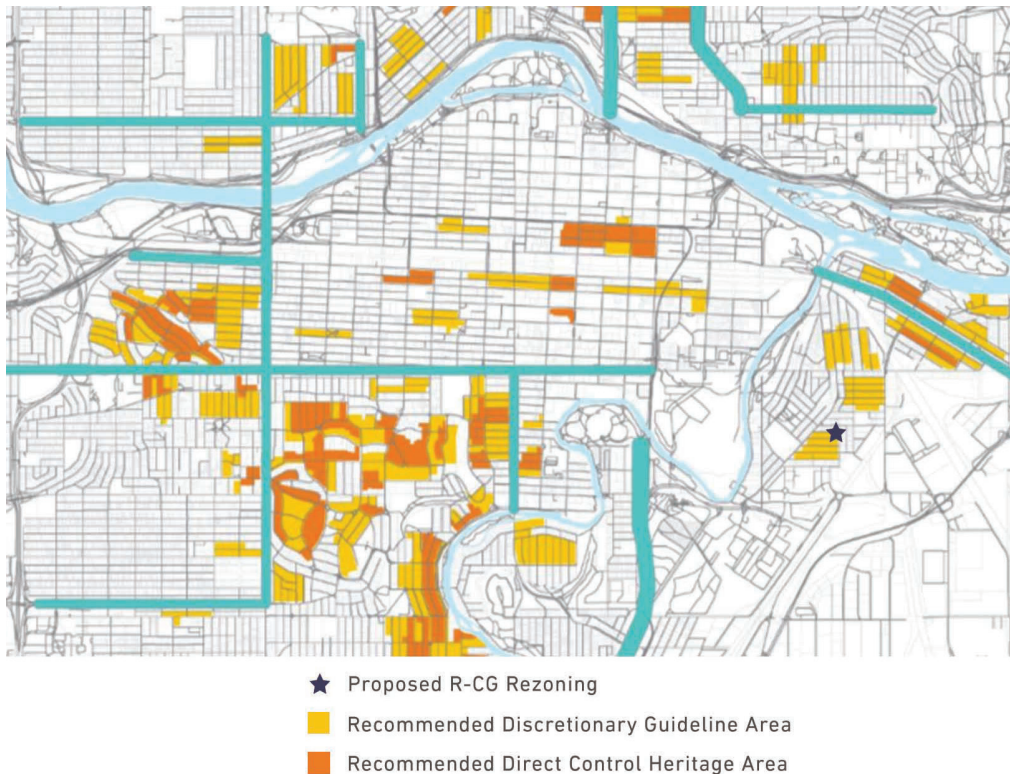




Streetscapes within at 100m radius of the proposed R-CG

In July 2020 councillors carried a motion to uphold the Heritage Conservation Tools and Incentives program. Part of this report updated councilors on the Heritage Area Planning Tools and a three-layered system that would apply to communities with great heritage value. As seen on the attached map, the property proposing rezoning would fall within the Discretionary Control Heritage Area which would mean adhering to community heritage design guidelines and Local Area Plans.

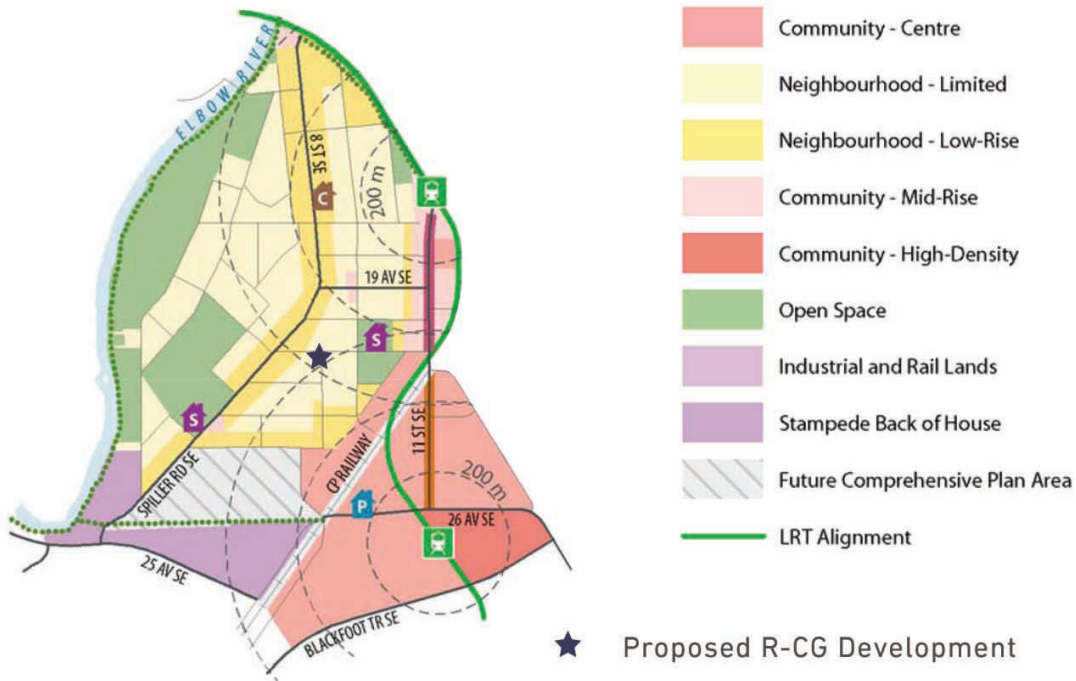
The Local Area Plan (SNAP) clearly states that “Ramsay 50 years from now (2013) [will be a] community with a small-town feel, unique physical spaces, an inner city streetscape built at a human scale that includes an evolving mix of sensitive infill and mixed use developments.” The proposed R-CG rezoning is not compatible with this vision. We urge council to reject the rezoning to allow for time to properly assess how development should move forward in a way that is in-line these principles.



Concern #5 – Compatibility with the Historic East Calgary Area Redevelopment Plan

Under the Historic East Calgary ARP the proposed R-CG at 2103 8st SE would be located within a “Neighbourhood - Limited” portion of Ramsay. In section 3.14.3 it states that rowhouses built within the neighbourhood limited category in Ramsay should only be no more that 2.5 storeys or 9m in height. The rezoning application should be dismissed as their request to build up to 3 storeys and 11m is not in line with the limitations outlined in the ARP.

Land Use Concept



The proposed rezoning falls within the most restrictive block called Neighbourhood - Limited

The ARP then goes into further detail about Floor Area Ratio (FAR) targets and height targets. A 3-unit, 3 storey rowhouse with a 3 car garage covering 60% of the lot is not compatible with the target 1.5 FAR as laid out in the ARP. It is also not in line with the 10m height target laid out for the area.

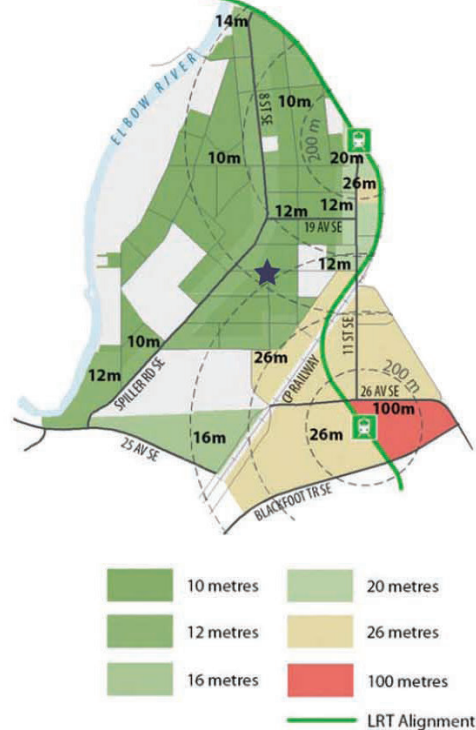
Future Target Floor Area Ratio



★ Proposed R-CG Development

The proposed rezoning would allow a FAR greater than 1.5 which is not in line with the ARP

Future Target Height



★ Proposed R-CG Development

The proposed rezoning would allow a height greater than 10m which is not in line with the ARP

Concern #6 – Structural Impact

Our house is 116 years old, built as a railway worker cottage in 1904. This means it is built directly on the ground and even supported in places with log stumps. Furthermore, the east side of our house and crawlspace are less than a meter from the shared property line with the applicant. Our eaves overhang the property line. With the foundation the way it is, we fear any water runoff from eaves or grading issues would be devastating to the structural integrity of the existing foundation.

Examples of other new developments that have had negative structural effects on the neighbouring heritage houses within a one block radius are listed below:

924 20 Ave SE

The new developments neighbouring this property have caused flooding in 924's yard and basement from grading and gutter drainage issues as well as damage to the foundation during construction.

824 21 Ave SE

824 experienced a severed sewage line, and the loss of their fence during construction. They also witnessed damage to a neighbouring property due to the construction.

918 20 Ave SE

Frequent flooding in the basement directly caused by the grading of the new development nextdoor. All the costs to repair the damage have become the owner's responsibility.

Conclusion – Better Opportunities for High Density Housing

There is a lot to look forward to in the future of development in Ramsay. The ARP outlines a plan for high density residential areas 1-3 blocks in either direction of the applicant's property. The vision for new main streets along Spiller Road and 11 St SE include higher density, mixed-use developments. In particular, the plans to create mid-rise multi-residential buildings abutting the Green Line are generally viewed by the community in a positive way (see map on page 6) and are only 200m east of the proposed rezoning. Development in these areas deemed suitable for a higher density will allow the area we live in to maintain the openness and character of the community making it an attractive, unique, and affordable place to live. In the face of this development we seek to protect our quality of life as well as the structural integrity of our home, both of which we fear will be compromised if this rezoning application gets approved.

Thank you for your time and consideration,

Michael Glaser & Courtney Lawson

From: lightning411@gmail.com
To: [Public Submissions](#)
Subject: [EXT] 2103 8 ST SE - LOC2020-0134 - Comment from Development Map - Mon 2/1/2021 11:12:42 AM
Date: Monday, February 1, 2021 11:12:45 AM

Application: LOC2020-0134

Submitted by: Andrew Squires

Contact Information

Address: 931 20 Ave SE

Phone: 4033979943

Email: lightning411@gmail.com

Feedback:

To whom it may concern,

As a long term resident of Ramsay I have watched as the neighbourhood had undergone a transformation and revitalization. Overall, the transition has been a positive one that has seen a much needed turnover of real estate but also the development of new homes that better suit the needs of modern families. This letter is concerning the rezoning and proposed development on the corner of 8th St. & 21 Ave SE.

Of the homes in Ramsay, precious few are, or should be deemed "Heritage". The reality is that these are homes that have far exceeded their life expectancy and while their character is part of what make this community unique it is a costly and borderline prohibitive process to renovate. That said, If people choose to undertake and maintain these homes they should not be penalized for doing so. I feel there is tremendous value in preserving the overall character of the neighbourhood. The community has undergone a the lengthy and time consuming process of creating an RFP that to my understanding is in the process of being completed. Change and revitalization are a necessity as we move forward but the nature of that development the overall impact to the community has to be considered.

The proposed rezoning and the proposed development for this site are not conducive to the overall vision of Ramsay. The impact of maximizing the land use on this property to the surrounding neighbours would far out way the benefit to the community. While I can understand the need for densification in the core, the pandemic has altered the focus and exposed the myopic lens we use to dictate redevelopment in historic areas. We need to treat these areas as the unique spaces they are and not simply jam in more housing for the sake of densification. Presently the vacancy rate in downtown Calgary is over 25%, the Greenline is stalled and Victoria Park continues to be an asphalt desert as it has to 20+ years. There is little indication that the post pandemic "normal" will bring life back to the core as the future Oil and Gas continues to fluctuate and little is being done by our province to fill the void. What is the point of densification if this is the new normal?

This stretch of road already struggles with parking issues, the proposed 3, 3-story structures will have significant impacts on the quality of the lives of the direct neighbours from a shadow casting and privacy perspective. Not to mention their overall property value. The overall impact to the direct neighbours would far out way the value of adding 6-12 new residents to Ramsay. The community does not benefit, the only people that my benefit are the owners/developers.

Thanks

From: maryleaman@gmail.com
To: [Public Submissions](#)
Subject: [EXT] 2103 8 ST SE - LOC2020-0134 - Comment from Development Map - Fri 1/29/2021 1:05:22 PM
Date: Friday, January 29, 2021 1:05:30 PM

Application: LOC2020-0134

Submitted by: Mary Minnett

Contact Information

Address: 2102 8 Street SE

Phone:

Email: maryleaman@gmail.com

Feedback:

Our four main concerns with this application to change from RC-2 to R-CG zoning are as follows:

1) The proposed zoning allows for up to 11m building height in a potential three-story building and we feel this will be too tall causing unwanted shading of our property during evening hours. The applicant's original submission stated that it will cause no shading of the adjacent parcel in evening hours, however, we know this statement to be false. Our neighbours at 821 21 AVE SE conducted a sun/shade study and this showed all adjacent properties would be shaded (please see their comments and the shade study for more details).

2) This will be the first R-CG zoning in the Ramsay neighbourhood and would set a precedent for more R-CG rowhouses. In this particular location, we feel keeping the zoning to R-C2 would be sufficient and responsible for this lot.

3) In the Applicant's original submission, they stated the increased density would be "minimal and low impact" however a three-unit townhouse that potentially houses three families (potentially with multiple cars each) increases the use and need of on-street parking. This part of the neighbourhood is already busy with the volume of cars parking for church use (across the street on 21st AVE SE), St. Anne's School, and the 7/11 convenience store. Calgary Transit buses (specifically Route 17) traverses 8 ST SE and 21 AVE SE and with higher use of on-street parking on the west side of 8 ST SE will cause more difficulty for the buses to turn onto and off of 8 ST SE.

4) The orientation and design of the single dwellings (R-C2 zoning) would be less privacy-intrusive for our neighbours at 827 21 Ave SE. IE, the R-CG row houses might have a shared roof-top patio that would look down into their yard and ours. As well, I am assuming the backs of the row houses (facing west) would have large windows that would look directly into the backyard of 827 21 Ave SE. This would change their quality of life and reduce resale value.