

Civic Affairs Newsletter Article Dec./Jan.2009-2010

Michael Benoit, Chairman

Enmax Bonnybrook energy plant. On Monday Nov. 9, members of the Civic Affairs Committee met with representatives of Enmax to review plans for the Bonnybrook Co-generation plant adjacent to the Canada Malting plant in southeast Calgary across the Ogden rail yard. Much of Ramsay is within a 1km radius from the plant, and Enmax has embarked on a community consultation process with both Ramsay and Inglewood communities to discuss environmental issues, mainly potential noise from the plants turbine generators and exhaust. The Enmax officials assured us that noise abatement is a high priority for them and to that end have arranged to do some baseline sound testing in Ramsay at three locations agreed to by their consultants Golder Associates and the Civic Affairs Committee. At time of writing this article, the first series of baseline sound tests should have been completed at St. Anne School yard, Valta Bison store and on Scotsman's Hill beside the covered rink. Enmax have scheduled a second round of community Open Houses for Dec. 2 & 3 at the Inglewood Community Centre. Residents of Ramsay are encouraged to attend to learn about this innovative and sustainable co-generation energy plant.

DP2009-3192; 725 – 23 Avenue S.E. At the same meeting Nov. 9, Committee members reviewed building plans and comments from the City's Planning and Applications Group (CPAG) for a new infill at 725-23 Avenue. The site recently had an older home demolished in preparation for the new building. The Committee commented on a proposed oversize second floor patio facing south, with respect to privacy and overlooking potential issues with neighbor dwellings to the south. The City Approving Authority will determine if the applicant receives a relaxation on the patio size, which in the land use bylaw 1P2007, come under regulations for Balconies.

Black and White Store land use redesignation (LOC2008-0119). In a series of meetings with Civic Affairs and adjacent neighbors in 2008, the Ho family and a planning consultant presented a proposal to redesignate the Black and White store and two adjacent R-2 building lots also owned by the Ho family, to an M-CG zoning designation to allow a medium-density affordable housing development of up to 12 dwelling units specifically designed for seniors or small families. Recently the City's Planning department ruled to refuse the application on the grounds that the Ramsay ARP did not allow for multi-family housing and that the Black and White store had category C (lowest) heritage value. This past Thursday, Nov. 11 the Calgary Planning Commission (CPC) overturned the recommendation for refusal on the grounds that the community and the neighbors supported higher-density housing in an inner-city community and they felt this was a creative application that aligned with the principles for densification of the inner-city in **Plan It Calgary's** recent Council endorsed planning blueprint. CPC officials requested that City administration work with the Ho family's community planner to write an amendment to the Ramsay ARP that would specifically describe the exact form of building and density that would have to be built on the three adjacent building lots, and also requirements for preserving architectural elements of the Black and White store in the design, with an option for another community commercial establishment of some kind at grade level on the corner lot. The proposed ARP amendment would then be reviewed by the CPC and recommend Council approval some time in early 2010. The draft Amendment will also be subject to endorsement by the Ramsay community in an Open House process – date and time TBA by the City of Calgary.

The community of Ramsay welcomes sustainable development that respects the history and emerging character of the neighborhood, complies with the Area Development Plan and Bylaws, and will be a benefit to the people who live here.

The Civic Affairs Committee welcomes new members. Contact the Committee Chairman at vpexternal@ramsaycommunity.ab.ca for information about upcoming meetings and the Committee Terms of Reference and the Volunteer Code of Conduct.