

Applicant Submission

2023 March 19

Company Name (if applicable):

Horizon Land Surveys

Applicant's Name:

Lei Wang

Date:

March 19th, 2023

LOC Number (office use only):

This application is for a proposed Land Use Redesignation in the Community of Ramsay, from Residential – Contextual Two Dwelling (R-C2) to Mixed Use – General (MU-1f2.0h13) to accommodate a two-storey commercial mixed use development.

The site is located at 2216 Spiller Road SE and has a total area of approximately 0.15 acres. The parcel is currently occupied by a single family home and detached garage. The subject site is located directly East across Spiller Road SE from the historic Ramsay School. Development to east of Spiller Road is primarily low density residential, with pockets of local commercial to the south and further north until it transitions abruptly into existing industrial.

The parcel is identified within the Municipal Development Plan as within the Inner City area, which generally prescribes compatible intensification and encourages redevelopment that enhances pedestrian activity. The current Ramsay Area Redevelopment Plan identifies the parcel within the Low Density Residential Area, and this is the currently applicable local policy plan.

The public engagement effort spans from when the original application was made back on Aug. 2021. Ramsay community association originally was against the application with the initial idea of cafe with outdoor patio as retail on the ground floor and two-story office space above. The community association further citing reasons for opposition including:

- Lack of Community Understanding
- Safety for kids/Access to Parking
- Loss of Residential
- Parking
- Height, scale, roof top balcony
- Waste, screening

Since then we have been continuous engaging with community association and school trustee

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and came up with the current proposal that community association support. Our proposal is to work with after school program provider and provide much needed space to local kids attending school. The lack of space for after school program "Codes Minds Canada" and the closeness of the site to school makes the site a perfect fit for such programs. Due to limited space, they are not able to provide after school programs for every family in need and has a very long waiting list. With the site closeness to school, this proposal can serve families and community well.

We have also retained a local architecture firm to closely work with community association in designing the new building in reflecting the historical value of the area. Traffic and Parking study has also been ordered and provided.

With our effort and planning policy, we sincerely hope councilors can support our application.

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