



A historical community in the heart of Calgary

1136 - 8th Street S.E. Calgary AB T2G 2Z7

October 3, 2008

DRAFT

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

By Email Only

Re: ARP Amendment and Land Use Application LOC2007-0080

It is with regret that the Civic Affairs Committee (the Committee) of the Ramsay Community Association cannot support either the proposed ARP Amendment draft of July 16, 2008 or the Land Use Application LOC2007-0080 (Ramsay Exchange) of August 2007. These documents and the Stantec Traffic Impact Assessment (TIA) of August 2007 and our responses to it, a letter from Calgary Health Region (CHR) dated April 22, 2008, and Stantec Human Health Risk Assessment (HHRA) and Site Remediation Plan of 2006/2007, are the documents of record that the Committee referenced in our decision.

The Introduction to the proposed ARP Amendment, in "Reasons for Amendment" paragraph 4 states: ***"Requirements for such a change would include subdivision, redesignation to appropriate land use districts, a comprehensive concept plan addressing residential/industrial interface, an environmental review and a comprehensive Traffic Study completed in consultation with the community and the City's Transportation Department."***

It is the Committee's opinion that three of the five requirements have not been met to date. These are:

1. ***"A comprehensive concept plan addressing residential/industrial interface"***. The Committee's opinion is that the interface between the former Saddlevue Industrial Park (Ramsay Exchange) and lands adjacent to the south and east, leased to the Calgary Exhibition and Stampede (CES) with permitted land uses including kennels and agricultural/industrial, has not been fully studied with regard to incompatible residential land uses adjacent to agricultural, animal handling and storage. We reference a letter dated April 22, 2008 to Daryl Schwartz, Environmental Manager LUPP, from Jason Feltham of Calgary Health Region which states ***"The CHR does not support new residential developments adjacent to existing industrially zoned land and existing industrial operations, due to the potential for future land-use conflict and for adverse impact to future residential receptors. In addition to adjoining the industrially zoned land to the south and east, the proposed development will be ~200 meters from the existing Lilydale operation which has historically been a source of odor complaints from area residents."***

Furthermore the Committee is not satisfied that a community interface analysis adequately references the integration of land use districts on the subject site with the existing adjacent low density residential community of Ramsay to the north and west.

2. ***"an environmental review..."*** The Committee noted that the Human Health Risk Assessment (HHRA) and Site Remediation Plan studies prepared by Stantec for the Applicant Torode Commercial Ltd., addressed only the potential risks of proximity to an inactive Manchester landfill site. The

Committee's opinion is that an HHRA study must be undertaken and approved by both Calgary Health Region and Alberta Environment for the potential risk factors associated with incompatible residential land uses adjacent agricultural/industrial land uses without adhering to setback regulations as enforced by Alberta Environment. We cannot endorse incompatible land uses that may create future conflict with residential receptors in our community.

3. ***"a comprehensive Traffic Study completed in consultation with the community and the City's Transportation Department."*** The Committee references letters from the Ramsay Community Association dated March 20, 2008 to Eileen Stan of Torode Commercial Ltd., April 10, 2008 to David Patman, City of Calgary Transportation Development Services, August 17, 2008 to Grace Lopushinsky and Christine Khandl of LUPP, and Sept. 5, 2008 to David Patman and David Thatcher at Stantec. Also emails to Malcolm Brown, City Transportation manager dated May 27 and July 30. All correspondence requested a review and revision of the Stantec TIA of August 2007 because of perceived deficiencies and inaccuracies in the Study and total lack of community consultation in defining the scope of the Study, and the conclusions derived from the Study in support of the land use application.

To date we have received no assurances that this original TIA will be reviewed *"in consultation with the community"*, nor any assurance that the community will be consulted on any revisions to the TIA.

Recommendations

At the time of this writing, and with respect to the above-noted documents of record that the Committee has been able to review, it is the opinion of the Civic Affairs Committee of the Ramsay Community Association that LOC2007- 0080 and accompanying ARP Amendment be returned to City Administration for further review and continuing consultation with the Civic Affairs Committee and other stakeholders.

Of particular note we request an opportunity for timely review and discussion with Administration of the final draft of the ARP Amendment before it is presented at CPC and City Council. We cannot support policy documents that we have not seen nor had adequate time to review and comment on.

We request that this letter be attached to the files being submitted by LUPP to the Calgary Planning Commission meeting of October 30, 2008, or whichever future date is chosen.

The Community of Ramsay welcomes 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

Cc: Alderman Joe Ceci