

Civic Affairs Committee - September Newsletter Article

Michael Benoit, Chairman

Ramsay Exchange (LOC2007-0080) The summer has been busy for Civic Affairs Committee members. The City of Calgary Planning Dept. has scheduled the Ramsay Exchange land use application for an October hearing before the Calgary Planning Commission, and a December public hearing at City Council. An amendment to the Ramsay Area Redevelopment Plan (ARP) must accompany the application for land use change. A draft amendment was written and circulated mid-July to the Ramsay Community Association for review. A meeting was held July 29 with a City planner and the Committee to begin a review of the 28 page amendment and 9 page "executive summary" introduction. Through July and August Committee members have been submitting their comments, which have been requested by City Planning for August 18 deadline. In summary, the Committee's task was to request numerous conditions on the land uses, through policy statements in the draft amendment, that will ensure controls on the building forms and site plan to help mitigate the effects of the proposed development on the community of Ramsay. We still have concerns about the vehicular traffic impacts on the community road network, about the amount of parking provided on the site, about the interface with the Stampede operations that is being built to the south of the proposed development, and about the heights and location of several proposed high-rise towers on the site that will create shadowing and overlooking issues with adjacent neighbours. There will be at least two more meetings scheduled with City officials at which we are hoping to have changes made to the amendment document to reflect the community's position. City Planning has proposed a community Open House in late September (see advertisement).

Stampede Expansion (DP2008-0570) Back of House property. The development permit application was approved by City Planning in late July. The Stampede is preparing to begin work on their back of house operations area on the east side of Spiller Road adjacent to 25th Ave. S.E. The City has requested that a right-turn lane on Dartmouth Rd. SE be added at the intersection of 25th Ave. west bound, in preparation for the closure of Spiller Rd. SE for the bridge and tunnel connecting the site to the west-side Stampede grounds. The Stampede and the City Roads Dept. have prepared a vehicular detour route that will encourage drivers to use the perimeter roads around Ramsay, with signs placed at strategic locations. Within the community, 21st Ave. will be the primary detour route to deflect traffic off Spiller Rd. southbound. It is hoped that this will keep vehicular traffic loading off 24th Ave. SE., heading towards Dartmouth Rd. Discussions are still ongoing between the Civic Affairs Committee and the CES about providing a pedestrian and cyclist detour route around or through the construction site at Spiller Rd. and 25th Ave. The CES had asked Torode Realty for permission to create a temporary detour route through Ramsay Exchange. This request was refused, so at this time there is no convenient way to ensure direct access to Erlton LRT station via the regional pathway access point at 25th Ave. Civic Affairs still has concerns about the effect of Saddledome Flames games traffic exiting Elbow Ave. onto MacDonald Ave., and we have requested a meeting in September with Saddledome management, the City and the CES to resolve this issue. Traffic study data collected in 2006 indicates that Calgary Flames home games (41+ this season) creates almost 2000 shortcutting vehicle trips through the community going to and leaving the Saddledome site each game. With Spiller Rd. SE closed over the entire Flames season this coming winter, there is the potential for massive traffic jams along 8th Street and Spiller Rd.

DP2007-2067 (1124 Bellevue Ave.) Approval was granted on July 18, 2008 for an infill duplex to replace the existing single family dwelling at this address, which dates to 1912. Numerous conditions were placed on the development in order to conform to planning and building bylaws. The infill duplex will be a flat-roofed design, with mirror image front elevations. There are no proposed roof top decks on these designs. Civic Affairs commented on the DP application in July / August 2007.