



*A historical community in the heart of Calgary*

1136 - 8<sup>th</sup> Street S.E. Calgary AB T2G 2Z7

November 28, 2008

Ms. Grace Lopushinsky  
Mr. Doug MacDonald  
Land Use Planning and Policy  
Alderman Joe Ceci  
City of Calgary

By Email Only

**Re: ARP Amendment of November 24 and Land Use Application LOC2007-0080**

The Civic Affairs Committee (the Committee) of the Ramsay Community Association (RCA) wishes to express the community's enthusiasm and support in principle for the concept of the development of the Ramsay Exchange site and the desire for increased communication, collaboration, and dialogue between all stakeholders; the applicant, the Calgary Exhibition and Stampede, the City, and the residents of the community of Ramsay.

The Committee acknowledges receipt of the November 24 third draft of the Ramsay ARP Amendment, with a request for comment by December 2. While we understand the urgency of a fixed CPC hearing date of December 13, we must emphasize that such urgency does not allow for proper community consultation on the finalized amendment document. Therefore our comments are general in nature and not exhaustive.

Aspects of the development proposal that we can support include the adaptive re-use of the Riverside Iron Works building, higher density mixed uses in appropriate land use districts, affordable multi-family housing, townhouses along the site perimeter that are contextual with adjacent low-rise residential, and potential community amenities including a community-scaled grocery store to support a sustainable inner city community.

As documented in previous correspondence with City Planning, it is the opinion of the Committee that several issues remain unresolved. These include: a comprehensive revised Concept Plan; environmental concerns; Interface with Calgary Stampede Back of House Support Functions; and a revised Traffic Study (TIA).

In reference to the November 24 draft Amendment, the specific policy sections that we cannot support at this time include:

- 3.3.2.8 Inter-connectivity with Ramsay Community
- 3.3.4 Land Use
- 3.3.8 Interface with Calgary Stampede "Back of House" Support Functions
- 3.3.9 Heritage
- 3.3.10 Transportation and Parking
- 3.3.11 Environmental Remediation and Landfill Setbacks

The Committee and the community of Ramsay look forward to continuing dialogue with the applicant and other stakeholders to resolve these important quality of life and human health issues in the spirit of collaboration towards building a healthy, vibrant and diverse mixed use development.

The Community of Ramsay welcomes sustainable development that respects the history and emerging character of the neighborhood, complies with the Area Redevelopment Plan and bylaws, and will be a benefit to the people who live here.

Respectfully,

Michael Benoit  
VP External / Chair Civic Affairs  
Ramsay Community Association

Judy Hellevang  
President  
Ramsay Community Association

Attachments: Letter to Transportation Planning, Sept. 5, 2008.