

Civic Affairs Committee (CAC) Newsletter Report for February 2011

Art Matsui, Chairman

Planning activity in February:

DP2010-3210 Stampede Expansion Zone 3.

The SubDivision Appeal Board (SDAB) released their written decision on Feb 4. The decision and the conditions for approval are 48 pages and are posted on the website at <http://ramsaycommunity.ab.ca/civic/Stampede.html>

Our appeal was allowed in part and the original decision was varied as follows:

1. Directional sign at entrance to be reduced in size to a max of 2.5 sq metres
2. Horse corral operating procedures are updated with specific instructions for the use of the exfiltration manhole.
3. A permanent condition was added for the Macdonald Avenue gate stating "Any future intensification of the use of the roadway and/or change to this access point for the purpose of providing public access to and egress from the lands of CES to the west side of the Elbow River shall require a new development permit."

The only recourse to this decision is to ask the Alberta Court of Appeals for "leave to appeal" to a higher court. The acid test for granting leave to appeal is whether we can raise a "question of law of sufficient importance to merit a further appeal and has a reasonable chance of success": *MGA*, s. 688(3). This test and the cost of potentially two court battles are a huge barrier to appeal, but we will be investigating all of our options.

This Development Permit (DP) was originally filed in Nov 2008 so it has been a long and arduous battle. Thank you to all who have participated over the years. An appeal against the Calgary Stampede for a permitted use with relaxations in a Direct Control district DP was a very big hill to climb. To have our appeal upheld even in part is a huge accomplishment and I cannot thank everyone enough.

Pre DP meeting 1133 9 Street

The architect for a redevelopment of 1133 9 Street presented plans to CAC at a pre DP meeting on Feb 10. The plans show a modern flat roof design with roof top deck and he plans to apply for a DP later in February. The CAC opinion was that the design is out of context with the consistent streetscape on this part of 9th Street in historic Sub-area 2.

Pre DP meeting Ramsay Crossing

The owner of a Towing and Storage company came to discuss future uses of the Dominion Bridge site. He is thinking of leasing the East and West wings of the old Dominion bridge building (the two wings south of Café Rosso) for Automotive and Storage businesses. This seems to be only at the pre-planning stage and the CAC discussed DP requirements with him. Stay tuned for further news.