



A historical community in the heart of Calgary

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RE: RAMSAY EXCHANGE LAND USE APPLICATION LOC2007-0080

The Civic Affairs Committee (CAC) of the Ramsay Community Association (RCA) welcomes the opportunity to comment formally on the information available for our review including: the Ramsay Exchange Outline Plan of May 2007; the Stantec Traffic Impact Assessment study (TIA)2007; the Ramsay Area Redevelopment Plan (ARP); City of Calgary Policy documents; various presentations by RTKL Architects and Stantec consultants between 2006 and 2008; and comments from the community.

We request that the following list of Issues generated from our review and discussion will form the agenda for a series of meetings between the Applicant, the City and the CAC to discuss these issues in a collaborative manner to find solutions that benefit all parties. The CAC acknowledges that redevelopment of the former Ramsay Crossing industrial brownfield Site is beneficial in principle. It may provide opportunities for creative adaptive re-use and new mixed-use development that complements and enlivens the existing established community of Ramsay and the greater Calgary community. At the same time, the CAC wishes to encourage the Applicant to mitigate potential social and environmental impacts associated with this major development on the community of Ramsay.

This document is not the Ramsay Community Position Statement on LOC2007-0080, but rather a working document to guide conversation toward the mutual benefit of all stakeholders. This includes all issues raised for discussion thus far at committee and community level. At the conclusion of these meetings, the CAC will make a series of recommendations to the Ramsay Community Association Board of Directors that will form the community's Position Statement to be presented with the Application at the Calgary Planning Commission.

Information required for our review

1. Winter solstice shadow studies as discussed at our February 21, 2008 Town Hall meeting.
2. Environmental Studies – Human Health Risk Assessment, Remediation Action Plan for potential ground & groundwater migration issues, and the 2006 Phase II Environmental study. Portions of the Site are within 300m proximity to inactive Manchester landfill site. CAC requests that baseline ground and groundwater contamination data including subsurface groundwater flow patterns be collected at a variety of sites within the adjacent community before any ground disturbance begins. CAC further requests a review of required studies for assurance that potential groundwater or groundwater contamination will not migrate into the community, and liability issues have been dealt with. (ref. City of Calgary Brownfield Redevelopment Strategy.)
3. Revised Transportation Impact Assessment (TIA). (See Issue #5)

Issues for Discussion (in no particular order)

1. Interface with Calgary Exhibition and Stampede (CES) – incompatible land uses with CES on southern property (Site 5). Our research indicates a required 150 m setback from “Kennel” permitted land use (1P2007, Part 4; 220). An alternate plan including a land swap with Stampede that possibly includes reconfiguring Spiller Rd. between east-west property divisions was raised. We believe this would mitigate interface issues and should be explored by all stakeholders.
2. Building heights – perimeter building heights along edges Spiller Rd. SE & 24th Ave. SE (Sites 1-4 Outline Plan) should be restricted to 10 m to conform to the existing community interface; M-CG zoning seems most appropriate for this interface. The current “Blue Whale” building height should be the maximum height/ building cap on the west and north-facing interior of the Site, with Transit Oriented Development (TOD) planning rules for east and southeast building orientations.
3. Shadowing – Land Use designation (building heights and orientation) must ensure that shadows from onsite buildings do not reach adjacent properties. The Ramsay ARP (p.32) defends this quality of life issue for adjacent neighbours.
4. Municipal Reserve(M.R.) green space allotment – City of Calgary minimum is 10%, the Planning Dept has requested 15% of Site as ratio of density applied for. CAC supports larger green spaces throughout the site. The green spaces should be usable and not include the buffer zone, at the southern edge of the subject property. The CAC also requests that open space be designed for maximum permeability of rainwater. They should be unconstrained surfaces, not hardened/ paved, except for the regional pathway.
5. Transportation – The CAC requests that all roads within the site and its perimeter (Spiller Rd. & 24th Ave.) should be multi-modal to support pedestrian, bicycle and vehicle traffic with emphasis on walkability and bikability not in conflict with vehicles. The CAC does not support traffic capacity buildout on Spiller Rd. & 25th Ave. intersection. We prefer buildout on Dartmouth Rd. & 26 Street as main entrances into site. Our ARP defends existing road designations in Ramsay in policy (4.3.1/ p.50). CAC requests a TIA revision to reflect current road designations and environmental capacities. Recognizing that TIA requirements are restricted to the immediate perimeter roadways the committee requests the scope be extended to include the entire community and also special event (Stampede & Stampede fireworks/Flames games) loads.
6. T.O.D. - Crossroads “approved future station planning area” for east and southeast portion of site. Building heights east and southeast towards “approved future” LRT station at Crossroads should be oriented to conform to City of Calgary TOD Policy. CAC requests TOD Planning Rules with increased density and building height within station planning area be defined. City Planning & Transportation policies/ Sustainability Principles should support this considering site proximity (390 m) to the “approved future” Crossroads station which will be closer to the Site than either the existing Erlton or Stampede stations. Ref. 2005 City of Calgary Transportation Plan/ TOD Policy.
7. Connection with regional pathway system – road capacity buildout on Spiller / 25th Ave. is in direct conflict with safe and efficient bicycle & pedestrian linkages to the Elbow River pathway to the west. In addition, the pathway system through the Site should provide sidewalk/ bike path connectivity to CPS District 1 and “approved future” Crossroads LRT station.
8. Community Context – CAC requests mixed-uses to include mixed-income housing stock to reflect community demographics – some affordable, some family (2bdm.+), some artist live/ work studios, some seniors “age in place”, some affordable assisted-living units. Neighbourhood scaled commercial

uses like a grocery store and other services that can be accessed easily from all parts of Ramsay by foot or bicycle would be appreciated by our current residents.

9. CAC requests assurances that Dartmouth Road will be used for all construction access and egress to the site to avoid neighbourhood disruption on local roads. Construction noise, dust and equipment activity for proposed ten year buildout requires special consideration to mitigate unwanted impact on the adjacent community. CAC references Building Construction & Demolition Site Management Code of Practice (LPT2007-39) as recommended by the Urban Development Institute and City of Calgary, as a mechanism for dialogue with the community.
10. Underground parking entrances & exits adjacent to community roads need defining in context with existing road designations and capacities.
11. The CAC supports the establishment of a Developer Levy for ancillary community facilities and amenities to help mitigate the social and environmental affects of the development.

The Civic Affairs Committee looks forward to the opportunity for collaborative discussion on these issues.



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