



**PUBLIC SUBMISSION FORM**

CC 968 (R2023-10)

First name (required) alysha

Last name (required) kanji

How do you wish to attend?

If you are providing input on service plans and budget adjustments, please indicate if you require language or translator services. (required - max 75 characters) No

What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required) Standing Policy Committee on Community Development

Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required) Nov 20, 2023

What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters) community development

Are you in favour or opposition of the issue? (required) In opposition

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

I'm writing on behalf of the Ramsay Proposal: 2216 Spiller Road SE. We strongly oppose this proposed development for the following reasons:

Parking Limitations:  
Proposed occupancy for over 220 people, where there is only five parking stalls for all the occupants going into the building. The Proposed a parking entrance to covered parkade on our residential street, 23 Ave. This will increase traffic substantially and significantly lower the residential experience.

Secondly the proposal is not aligned with the goals of the Ramsay. The Ramsay Area Redevelopment Plan which states: "commercial development must be compatible with the nature and scale of surrounding residential areas, and that new commercial development should not have a negative impact on traffic and parking in surrounding residential areas." This does not align with the proposed development whatsoever.

Finally there is a Misalignment with zoning and bylaws. MU-1 zoning is intended to provide both commercial and residential uses, but there is not intent with their plans to have a residential component. Ramsay does not have the commercial demand that the developer is proposing. For example, Ramsay has many vacant commercial spaces and lots that are sitting empty. This therefore poses the risk of having loiterers and other non- community ideal aspects- further lowering quality of life in our neighborhood. Please take this into consideration.



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Thank you!

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## PUBLIC SUBMISSION FORM

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First name (required) Emma

Last name (required) Boyce

How do you wish to attend?

If you are providing input on service plans and budget adjustments, please indicate if you require language or translator services. (required - max 75 characters) No

What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required) Standing Policy Committee on Infrastructure and Planning

Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required) Nov 14, 2023

What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters) 2216 Spiller Road SE, file number LOC2021-0141

Are you in favour or opposition of the issue? (required) In opposition

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

I am a Ramsay resident and have a few concerns regarding this proposal. I am concerned with the size of the structure as it is over 10,000 square feet on a single lot. This is the equivalent of multiple Ramsay size homes on a single lot which is unusual and out of keeping with the usual Ramsay structures. The proposed occupancy is over 220 people for this lot which poses a significant parking and traffic concern (with only 5 proposed parking stalls). Furthermore, the entry to the parkade is on a residential street. This is absolutely not aligned with the goals of the Ramsay Area Redevelopment plant which states "commercial development must be compatible with the nature and scale of surrounding residential areas, and that new commercial development should not have a negative impact on traffic and parking in surrounding residential areas." The proposal is also not aligned with zoning and bylaws. MU-1 zoning is intended to provide both commercial and residential uses and this will only be commercial. Furthermore, Ramsay is a primary residential area and does not have the commercial demand that this developer is proposing. Ramsay has many commercial spaces that are still empty.



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First name (required)	Pete
Last name (required)	MacLeod
How do you wish to attend?	
If you are providing input on service plans and budget adjustments, please indicate if you require language or translator services. (required - max 75 characters)	Application Notice DP2023-07362, LOC2021-0141, Bylaw 221D2023
What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Council
Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Nov 14, 2023
What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
(required - max 75 characters)	Application Notice DP2023-07362, LOC2021-0141, Bylaw 221D2023)
Are you in favour or opposition of the issue? (required)	In opposition
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	<p>I am in opposition of the current Development Permit (DP2023-07362) for the following reasons:</p> <ol style="list-style-type: none"><li>1. Development size. The proposed 10,000 square foot building does not align with the Ramsay Area Redevelopment plan. The building and foot print are much larger than the needs.</li><li>2. Parking considerations. There are only 5 parking stalls for a building with over 200 occupants.</li><li>3. Safety considerations. The parking will add significant traffic across from an elementary school. It poses a significant safety risk for children.</li><li>4. Commercial Needs. Ramsay does not currently have significant commercial needs and Spiller is no longer a throughfare. Existing commercial spaces across the street have remain unoccupied and other commercial spaces on Spiller remain available.</li><li>5. Enmax power restrictions. Enmax now requires 4.7m clearance from power lines. This development does not comply with this requirement.</li><li>6. Ramsay ARP. Not aligned with the goals of the Ramsay Area Redevelopment Plan which states: "commercial development must be compatible with the nature and scale of surrounding residential areas, and that new commercial development should not have a negative impact on traffic and parking in surrounding residential areas."</li><li>7. Misalignment with zoning and bylaws. MU-1 zoning is intended to provide both commercial and residential uses, but there is not intent with their plans to have a residential</li></ol>



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component. Ramsay does not have the commercial demand that the developer is proposing. For example, Ramsay has many vacant commercial spaces and lots that are sitting empty.



**PUBLIC SUBMISSION FORM**

CC 968 (R2023-10)

First name (required) **Caroline**

Last name (required) **Bereznicki**

How do you wish to attend?

If you are providing input on service plans and budget adjustments, please indicate if you require language or translator services. (required - max 75 characters) **no**

What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required) **Standing Policy Committee on Community Development**

Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required) **Nov 14, 2023**

What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters) **File number LOC2021-0141, Bylaw 221D2023, DP2023-07362**

Are you in favour or opposition of the issue? (required) **In opposition**

Comments - please refrain from providing personal information in this field (maximum 2500 characters) **Comments submitted in attachment labelled: 2216 Spiller Road - Comments Submission.**

Ramsay Proposal: 2216 Spiller Road SE, file number LOC2021-0141, Bylaw 221D2023

Comments:

1. Ramsay currently has other small scale commercial spaces sprinkled on spiller road, but this proposal is not small scale. At almost 10,000sf and 7 retail/commercial tenants, this is almost doubling the lot coverage and roughly the same size as 6-8 Ramsay sized homes put on a single lot.
2. Parking – they are proposing a structure that could have over 220 occupants with only 5 parking stalls. Where will the remaining 215 potential occupants park? This is a big concern for residents on 23 and 24 avenue.
3. Parking accessibility – they are proposing the accessibility into the building parking area on 23r avenue; this is a residential street with private residents next door and across the street. How much traffic will this drive onto our residential streets? This parking accessibility should not be on 23r avenue and must be off of Spiller Road. They have not taken the neighbours into consideration with this proposal.
4. Traffic - this poses many concerns with high traffic on 23<sup>rd</sup> avenue with an already high amount of traffic on 23<sup>rd</sup> avenue and Spiller Road with bus routes and school traffic, pick up and drop off from parents and school buses, and already dealing with speeding through the school zone on Spiller Road.
5. Ramsay Area Redevelopment Plan - This proposal goes against the Ramsay Area Redevelopment Plan stating ‘ **that commercial development must be compatible with the nature and scale of surrounding residential areas, and that new commercial development should not have a negative impact on traffic and parking in surrounding residential areas**’ . **and also states the goal is ‘ To ensure that new development or existing commercial development will not cause undue traffic or parking impacts on surrounding residential areas.** ’This proposal contradicts these statements in the Ramsay Area Redevelopment Plan; This will have an extremely negative impact on traffic, parking, and as a result, safety in the area with an additional 228 non-residential occupants using 23<sup>rd</sup> avenue and their primary access point.
6. Misalignment with zoning and bylaws - MU-1 zoning is intended to provide both commercial and residential uses, but there is no intent with their plans to have a residential component. Ramsay does not have the commercial demand that the developer is proposing. For example, Ramsay has many vacant commercial spaces and lots that are already sitting empty (2012 Spiller Road SE, 828 24 Avenue SE, 2006 Spiller Road SE, 915 23 Avenue SE, 840 26 Avenue SE); how will they guarantee that this building will be fully occupied with 7 tenants? The community does not have a need for this.
7. Relaxations – proposing an increase in building height from 10 to 13 metres and almost doubling the lot coverage; There are residents in the community that have invested in restoring the heritage of this community, and the relaxations for height and lot coverage disregards residents who have invested in their homes. Commercial development should not be valued more than residents of this community.
8. Inappropriate design: this proposal is not compatible with the nature and scale of the surrounding residential homes.

9. Safety – being across from Ramsay School, there are already issues on this corner for visibility with oncoming traffic on Spiller Road; there are 2 cross walks and with a 2 storey building directly up against the sidewalk, this will hinder visibility even more. This is a high traffic corner already without an added 228 potential occupants, this is a very big concern for the children of our community.





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First name (required)	Maeve
Last name (required)	O'Rourke
How do you wish to attend?	
If you are providing input on service plans and budget adjustments, please indicate if you require language or translator services. (required - max 75 characters)	no
What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Council
Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Nov 14, 2023
What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
(required - max 75 characters)	land use redesignation Ramsay LOC2021-0141
Are you in favour or opposition of the issue? (required)	In opposition
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	<p>Thank you for the opportunity to provide feedback for the Land Use Redesignation application (LOC2021-0141).</p> <p>Respectfully, I do have concerns about the amendment and how it could affect both neighbours, including myself and Ramsay School.</p> <p>Each morning, there is an overflow of traffic which is already at alarming levels. I have even had a small automobile accident in 2014 outside the school, trying to navigate the drop of times in the morning while driving to work. After receiving this notice in the mail, I used my phone to take images of drop off times in the mornings and I noted vehicles parked, backing out from Spiller road onto Margaret avenue, which is dangerous. This happens daily at peak times. Additional traffic funnelling into this address, if the application is approved, would encourage more intense traffic bottlenecks at peak times.</p> <p>I also think that elementary schools should enjoy as much privacy as possible. Any adults without children in the area can currently easily be identified as neighbours of the school and residents of Ramsay. If there was additional car and foot traffic right across the street, you never know who is watching the playground and school.</p> <p>I understand that 12th SE street has recently been designated for development of retail right up to the Blackfoot market. I think this is an appropriate area for development and</p>



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support, however, I do not support the placement of this development.

Thank you for your consideration.

Sincerely,

Owner,  
adjacent property

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First name (required)	Janelle
Last name (required)	Banack
How do you wish to attend?	
If you are providing input on service plans and budget adjustments, please indicate if you require language or translator services. (required - max 75 characters)	no
What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Council
Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Nov 14, 2023
What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
(required - max 75 characters)	DP2023-07362
Are you in favour or opposition of the issue? (required)	In opposition
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	<p>The development proposed is not in alignment with the context of the community.</p> <p>Specifically, I have 2 concerns.</p> <ol style="list-style-type: none"><li>1. Proposed Lot coverage is nearly double the current land use guidelines. This will impact the direct neighbours. 7 commercial units is quite substantive. It is removing 3 residential suites. The occupancy proposed appears to be over 200 people. This sounds like this will generate significant traffic (see second concern).</li><li>2. Safety - parking access is being proposed directly from 23rd avenue. There are no driveways on 23rd avenue. All residents (including this property) have rear lane access and access to this property should be along the lane or Spiller Road, if needed. There is a steady stream of elementary children that walk down 23rd Avenue each day on their way to and from school. As this would be the only driveway, children are not accustomed to looking for traffic. In addition, the large massing of the proposed building right up to the property line will make sight lines for children and vehicles challenging. Access from the rear lane (as is required for all other properties) would alleviate this concern.</li></ol> <p>My residence is on 23rd Avenue.</p>