

Community Association Response

Re: LOC2024-0257 - 1117,1121,1123,1125 – 8 Street SE and 1120 Maggie Street SE
Date: November 29, 2024

Thanks for reaching out and providing an update. We received some comments from our small committee that looks at development permits and land use changes, as well as neighbours of the development. The following is a summary of the comments:

- Access to parking should be from Maggie Street based on pedestrian and event traffic at this location.
- The plan went from 5 to 3 stories but the number of units stayed the same or increased. This development (concept-only) is proposing 28 units on two lots which seems excessive.
- The rezoning does not align with: a range of small-scale developments that provide homes in developments with three or more units (e.g., row houses and townhouses) that may contain suites.
- Concern with privacy on adjacent lots.
- Concern with the size of the footprint - little ability to landscape.
- If the rezoning occurs, minimize the landscaping that would impact the ability to have trees. The aim would be to at least maintain or ideally increase the tree canopy in the neighborhood.

Let us know if you have any questions/comments related to the comments above.

Thanks,

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A historical community in the heart of Calgary