

Community Association Response

Sent: Wednesday, April 23, 2025

To: Green, Jack A.

Subject: Planning application LOC2024-0260 - Land Use Amendment at 706 and 710 Burns Avenue SE

Dear Mr. Green,

On behalf of the Ramsay Community Association, I'm writing to express our opposition to application LOC2024-0260, which proposes to redesignate 706/710 Burns Avenue SE from R-CG to H-GO.

Several residents have voiced concerns to us, primarily around density and neighborhood fit. These lots directly face our community's central greenspace—an area that serves as the heart of Ramsay—and we believe the proposed H-GO zoning does not align with this sensitive context.

While we support “missing middle” housing and the principle of thoughtful densification, we believe the current R-CG zoning already provides sufficient capacity for increased density. Introducing H-GO will only intensify existing community challenges such as parking shortages, increased traffic, a shrinking tree canopy, limited stormwater infrastructure, and the urgent need for permeable surfaces.

Further, the H-GO district was intended for busier streets near established amenities and rapid transit. This location does not meet those criteria, nor does it reflect the intended application of this zoning tool.

For these reasons, we respectfully request that the City not support this redesignation. We believe this proposal does not serve the best interests of Ramsay's long-term livability and character.

Sincerely,

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Michael Garnett
Vice-President External
Ramsay Community Association