

# ERLTON COMMUNITY ASSOCIATION

## 2013 March Community Meeting

March 12, 2013

### Call to Order

Motion put forward by Natalie Kwadrans at 7:03 p.m.

## 1. Review / Acceptance of 2013 February Monthly Meeting Minutes

### Motion to Accept

Motion to accept minutes from previous session put forward by Bill Fischer, seconded by Denise Dixey. Passed unanimously.

## 2. Report from Standing Committees

### 2.1 Parks & Recreation

Report from Denise Dixey, Parks & Recreation Committee Chair.

#### 2.1.1 Community Cleanup

**Written report:** Sent two emails to the 'Parks' Director of Cliff Bungalow Mission Community Assoc., one to his CBMCA email (Feb 25) and one to his personal email (Mar 8). No response to either.

**Meeting follow-up:** Natalie to follow up with Bob of CBMCA

#### 2.1.2 River Cleanup

**Written report:**

1. Application has been made to the City on behalf of ECA on Feb 11. The City confirmed our registration on Feb 25. We were supposed to receive confirmation 'in the following week' for assigned clean up location, but have not received anything yet. I emailed out a request for information today.

2. Scheduled a meeting with Julie Johnston of Talisman Centre for next Wednesday to go over participation for the River Clean Up. She said their corporate sponsor (Talisman Energy) is very vested in the event for staff and community relations. Talisman donated about \$1800 toward the BBQ last year and donations were made from Purple Perk in 2011 and Good Earth for 2012 and Spolumbos, etc. and Lindsay Park Community Assoc. They likely want to continue the BBQ. We will need volunteers to organize that.

**Meeting follow-up:**

Shirine: attendance is probably staggered, with people coming at different times

Natalie: if we were interested in doing the BBQ, we would need to get a volunteer to get it together.

Denise: Details will become clearer after meeting with Julie next Wednesday

Shirine volunteers to send out communication to get participants via ECA mailing list.

### 2.1.3 Other Business

Bonnie Question re: Park on 25 Avenue (south side), John Merriman contacted Parks and anticipates work. Bonnie says work did not happen last year. John to follow up again.

## 2.2 Development

Report from Bill Fischer, Planning & Development Committee Chair

### 2.2.1 Update on Active Development Permits

Updates on 4 developments:

- **55 28 Avenue** – looked on City site, decision is pending
- **78 34 Avenue** – development permit on hold, awaiting drawings
- **26 31 Avenue** – on hold, pending additional docs

**91 Mission Rd** – plans revised to include some commercial. Meeting between developer, Gian-Carlo and ECA exec.

Issues:

- Height of townhouses
- Garages facing Erlton Street
- Placement of main entrance on 34 not Mission

Parkhill CA will probably appeal based on their [ARP](#) (building height does not conform), and we can piggyback on that appeal. Gian-Carlo sounded like he was happy to get the commercial concession.

### Meeting follow-up

- Q from community re: Mission: where is this in the planning process? Bill: developer will submit another DP or the City can approve with changes. If it comes back for comment, then we can submit comments. Otherwise, we can appeal the development.
- Q re: 60 34 Avenue development: where is this at? Bill: had a meeting with the developer last week, no specifics, just conceptual at this point. Too early to comment until something more concrete comes along, this was a brainstorming session before they commit design resources.
- Q re: 4 townhouses facing Erlton Street at 34th Ave w/ front-facing garages: what do we need to provide input. Bill: they need to give us at least a streetscape view with a comparison of the other existing buildings.
- Q re: 61 30 Ave: we've been having discussions with the developer so far (Blue House). No concrete plans at this point. Developer meeting with Gian-Carlo to discuss the plans. Bill sent on neighbour comments to G-C already.

### 2.2.2 Traffic

Natalie: spoke to Jeremy who has prepared a study; Natalie put the survey in and just waiting to finalize before distribution to community. Will leave it open until late March/early Apr.

### 3. Other Business

#### 3.1 Strategic Plan

Report from Natalie Kwadrans, Vice-President

**Written report:** strategy session held on February 24, 2013. All Board of Directors (BoD) participated.

The output, a draft of the strategic plan, has been circulated to the BoD for feedback

Final plan will be posted to the new website, once finalized.

**Meeting follow-up:** we took feedback and exec had a strategic plan and we came up with a strategic plan, which is currently under review from exec. Should be ready in a couple of weeks and up for discussion in next meeting.

#### 3.2 Newsletter

Report from Natalya Nicholson, Chair, Newsletter Committee

Shirine: Natalya couldn't make out: submissions cut-off on March 22. Haven't heard from Natalya yet, but don't expect until submissions are in.

Target: April 14 for distribution, with a plug for River Clean-Up to solicit volunteers

Q re: format: 8.5 x 11, sometimes folded, b/w. Print copies will be made for limited distribution. Good way to solicit members in August. In prior years, we've submitted to mailboxes directly (100+). This time, probably 80-100. One in spring, one potentially in fall.

Q: re ads for the newsletter. Shirine: yes, would be happy to accept. We may also do a longer electronic version.

Q from Bill re: Lindsay Park condo addresses: Denise Dixey was following up with president of LPCA, Bill should have received by now. Shirine has sent electronic copy to LPCA for electronic distro before; not sure if it's been sent out.

#### 3.3 Website

Report from Michael Kwadrans, Secretary

We're live, have a look at [erltoncommunity.com](http://erltoncommunity.com). We would love to get some community photos on there, please send on to the secretary: [secretary@erltoncommunity.com](mailto:secretary@erltoncommunity.com).

#### 3.4 Guest Speakers

##### 3.4.1 Ward 9 Update

Alderman Gian-Carlo Carra

##### Mission Road development

Jonathan Allen meeting from Assured met with Bill Fischer, myself and other.

The City had sent them back to the drawing board re: 3 issues and they came back with some thoughts.

3 primary issues were:

- Parkhill should terminate on something significant
- Commercial development was missing
- Garage opening to 34

*Commercial Component:* Simplest solution was to build out main floor to accommodate commercial.

They'll now need to find a commercial tenant, G-C to assist. River Café owner participated in charrette and she could be a potential commercial lead.

*Garage opening:* This is a difficult one to accommodate, based on the development. The proposal would have to change significantly to accommodate, plus houses in the area already have garages to street.

Plans haven't come back yet; still being worked out.

Concern about units opening into alleyway, but doesn't seem significant enough.

Question re: garages in alleyway and neighbours have concerns re: height. (G-C: does it exceed the height of existing buildings? Y). G-C will bring it up with developer.

Q from planning committee: someone suggested garages for townhouses go underground to lower height. G-C to follow up.

Q: issue with people leaving 34 Ave entrance that houses across the way getting headlights into their rooms and with significant traffic going on to 34 Ave. G-C doesn't see this is a significant issue.

Follow-up Q: If the garages were developed based on the charrette, then we wouldn't have much of an issue. G-C agrees that concerns exist.

Q: with changes, won't there be less units? G-C, yes commercial means less residential units. Main floor units are convertible, so could change.

G-C: these building formats are pretty flexible, can evolve over time (with approval).

Q: flexible commercial space. What if the plan calls for commercial and plans fall through. Could the space be converted? G-C: no, still need to go to City. Similar situation in Inglewood currently.

Q: what about the land to the east of development. G-C: purchased by Chinese developer, probably wait-and-see situation, unclear.

### **Other Business**

**LRT digital crossing sounds.** 2 people in Parkhill raised the issue of noise from the crossing with me, but have not heard from anyone in Erlton. Based on this, we've changed the sound chime to accommodate.

**Q: re: 30 Avenue property proposal.** The developer eventually threatened with incompatible development. When can the City say enough is enough? Unfortunately, if the developer meets the by-law, then they're through. Recommendation is to try working with them to come to mutually beneficial outcome.

**Anthem:** coming to see G-C on Friday. Big project across from Erlton LRT. Rollin Stanley is having a disagreement: vision of the City is to develop right to Macleod. Anthem wants the slip road and a buffer between the development and Macleod. G-C to follow up with Rollin Stanley.

**G-C: asks to participate in River Clean-Up (follow up w/ Denise).** Busy schedule with Jane's Walk (first weekend in May "Jane's Walk" – people give tours of their neighbourhoods. Last year Calgary had 37 tours.)

**G-C will be running again.** On May 31, cannot use taxpayer-funded resources to communicate messages. Is running against Jordan Katz. Manning Institute and developers have changed their tact where they're targeting allies of Nenshi, since they couldn't get him in the last election. Only ask of you is to come out and vote, engage in debate. I won't solicit any community association endorsements.

### 3.4.2 City of Calgary Recreation Coordinator Update

John Merriman – new info on playground. Spoke with Parks Liaison to help Kirt out to get a real response. Parks currently doesn't have budget for 2013 for new playgrounds. Budget roll-out is late April, could be changes then. Parks Foundation is also tight for funds.

Natalie: this year we plan on visioning so that we have a proposal in place once funds becomes available.

JM: too many playgrounds. Once they're built, they become Parks' problem. Some decisions will be made on which to renew and which will go.

JM: based on 67 kids in Erlton of playground age (0-8 yrs), playground may be a tough sell. Recommend positioning playground in future terms

JM: chicane location: if the time comes and this location is selected, don't use the playground as a traffic-calming justification, probably won't fly.

Wayne Baptist is retiring in June, Steve Goerlitz will most likely replace. Would be good to follow up with him.

## 3.5 Open Floor

Open floor for any additional topics or items

Q re: Community Survey. Have you gone through results? Nat: we will put it in the newsletter. MK: can we not publish on www site? Natalie: yes.

## 4. Closing Comments

Motion to Adjourn

Motion put forward by Natalie Kwadrans, seconded by Bill Fischer at 8:14 p.m.

## 5. Attendance

Time: Talisman Centre, Parkview Room; scheduled 7:00 p.m.

Actual: 7:06 p.m. commence / 9:35 p.m. complete

### 5.1 Board

- Bill Fischer, Chair, Planning

- Bonnie Fischer, Treasurer
- Denise Dixey, Chair, Parks & Rec
- Michael Kwadrans, Secretary
- Natalie Kwadrans, Vice-President
- Shirine Lund, Chair, Membership
- Kirt van der Woude, President - regrets

## **5.2 Community Members**

- Conor Payne
- Sharon Payne
- Bobbie Clarke
- Vicky Grace
- Michelle Smekal
- Tony Suche

## **5.3 Guests**

- Gian-Carlo Cara
- John Merriman