

Civic Affairs Committee Report September 2009

Michael Benoit, Chairman

In the summer newsletter I reported that the pace of development in Ramsay and other communities had slowed because of the recession. All of a sudden, a whole bunch of Development Permit applications came through the City Planning department, along with the following activity on Ramsay Exchange. The summer has proven to be very busy for the Civic Affairs Committee members, as was the summer of 2008 when we were dealing with draft amendments to the Ramsay ARP that were being proposed to allow the Ramsay Exchange development to proceed. Many thanks to the hard working members of Civic Affairs.

Ramsay Exchange – In early July a draft report called “Development Impact Assessment Ramsay Exchange and Calgary Stampede Back of House” was circulated to stakeholders including the Calgary Health Region, Calgary Stampede and Ramsay Community Association, with a request for comment by July 21. Civic Affairs did not provide comment on the substance of the first draft report. A decision was made to wait until the initial comments of government departments were received and incorporated in a subsequent draft. At this time it is not known when the final version of this report will be produced. The report is one of six conditions placed on the application to Council for land use change, before second and third readings to create the necessary land use bylaws to allow the development to continue.

For those in the community who follow business and real estate news, there were announcements in July that Torode’s Arriva 42 tower and adjacent properties and the 8 West office building were in receivership with Price Waterhouse Coopers, and Torode’s office building and adjacent restaurant were for sale. There is no indication whether these activities will have an effect on Torode’s ability to move forward with Ramsay Exchange in its present form.

DP2007-0057: 740 – 24 Ave. S.E. Application to replace an existing dwelling with a duplex infill has been approved.

DP2009 – 1898: 1818 – 8 Street. Application to build a garage and secondary suite above on the property. Civic Affairs did not provide comment because the development does not require any relaxations to existing building bylaws, and building plans indicated a high quality, sensitive type of construction. Of note, the building plans were prepared by a local design firm Smith and Co.

DP2009-1755: 706 Burns Avenue S.E. Application to build an infill. Civic Affairs commented on the numerous relaxations required for setbacks and building height, and privacy issues with a roof-top balcony. The application also indicated a desire to use solar collectors on the roofs of the dwelling and the garage, but these would require significant building height relaxation which the Committee could not support.

DP2008-1112: 1915 – 11 Street S.E. Application to replace existing commercial building with a three storey new commercial structure using existing building foundation. The application was approved and Civic Affairs supported the development in 2008 with a request for sensitive landscaping to begin improving the streetscape of 11 Street as a vibrant commercial corridor. Of note, the revised building plans were prepared by local design firm Smith and Co.

DP2009 – 2330: Shamrock Hotel application for an outdoor patio. Civic Affairs commented recently on this application to state that the community could not support the oversize patio, that said patio was already built and in operation, and that there might be health risks to food and beverage service because of proximity to a gravel Hurst Road and the Lilydale slaughterhouse next door. The letter from Civic Affairs is posted on the Ramsay Community Association website. We wish to thank other community members and adjacent neighbours who commented separately to the City Planning department on this application.

The community of Ramsay welcomes sustainable development that respects the history and emerging character of the neighbourhood, complies with the Area Redevelopment Plan and Bylaws, and will be a benefit to the people who live here. Civic Affairs welcomes new committee members. Contact the Committee chairman by telephone or email, as listed in the directory.