

Civic Affairs Newsletter Report for July 2010

Art Matsui, Chairman

Planning activity in June:

LOC2010-0037 Stampede Expansion Zone 3. This new land use bylaw is to allow the building of the stage for Indian Village and temporary horse corrals in the floodway of the Elbow adjacent to Ramsay residences. Despite the best efforts of Ramsay residents, the land use bylaw was passed as 67D2010 at June 7 Council Public Hearing. We presented 727 signed petitions asking for the bylaw to be tabled until all interested parties have been consulted and a more environmentally friendly location for the corrals can be found away from the banks of the Elbow River. We also argued against the placement of the corrals adjacent to Ramsay residents and asked for an Environmental Impact Assessment. It was also pointed out that the Mayor, and two alderman were directors of the Stampede and should excuse themselves from the vote. That did not happen and Alderman Fox-Mellway, a Stampede director, led the way for the Stampede. Both she and the Mayor mentioned the amount of money involved for the Stampede, a clear breach, as finances are not to be a planning consideration. To top it all off, the City misrepresented an Alberta Environment letter saying they approved of the structure being proposed, to mean they approved of horses in the floodway.

This bylaw was passed solely for the purpose of clearing the remaining hurdles for DP2008-3636, the development permit for the redevelopment of the East bank of the Elbow, south of MacDonald Avenue. Our issues:

- Horse corrals in the floodway and adjacent to Ramsay residents
- Fencing off the riverbank (permanent 6 foot chain link fence), so the residents of Calgary and wildlife will not have access to the Elbow River for up to 180 events per year.
- Construction of a bypass pathway behind a fence creating unsafe situation for all pathway users pinning them between the bushes of the escarpment and the chain link fence and the current maintenance building when the bypass gates are closed.
- Safety issue for cyclists, narrow sections of 2.5 metre wide pathway with no shoulders and chain link fence directly adjacent to the pathway.
- 127 stall parking lot and long radius road on East bank would cause even greater traffic issues through MacDonald Avenue gate and into Ramsay. Parking should use existing West Bank parking and egress through new 4 Street underpass.

Civic Affairs will be appealing the approval of this development permit to the Subdivision Appeals Board (SDAB) we were informed by the City that it will be approved less than 2 weeks after the June 7th passing of the land use bylaw. Persons affected by the appeal (neighbours, community association, etc.) can attend and speak at the hearing, write letters outlining their position, or compile a letter of objection signed by affected parties. Please contact the chairman, so our efforts are coordinated.

DP2010-1741; 2110 6 Street S.E. An application for a New Side by Side Duplex to replace an older home on 6th Street in Ramsay's Sub-area 5. The Civic Affairs Committee is generally in favour of the proposed development. Bylaw checks by the City Planning Group reveal a few issues that the applicant will have to resolve with the approving authorities, such as providing privacy screening to prevent overlooking issues. The committee did recommend the applicant replace a mature mountain ash that was recently removed.

The Civic Affairs Committee welcomes new members. Contact the Chairman at vpexternal@ramsaycommunity.ab.ca for details of the Civic Affairs Terms of Reference, Volunteer Code of Conduct and reading list of planning documents of record.

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.