

Community Association Response



Ramsay Community Association
2102 Ramsay Street SE
Calgary, Alberta T2G 4S2

Sept 10, 2020

**Development Circulation Controller
Planning and Development**

P.O. Box 2100, Station M

Calgary AB T2P 2M5

Mail Code #8201

ATTN: Calvin Chan

Community Response

RE: LOC2020-0113 – 2703 23 Ave 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.

The Committee is in favour of this project and supports the Land Use Change to M-CG (artist studio and fitness studio discretionary use) should the developer comply with the Development Authority's requirements.

Additionally, we provide comments and suggestions in the following areas for the City and the developer to consider:

1. What are the strengths and challenges of the proposed development?
 - i) *It is acknowledged that the existing DC use limitations as well as the unique design of the property may pose challenge to development.*
2. Are there changes that could be made to the proposed development to make it more compatible or beneficial to the area?
 - i) *No changes requested*
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.
 - i) *No additional comments provided*



Ramsay Community Association
2102 Ramsay Street SE, Calgary, AB T2G 4S2

p: 403.265.4898
@: general@ramsaycalgary.ca
w: ramsaycalgary.ca

1 of 2



4. Has the applicant discussed the development permit application with the Community Association? If yes, what information was provided?
 - i) *Discussion has occurred between the Planning Committee and the applicant. The applicant has also indicated adjacent and close-proximity residents have been provided information about their proposal, and have been invited to provide comments*

5. Please provide any additional comments or concerns regarding the proposed development.
 - i) *The applicant indicated the site is in close proximity to two future Green Line LRT stations, including Ramsay-Inglewood and 26 Avenue SE. It appears that the site is well beyond the 600m TOD distance from both proposed stations.*

Onward

The community of Ramsay thanks the developer for the opportunity to review these plans, would like to continue to be involved in this DP 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,

A handwritten signature in black ink, appearing to read "Vincent Bodnar".

-Vince Bodnar
Planning and Development Committee Chair (acting)
President
Ramsay Community Association
president@ramsaycalgary.ca



Ramsay Community Association
2102 Ramsay Street SE, Calgary, AB T2G 4S2

p: 403.265.4898
@: general@ramsaycalgary.ca
w: ramsaycalgary.ca

2 of 2

Additional Ramsay Community Association Response




Mon 2/8/2021 8:52 PM

Erin Joslin <erin@ramsaycalgary.ca>

Re: FW: [EXT] Re: Land Use Amendment LOC2020-0113 Circulation Package

To: Chan, Calvin C.

 You replied to this message on 2/9/2021 6:15 AM.

If there are problems with how this message is displayed, [click here to view it in a web browser.](#)

[Click here to download pictures.](#) To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

Hi Calvin,

I have been in conversations with the applicant throughout the process. My biggest concerns moving forward would be more with the potential redevelopment of the parcel in respect to the surrounding context. Consideration needs to be made for height, setbacks and impacts on the surrounding single family homes. This property is in this location because of the historical development of the community and not because this is current best practice. The community supports the addition of uses to see that building have life again and contribute to the vibrancy of our community.

- Erin Joslin