

Civic Affairs Committee April Newsletter Report

Pre-Development Meetings – The Committee met on Feb. 26 at the request of two developers who wished to discuss their projects in Ramsay. One was for 1127 – 11 Street S.E., a renovated industrial building, and the other was for a potential infill at 829 – 17 Ave. S.E. For the 11 Street project, the developer asked for an acknowledgement of support from the Committee to present at a meeting with City Planning at the Permit Application stage. The Committee chairman sent an email to the Planner indicating that the redevelopment of this property for commercial office use on a limited basis, met the aspirations of the Ramsay ARP for future redevelopment of the 11 Street commercial corridor, and therefore was supported on the understanding that onsite parking limitations would determine the amount of office space that could be leased to prospective tenants. With regard to 829 – 17 Avenue, the Committee heard a presentation by Thomas Debicki architect, for a modernistic narrow infill proposal that was severely challenging because of the slope conditions at that location on the eastern edge of Scotsman's Hill. Mr. Debicki has made a name for himself and his firm in designing iconic (and expensive) infills in other parts of the city, and the Committee viewed the infill proposal in Ramsay as a positive project. Should plans for the development go ahead, it is likely that this home would be an architectural landmark of significance in Calgary and a benefit to Ramsay.

DP2009 – 0464; 1120 – 9 Street S.E. Civic Affairs received a development permit application package recently, for an infill project on a vacant lot in sub-area 2, Ramsay's historic district. The Committee will be meeting on March 18 to review the building plans and CPAG comments on the bylaw relaxations being requested for this proposed single detached home.

District 1 Police Headquarters at 1020 – 26 Avenue S.E. The Civic Affairs chairman received an email from community liaison officer, constable Erin Pritchard, that District 1 offices would begin operating from their new building on March 23 on a limited basis. At that time they will provide service for crime or collision reporting, general information and parole reporting. Their office hours are 8:00am – 5:00pm. Telephone # is 403-567-6100. Constable Pritchard's email address is: pol3372@calgarypolice.ca

Plan It Calgary. The City of Calgary has scheduled a series of Open Houses to introduce a draft of the City's new long-range planning and transportation policy plan. The Plan has received a lot of attention in the local media from the building industry because it proposes changing the focus of residential development from suburban sprawl to a more high density form of building in the established communities, where low density residential has predominated for the past half-century. Particular attention will be paid to inner-city communities where land values will determine higher density forms of development that will be supported by increased transportation choices. The most important aspect of Plan It Calgary is that transportation and land use planning are combined into a unified holistic approach to development. Higher density development in the form of townhouses and mixed-use (ie.commercial at street level with residences above) will only be supported when pedestrian, cycling and public transportation can provide alternate methods of travel to the private automobile. At the extreme, high rise, high-density transit-oriented development (T.O.D.) is being encouraged in established communities along C-train corridors in order to provide sustainable transportation choices for future residents. Eventually there may be a generation of Calgary residents who discover that they do not need to own and operate a private car, as long as they are able to walk, cycle and take transit to their activity centers throughout the city. Plan It Calgary is scheduled to be presented to City Council at a special Public Hearing in June 2009.