

Civic Affairs Newsletter Report for March 2010

Art Matsui, Chairman

Planning activity in February:

DP2010-0173, for 1125 – 9 Street S.E. An application for an infill development to replace an older home within Ramsay's historic neighborhood (ARP ref. Sub-area 2). The Civic Affairs Committee met on February 10 to review the comments from the City Planning Applications Group (CPAG), and the plans included with the application. The building plans indicated a modern looking home with a roof treatment and associated Y beam support, a set back front entrance with no roofed porch, non-contextual building materials and a roof pitch of 7/12. Guidelines in the Ramsay ARP for sub-area 2 indicate particular attention to contextual building height, roof form, front entrances and detailing so that new infills conform to the rhythm of the established streetscape. The Committee feels that this development does not preserve the existing rhythm with respect to roof pitch, porch, roof treatment and materials. The proposed development is in Historic Sub Area 2 and is in an area that exhibits a consistent streetscape, and as such should be sent back for re-work regarding the aforementioned items.

DP2010-0087, for 2012 – Spiller Road S.E. A change of use application for the former Laundromat in the 7/11 plaza on Spiller Road was reviewed. The application is for change of use to Instructional Facility. The proposed facility is not to exceed a total enrollment of 9 students, with a maximum class size of 5. Comments from the Civic Affairs Committee are that we welcome the proposed Instructional Facility as it is in accordance with the site's commercial zoning, is compatible with the 'collector road' designation of Spiller Road and will have a minimal effect on it's surroundings.

DP2009-4598, for 1041 – 19 Avenue S.E. An application for a new Live Work Unit (Office) to replace an older house within Ramsay's 11th Street Commercial Corridor. The Committee met to review the comments from CPAG, and the plans included with the application. The applicant was present to speak to the proposal. The lot is bordered on the East with an existing, Live Work commercial unit and on the West with an older RC2 residential bungalow and represents the transition zone from commercial to residential. The plans indicate a modern flat roof unit with 12 metre height, office in the front, garage in rear and a roof top garden. The Committee feels the development should be more sensitive to residential neighbours and community and provide acceptable interfacing between the 12 metre C-COR2 district and the low density residential district to the west.

LOC2008-0119, for 1702,8,10 – 8 Street S.E. A Land Use Redesignation for the Black and White Store and adjacent lots was scheduled for City Council on January 18th but was tabled until March 8. The proposal is currently back with the applicant for rework and the committee is still awaiting the new draft proposal at the time of writing.

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.