

# ERLTON COMMUNITY ASSOCIATION

## 2013 June Community Meeting

June 11, 2013

### Call to Order

Motion put forward by Kirt van der Woude at 7:03 p.m., seconded by Natalie Kwadrans.

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

### Motion to Accept

Motion to accept minutes from May, put forward by Kirt van der Woude. Bobbie Clarke seconds. Passed unanimously.

## 2. Report from Standing Committees

### 2.1 Membership

Report from Shirine Lund, Membership Committee Chair

#### 2.1.1 River Cleanup & BBQ Expenses

- Invoices and expenses submitted to Talisman Energy
- \$980 in expenses
- Talisman Energy will add in their contribution
- Shirine has asked for a final update from Talisman Centre, which will be shared
- \$125 was received from the Cliff Bungalow-Mission Community Association towards BBQ
- \$50 from LPCA for pick-up sticks
- \$100 from music band was waived (technical difficulties prevented the band from playing until the last part of the event)
- Overall, under budget for the event

#### 2.1.2 School Parking Rental

- Shirine distributed communication from Calgary Board of Education regarding Stampede parking, with a number for residents to call in if they have any concerns

## 2.2 Development

Report from Bill Fischer, Planning & Development Committee Chair

### 2.2.1 Update on Active Development Permits

- **Triplex at 26 – 31 Ave SW<sup>1</sup>** – permit has been approved, City sent summary of approval. People residing in the building do not support changes.

Question from audience regarding justification for changes. Bill: the relaxation justification has been posted on www site (see footnote 1). Bill is personally of the belief that even with changes, the property owner may not be able to renovate property so that it is up to code. Development permit is required for construction permit, Bill doesn't feel they can realistically get a building permit. Similar to quad-plex on Erlton Street,<sup>2</sup> they received a Development Permit (DP) approval but cannot get building permits to build the way the developer wants it.

Comment from audience: the property owner has wanted to make modifications to the property for many years, concern that this has come up multiple times; concern is that City may not monitor modifications made to the property. Bill: 2 neighbours have voiced displeasure with the property and tenants will be watching developments.

- **Triplex at 55 – 28 Ave SW<sup>3</sup>** – The Developer's appeal has been denied. The City originally denied the permit for a triplex, the developer retained counsel and appealed. Written submission will be posted to site.

Question from audience: has there been any movement on demolishing the property? Bill: No, the property is not considered a hazard.

- **Fourplex at 54 & 60 – 34 Ave SW<sup>4</sup>** – permit application: application submitted last week. In 3-4 weeks we should see application. We have a copy of the plans, but these may not match the submission. Once we have shared copy from the city, we'll distribute.
- **Fourplex proposed for 61 – 30 Ave SW:** Kirt: the DP is almost ready for submission. He has shared feedback from neighbours and developer has

---

<sup>1</sup> DP2012-5266 / SDAB2013-0098 @ 26 – 31 Avenue SW (change of use to a tri-plex)  
<http://wp.me/p3gDFI-41>

<sup>2</sup> DP2012-3655 @ 3010 & 3020 Erlton Street SW (4-plex conversion) – approved  
<http://wp.me/s3gDFI-234>

<sup>3</sup> DP2012-2727 / SDAB2013-0049 (tri-plex at 55 - 28th Avenue SW) – refused  
<http://wp.me/p3gDFI-3U>

<sup>4</sup> DP2013-2293 (Multi-residential, 4 three-storey units @ 54 - 34 Ave SW)  
<http://wp.me/p3gDFI-aU> - (Note: posting on erltoncommunity.com was made on July 19, a after ECA community meeting.)

assured that submission will be “relaxation-free”. Once DP submission has been completed, will share on erltoncommunity.com and via email to neighbours.

- **Mission Road Condos:**<sup>5</sup> The City is reviewing the latest version of the developer’s plans. Representatives from the Parkhill Stanley Park Community Association have met with neighbours most affected by shadowing from the currently proposed three-storey townhouses in the alleyway and will share their comment with us.

The latest set of plans being revised for approval.

Comment from Alderman Gian-Carlo Carra: feels City’s interpretation of ARP will see three-storey townhouses pass.

- **78 34 Avenue**<sup>6</sup>: appeal board ran out of time. The appeal is being rescheduled.
- **Community Question regarding Anthem Development**<sup>7</sup>: based on the information Anthem has already published, question is whether existing trees on public land can be retained. Apparently developer may ask to have trees removed from property. Bill: when the development is finally submitted to the City, a landscaping plan will be submitted as part of submission and we can provide feedback on any changes in landscaping.

Follow-up Q: When will plans be filed? Bill: developer hoping to finalize plans in the fall, once available, we will post on erltoncommunity.com and inform neighbours.

Follow-up Q: Concerns about traffic related to grocery store, particularly with large trucks. Bill: have a look at the Erlton comment, specifically keeping as much traffic off of Erlton Rd as possible. Until we see the plan, it is difficult to comment on specifics. An open house is expected later this year and comments will be gathered there.

## 2.3 Traffic

Report from Jeremy Yawney, Traffic Subcommittee Chair

### 2.3.1 Traffic Survey

- Jeremy distributed copy of survey (will post on erltoncommunity.com later)
- 54% said there was an issue with traffic or parking

---

<sup>5</sup> DP2012-5065 @ 90, 94, 98 Mission Road SW <http://wp.me/p3gDFI-3H>

<sup>6</sup> DP2012-3695 @ 78 - 34th Avenue SW (2 buildings, 3 units) – approved <http://wp.me/p3gDFI-3r>

<sup>7</sup> LOC2012-0040 - Anthem property (North of 25th Ave & Macleod Trail) <http://wp.me/p3gDFI-7F>

- For Q3: general comments re: speeding, short-cutting
- For Q4: in line with response in first Q
- For Q7: question re: parking issues, mostly during Stampede
- For Q8: feedback
- Kirt: traffic and other issues are concerns. We need to talk next steps and get a few people together to drive this forward. Elena, Kirt, Jeff and Jeremy to volunteer to get something more concrete.

Follow-up Q: Does it make sense to create a petition? Kirt: eventually, but we should tackle strategically.

Kirt to organize a meeting to discuss next steps with Jeremy and other volunteers.

### **2.3.2 Follow-up on email from ECA to Cst. Staples, Community Liaison Office (CLO) for Erlton**

- Email was sent from Elena Zureski to ECA (June 10, 2013) with concerns around traffic activity in the area of Erlton St and 34 Avenue. Frustration from resident is that correspondence has been sent to Calgary Police Services (CPS) yet nothing seems to be done.
- ECA invited Cst. Staples, our CLO with the CPS to address concerns.
- Cst. Staples: Has received the email and currently reviewing. Note that there has been a re-org in the CPS and Erlton is now part of District 1 (formerly part was serviced by District 1, part serviced by District 2) and CLO is taking on new responsibilities, including attending community meetings.
- Cst. Staples shares statistics for community (Talisman excluded):
  - Since Jan 1 to yesterday, call for police totalled 74, 11 of those were traffic-related. For a 6-month period that is not very high.
  - Question from community resident re: what warrants a drug call. Cst. Staples: anything that seems out of the ordinary should be submitted as a non-emergency call.
  - Comment from community resident re: response time on non-emergency calls. Comment we heard back when we logged a request was we should call more.
  - Question from community resident: can people report crimes online? Cst. Staples: some can, but not sure how many make it into official stats. In general: you need to call us
  - Question from Elena Zureski: how do we have traffic calming concerns from neighbours actioned? Kirt: will determine how to address though survey action items.
  - Action item for ECA Secretary: post CLO details on [erltoncommunity.com](http://erltoncommunity.com). (added to main page)

### 3. Other Business

None.

### 4. Guest Speakers

#### 4.1 Ward 9 Update

Report from Alderman Gian-Carlo Carra

Traffic: important to understand how traffic calming initiatives work. The City used to have a specialized team that would hit a couple of communities every year. Trouble is every community wants some kind of traffic calming in place, and the group can clearly not meet demand. Changes in this area will see more internal teams working together to come up with more effective solutions –this will be our next evolution. Think Police, by-law, Fire, etc. working together to fix problems. Currently Strong Neighbourhood<sup>8</sup> pilot is working to address some of this.

The planning process is also evolving to include more neighbourhood involvement. Mission Road<sup>9</sup> being an early an example.

Another example is a poverty initiative, which is making progress to create “community hubs” where people come together.

In the interim, the traffic calming team is working to hit tactical items. Recommendation: pick up a radar gun and start collecting data.

Update on Mission Road: Jonathan Allen (Calgary Urban Equities, developer for the property) submitting a DP submission within days.

Question for ECA Planning: do you support the initiative? Bill: no, we do not. Gian-Carlo: so you will let this development die over the townhouses. The key difference between this and the charrette vision is that the townhouses are 3 times the size in height. The question you have to ask yourself as a community is whether you will jeopardize this development over the townhouses.

Question from community: why are you supporting this development? Gian-Carlo: I support this development, though agree that townhouses are higher than advertised

Kirt: the frustration is that this is being positioned as an all-or-nothing proposal.

Gian-Carlo: just stating the facts. Erlton can do what it wants –this land has lay fallow for a long time

Gian-Carlo: this development is part of a larger process to use the charrette process in other areas. This development not going through could see development along Mission Rd staying in status quo mode.

Kirt: this can go on, but my challenge to Gian-Carlo is whether this is in line with the charrette or not, the feeling is that there should be some compromise on both sides; that's not seen here, particularly on the townhouses.

---

<sup>8</sup> Inspiring Strong Neighbourhoods <http://www.calgary.ca/CSPS/CNS/Pages/Strong-Neighbourhoods/Inspiring-Strong-Neighbourhoods.aspx>

<sup>9</sup> Mission Road Main Street Innovation Project <http://missionroad.ca>

Question from community: can we stop the development? Gian-Carlo: you can go to subdivision appeal board and they will review and make their decision based on the letter of the law (i.e. what a court would rule). We're working to change this approach to development so that ARP vision and law are more in line.

[Election campaign information circulated: not included in minutes]

#### 4.2 City of Calgary Recreation Coordinator Update

Report from John Merriman

Good to see high attendance.

You did some business planning and there are some follow-up items that need to be tackled.

One item about the trees mentioned in regard to Anthem development. Parks department has a tree division (Urban Forestry) where they will force the developer to reimburse and re-plant trees.

<b>Motion to adjourn</b>
--------------------------

Motion to adjourn at 8:44 p.m. put forward by Kirt van der Woude, seconded by Bill. Passed unanimously.

