

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Summary

Please complete this form and include with your application submission.

Project name: 8th and Maggie Streets re-zoning application LOC: 2023-0257

Did you conduct community outreach on your application? YES or NO
If no, please provide your rationale for why you did not conduct outreach.

Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (include dates, locations, # of participants and any other relevant details)

1. On October 20th, 2023 we met with the Ramsay VP External regarding the new application and to explain that the ARP has been amended to recommend medium density multi-family residential on the block where the change of use is being proposed.
2. A Community Board meeting on November 24, 2023 provided time on their agenda for the most recent iteration of this land use application. In attendance was community president Kolja Vainstein and most of his executive and 2 people remotely for a total of 7 people.
3. Site signs describing the proposed land use resignation were posted after the Community meeting on November 25, 2023. Signs were located on both 8th Avenue and on Maggie Street.
4. February 21 flyers were hand delivered to every home in Ramsay within 500 meters of the site announcing an information open house for the development.
5. On February 28th, 2024 at 7:00 an open house was held in the former Ramsay Community Hall (directly east of the proposed site). The following information was presented for viewing:
 - a. Pages vii, 12, 13 and 17 pertaining to the ARP amendment Bylaw 1P2020.
 - b. Development examples that may be considered in the proposed land use:
 - i. Existing single family home with a backyard suite.
 - ii. A new semi-detached dwelling unit w/ a backyard suite.
 - iii. 2 new semi-detached dwelling units facing 8th and Maggie Streets.
 - iv. 8 townhouses (R-CG) units facing 8th and Maggie Streets.
 - v. 13 townhouses (R-CGex) units facing 8th and Maggie Streets.
 - vi. A mix of land uses next to each indicating an eclectic development pattern.
 - vii. Site and Floor plans and a perspective sketch of a potential M-X2 land use.

Affected Parties

Who did you connect with in your outreach program? List all groups you connected with. (Please do not include individual names)

1st outreach; Community Association President – 1 person.
2nd outreach; Community Association President – 7 people.
3rd outreach; adjacent neighbor – 1 person.
4th outreach; Open House. Affected neighbours – approximately 30 - people

What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach

ISSUES and RESPONSES (from meetings in 2023 and 2024)

1. The Community Association President commented as follows:
 - a. Based on the current and future commercial uses on 8th street the decision to use M-X2 land use designation would help to enhance the potential to become a “high” street.
 - b. He acknowledged that the proposed site is within a close proximity to the future LRT stations and that many of the existing houses are far beyond salvaging and would not negatively impact the communities collection of interesting heritage homes.
 - c. He felt that this would be an appropriate land use but wanted us to present a concept drawing to the Community Board.
2. Some Maggie St residents were concerned over possible shading from the new development and the narrowness of Maggie St for emergency vehicles.
 - a. We pointed out that it would only be the garages of the houses on Maggie St. that would be shaded.
 - b. We suggested community lead changes to the current ARP to protect the nature of Maggie St.
 - c. We confirmed the Fire Dept could get access to proposed new development.
3. People were concerned over density ‘creep’.
 - a. We pointed out that density increases were going to happen in this area anyway and this proposal of a full block common zoning would simplify things and encourage development of more common architectural elements.
4. Some people just wanted things to stay as they were.

- a. We explained that with the ARP amendments that things were going to change anyway (many of the homes were in serious states of disrepair).
 - b. We suggested that the time to have an impact on the type of development was at the DP stage but at this moment there was no plans for development of any portion of the site.
 - c. We also explained that the lands were help by at least 5 different individual and so development may occur in smaller less impactful situations.
5. Parking may become more of an issue with density.
- a. It was explained that with the location of the site between 2 future LRT stations there is the potential for fewer people to require parking.
 - b. The parking that is required will be underground except for the at-grade stalls required for the commercial component.
 - c. There was concern for the parking to be accessed from Maggie and not 8th.
6. Not all participants felt that density is an issue. We heard comments such as:
- a. It seems appropriate to have small commercial at the base of an apartment building. We'd like it to be sensitive to Maggie Street however.
 - b. It's not likely that we will see existing residents renovating their homes as they are just not worth keeping so multi-family makes sense.
 - c. There is ever increasing traffic on 8th Street so eventually the old houses will have to give way to more density.

How did input influence decisions?

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

1. We encouraged the participants to engage in the DP application process when a plan for redevelopment occurs.
2. It was also discussed that the participants engage their alderman and development planner to find ways to ensure that Maggie street is dealt with in a sensitive manor so as not to feel dark, congested by parking and traffic and remains pedestrian friendly.

How did you close the loop?

Provide a summary of how you shared outreach outcomes and final project decisions with those who participated in your outreach. (Please include any reports or supplementary materials as attachments)

In response to numerous letters of non-support for the initial M-X2 proposal presented in the spring of 2024 and new proposal with the H-GO land use was presented to the community on September 26th, 2024. While not as heavily attended as the original open house the participants comments were more favorable. To close the loop the Open House drawings were provided to the Ramsay CA as well.