

ERLTON COMMUNITY ASSOCIATION MINUTES

Tuesday December 12, 2017
Held at Repsol Sports Centre
Riverview Room
7:00 pm

1. REVIEW AND APPROVAL OF AGENDA

Mona Hayes moved to approve the Agenda.

Second: Bill Fischer

2. REVIEW AND APPROVAL OF MINUTES FROM LAST REGULAR MEETING

Minutes from last regular meeting were reviewed and approved at the AGM meeting held on November 14 2017 have been posted to the website:

<http://erltoncommunity.com/>

A motion to approve same will occur at the next AGM in 2018.

3. ADDITIONS TO THE AGENDA/NEW BUSINESS

a) Introduction to Ryan Wood Community Resource Officer.

Constable Ryan Wood spoke. He is the Community Resource Officer who has been assigned to Erlton (which is in Police District #1). Should any Erlton residents have questions or concerns about safety or criminal activity within our community you may provide him with comments by email:

pol4041@calgarypolice.ca.

Ryan attended for the duration of the meeting, and advised he would attempt to attend further community meetings upon our request.

b) Introduction to Ward 11 Councillor Farkas

Councillor Farkas introduced himself and summarized what he hopes to accomplish as our city councillor and what he ran his campaign on. He has focussed on having a call for greater transparency at City Hall (which includes a call for less in-camera city council meetings) and having more democratic

engagement of Calgary residents. He advises that Ward 11 has 120,000 people in it, and contains 30 different community associations. Due to the large number of constituents in Ward 11, he is unable to attend a meeting at every one of the 30 community associations. He has one full time staff person to assist the Ward 11 office. On Mondays and Tuesdays he attends city council meetings and this is mandatory.

Councillor Farkas advises his office is in the process of setting up town hall meetings where he can engage with Ward 11 constituents, and hear their questions and/or concerns.

Councillor Farkas stayed for the entire meeting and answered questions that were addressed to him during the structured Q & A (See Item 5 herein.)

c) **Amber Stewart** was also a guest who attended the meeting. Amber is our **City of Calgary Neighbourhood Partnership Coordinator**, Amber was introduced to the community at the November AGM. Amber was available to assist with the meeting and to answer any questions.

4. REPORTS

4(l) President's Report: Mona Hayes

Mona had a lot of questions from Erlton residents related to what the communication been, as between the Erlton Community Association ("ECA") and representatives from Inn From the Cold.

Mona reported as follows:

On October 11, 2017 ECA received a letter from Inn From the Cold.

At the November 14, 2017 AGM there was a motion passed and approved that directed the President to write a letter to the Inn from the Cold. Specifically the motion passed reads: The President to send a letter to Inn from the Cold stating that it was reviewed at our Annual General Meeting and that we have no interest in having the facility in our community."

The above letter was sent out Wednesday November 15, 2017 to Inn From the Cold representatives: Abe Brown; John Mar; Louise Gallagher; and the letter was cc'd to Councillor Farkas.

Councillor Farkas contacted Mona – not in response to the letter. He advised he was meeting with John Mar the next day Nov 24th. John Mar is a consultant for Inn From the Cold; and wanted to understand what communications the community had so far relating to this proposal.

On November 23rd Mona had a phone meeting Councillor Farkas Farkas, and on the same day she had a phone meeting with Amber Stewart.

Mona sent a follow up letter to Councillor Farkas suggesting he could find more information on the project.

On December 5th, the newly elected ECA Board had a meeting.

On January 18, 2018 Mona is taking a President's role course.

4(2) Treasurer's report: Mona Hayes reported. Peggy Kim is the newly elected Treasurer however she was unable to attend this meeting.

Mona advised that she had the assistance of an Erlton resident (Babette) who is a chartered accountant to come up with a budget for the upcoming year.

The Treasurer's report was circulated to the Erlton residents along with the Agenda notice for this meeting.

The Treasurers report and budget was discussed. There was a question regarding having the budget revised in the event ECA decided some funds would need to be designated to the issue of the possible re-development of the Erlton School site and possibly Inn From the Cold proposal. It was confirmed that if the community decided to designate some funds to address these issues they would put forward a budget for same and it would be voted on.

There was a motion to approve the Treasurer's Report and Budget by: Babette Blindert.

Second: Bill Fischer

See attached Treasurer's report as approved.

4(3) Secretary's report: Beryl McNeill

Beryl confirmed that she is the newly elected secretary and that she is still in the process of getting the secretary@erltoncommunity.com email set up on her

computer desk top so that she can send emails from that address. Beryl is able to read emails that come into the secretary address, but the outgoing emails are still a work in progress. The past Erlton Secretary, Susan Tyrrell graciously assisted with the distribution of the Agenda for the December meeting. Beryl expects the email issue will be sorted by the January 2018 meeting.

4(4) Membership Committee Report: Suzanne Chebib/Amanda Perizollo
Both Suzanne and Amanda are the newly elected co-chairs of the Membership Committee. They are in the process of assembling and organizing the membership ECA membership list. They reported that the focus of the membership committee this year will be to increase membership, and having more ECA membership engagement.

4(5) Post Flood Action Committee Report: Dean Campbell
See attached Report.

4(6) Erlton Planning Committee Report: Bill Fischer
Bill attended the meeting and reported as follows:

- A development permit has been approved for a semi-detached at 33 - 31 Avenue SW.
- We commented on a proposed liquor store at Mission Road & 34th Avenue SW. The city planner advised that the City will refuse that use at that location.
- We reviewed a development permit application for Repsol's day-care and provided no comment, since it is merely a correction in paper-work for something they have been doing for years.
- All planning activities in Erlton are available for viewing in the Planning tab on our website at ErltonCommunity.com
- See attached an email dated December 5, 2017 from the ECA Planning and Development Committee to Councillor Farkas
- See attached an email dated December 7, 2017 from the Calgary Board of Education to Bill Fischer Chair of the ECA Planning and Development Committee

5. Structured Q & A for Erlton Members

There was a structured Question and Answer format wherein every member that attended the meeting, was given an opportunity to ask the ECA board, or Councillor Farkas questions. See attached the December 12, 2017 ECA meeting sign in sheet, which identifies 30 Erlton residents who attended the meeting. There was a question from an Erlton member regarding whether the feedback they were giving to the Erlton Community Association would be shared with third parties. The board clarified that all feedback that the board is receiving from Erlton members at this point in time is for the board's information, and is confidential. In the event we wanted to share the individual residents identity and written comments with a third party, we would have to contact the resident(s) and receive their express consent to share the information with the third party.

However if members write to Councillor Farkas, different rules apply, and there is no confidentiality with respect to their identity and their communication to him.

During the Q & A a question was posed to Councillor Farkas to explain what the Mane Street Initiative planning document is and means in terms of the City of Calgary planning. Councillor Farkas explained same.

A question was posed regarding if there is a conflict between the zoning that is defined by the ARP and the zoning that is defined by the Mane Street document, which has priority. Councillor Farkas advised he would check on this.

The CBE is planning to close the school in August 2018. School board representative should be at the table. Amber Stewart can provide us with contact information for school board representative as it relates to this issue.

If the CBE declared the land surplus, the city would have the right of first refusal to purchase the land, then the city could do what they wanted to with the land, but the land is still zoned as it is.

Should the CBE lease the land to someone else, the lessee could apply to rezone the land.

If the CBE is going to close the school completely they need public engagement.

Land can't be sold, leased or transferred without approval. City Council is responsible for approval. If council meeting is in-camera it usually means there was approval.

All community members that chose to provide feedback during the meeting voiced concerns regarding the Inn From the Cold proposal.

Councillor Farkas advised that a lot of what is done with city's operations is confidential. Councillor Farkas does not have access to the former Ward Alderman's (Gian-Carlo Carra's) file, and he cannot answer any questions regarding what conversations the former Ward Alderman may or may not have had with Inn From the Cold. What the Inn From the Cold told him, when he spoke to them, is the same as what was in their letter.

It was suggested that the ECA strike a committee, to form a vision for the Erlton Community in the event of the re-designation of the Erlton School site. There would need to be representatives on the committee to reflect the views of the community as a whole.

Chris Dedeurwaerder made a motion: A number of general members of the community at large work with the Chair of the ECA Planning Committee (Bill Fischer) with respect to the Inn From the Cold Proposal and the community's vision for the Erlton School site.

Second: Allen Merritt

1 member opposed the motion; and the rest of the members voted in favour of the motion.

The Meeting was adjourned at 9:35 pm.

Attachments:

1. Treasurer's report and budget as approved;
2. Post Flood Action Committee Report;
3. Email dated December 5, 2017 from the ECA Planning & Development Committee to Councillor Farkas;
4. Email dated December 7, 2017 from the Calgary Board of Education to the ECA Planning and Development Committee;
5. December 12, 2017 ECA Meeting Attendance Sign in Sheet.

The Erlton Community Association hosts monthly meetings every second Tuesday of the month at the Repsol Sport Centre except for July and August. Meetings provide an opportunity for community members to receive updates on the status of projects from the ECA and bring any new issues to the attention of the community and executive.

Eriton Community Association

Financial results and budget for the year ended November 30

	2017 Actual	2018 Budget	
INCOME			
Bank Interest	4.64	5.00	
Donation (Anthem for Parking)	1,000.00	1,000.00	
Membership Dues	755.00	800.00	
Neighbour Day Income	113.24		
Neighbour Day Sponsor	1,000.00	1,000.00	
	<u>2,872.88</u>	<u>2,805.00</u>	Note: \$530 received by December 4, 2017
EXPENSES			
Events	62.80	200.00	
FCC Membership	183.75	200.00	
Insurance	1,143.00	1,400.00	
Meeting Refreshments	289.68		
Neighbour Day Expenses	1,338.00	1,000.00	
Planning and Development	21.88	250.00	
Post Office Box Rental	195.30	200.00	
	<u>3,234.41</u>	<u>3,250.00</u>	only if fully offset by related grant
NET INCOME -LOSS	<u>- 361.53</u>	<u>- 445.00</u>	

Post Flood Update

October 17, 2017 - Alberta Transportation submitted its Environmental Impact Statement (EIS), which is necessary for the project to be assessed.

November 6, 2017 - CEAA issued letter to Alberta Transportation outlining deficiencies in its Environmental Impact Statement (EIS). The deficiencies covered a number of areas such as

- * the EIS structure
- * alternative means of carrying out the project
- * environmental components
- * engagement activities
- * aboriginal peoples
- * regulatory framework
- * federal lands
- * accidents, malfunctions, mitigation and residual effects
- * follow up and monitoring

December 2017, Landowners and a developer have put together a proposal to build 1700 unit residential development in the area of the off stream reservoir. Reported in the Calgary Herald and AM770.

Where to get more information:

1. CEAA Canadian Environmental Assessment Agency website - <http://www.ccaaa-aceaa.gc.ca/0556/details-eng.cfm?evaluation=80133>
2. Calgary River Communities Action Group - CRCAG website - info.calgary.com

Latest CEAA Update

November 20, 2017 - The Canadian Environmental Assessment Agency [monitored](http://www2.ec.gc.ca/info-fra/000/000/000) on November 16, 2017, that more information is required relating to the conformity of the Environmental Impact Statement submitted by the proponent on October 17, 2017. An opportunity to comment on the summary of the Environmental Impact Statement will be announced at a later date, after the Agency has received and reviewed the required information.

December 5th email to Councillor Farkas.

I'm advised that you recently held a private meeting with Inn from the Cold representatives.

I believe you received the results of our community's discussion at our November 14th AGM, and the unanimous vote to reject the Inn's written proposal for an emergency shelter in our community.

I also believe you're familiar with the Erlton Area Redevelopment Plan - a statutory policy document - and the Section 2.2.2.2 expectations for the Erlton School property once it is no longer used for educational purposes. The Inn's proposed use clearly does not comply.

{The existing designation of the Erlton Public School site should remain as PE Public Park, School and Recreation District (refer to Land Use Recommendations). It is recommended that the school grounds be redesigned in accordance with the community needs. In consultation with the community, consideration should be given to allocation of a tot- lot, tennis court, seating areas and soft landscaping features. In the situation where the Calgary Board of Education identifies the Erlton School site as surplus to their needs, it is recommended that consideration be given by the City to acquire the school property for community facilities and local open space purposes in accordance with the established Calgary General Municipal Plan policy.}

I'm sure your research into other City policies, specifically Planning Principles for the Location of Care Facilities and Shelters (2011), will have shown you that a 50,000 square foot building cannot comply with Section B.21 - both in size and appearance (the majority of surrounding homes are single-family two-story), and the fact that the proposed use does not align with our ARP.

{In areas designated as multi-residential, commercial districts, and in the Centre City districts, the building should have the external appearance of nearby multi-residential uses, shall be of a size that is similar to nearby dwellings, shall contribute to the visual attractiveness of the area and be aligned with any local plans and policies.}

Nevertheless, the Inn could enlist you and City planning administration in an attempt to force this on our community against our expressed wishes.

We sincerely hope this does not occur.

In the end, I'm left with only one question: What part of no doesn't the Inn understand?

Best regards,

Bill Fischer
Chairman, Erlton Community Association,
Planning and Development Committee
65 - 31 Avenue SW, Calgary, Alberta T2S 2Y7
403-266-2842
erltoncommunity.com

Bcc: ECA BOD

December 7th email from the Calgary Board of Education:

Bill Fischer,

Thank you for your email. It has been referred to me for response.

The Calgary Board of Education (CBE) is the owner of the Erlton Centre situated at 24 – 28 Avenue SW and it has not been declared surplus. As such, there are no board minutes regarding disposal options for this site nor any correspondence between the CBE and the Minister of Education on this matter.

The Erlton Centre is used by Chinook Learning Services to provide continuing education opportunities to the public. The CBE is currently working to relocate these activities to another site during the course of 2018. Once timelines for relocation of the Chinook Learning Services out of the Erlton Centre are known, disposition options will be brought to the CBE Board of Trustees for their consideration. You may be interested to know that amongst the conditions attached to the property is one that stipulates that if the CBE seeks to dispose of the Erlton Centre, then the City of Calgary must be afforded the right of first offer for purchase of the property.

In July 2017, Mr. John Mar approached the CBE to indicate that the organization “Inn From The Cold” may be interested in this property. There have not been any negotiations between the CBE and Inn From The Cold, nor has the CBE received any unsolicited proposals from Inn From The Cold or any other interested parties regarding the Erlton Centre.

I hope this information fully answers your questions.

Sincerely,

Dany Breton
Superintendent, Facilities and Environmental Services