



Erlton Community Association
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The City of Calgary
Planning & Development
Attention: Brandon Silver by email: brandon.silver@calgary.ca

COMMUNITY ASSOCIATION FEEDBACK FORM

File number: DP2019-6561 Additions to Repsol Sport Centre (RSC)

Address: 2225 Macleod Trail S

Name of Planning Representative who completed this form:
Heesung Kim, Chair, Planning and Development Committee

Community Association: Erlton Community Association (ECA)

Date returned: May 18, 2020

I commit to the Planning System core values: innovation, collaboration, transparency, accountability, trust, and responsibility: Yes

Questions

Please provide your Community Association perspective and respond to the following questions:

1. *What are the strengths and challenges of the proposed development?*

This DP application was circulated to the community members, and virtually all of the residents directly affected expressed numerous concerns which are summarized in this response. It was also discussed at the ECA general meeting conducted via Zoom on May 12, 2020. The membership unanimously endorsed the general views expressed in this comment.

2. *Are there changes that could be made to the proposed development to make it more compatible or beneficial to the area?*

Yes, as outlined below.

3. *Provide comments on the following. You may wish to consider height, privacy, parking, vehicle or pedestrian access and landscaping as you respond to these questions.*

The site design

The development permit application and proposed construction is an opportunity to improve the existing situation. The affected residents have submitted details of the following issues directly, and the ECA recognizes the problems and supports their position.

- a. Parking and loading: the applicant states that the proposal does not require additional parking and the removed parking spaces are relocated; however, this is a missed opportunity to address ongoing problems with parking in the area due to inadequate parking during events at RSC.
 - Vehicles, including school buses, generate inappropriate traffic into a residential area due to frequent drop-offs and pick-ups on 22nd Avenue SW, and park illegally in permit-only areas of the residential neighbourhood.
 - There is no parking designated for buses in the parking layout, and it appears the turnaround will not accommodate buses. The proposal should provide spaces for buses within the Repsol Centre parcel that could be reserved for buses at appropriate times.
 - A Traffic Impact Assessment should be conducted, as the addition of 31,240 square feet is certain to have an impact on parking regardless of bylaw requirements. The applicants appear to

rely on Sec 9(3) of DC Bylaw 259D2017 to suggest that no additional parking is required but the ECA submits that Sec 9(3) applies to use, not to an addition, and therefore Sec 9(4) applies and additional parking is required.

- b. Landscaping: The pathway modifications will exacerbate the existing problem of people using the residential area to drop off and pick up. The design of the entrance and associated landscaping should encourage use of the designated access within Repsol Centre and discourage the use of the residential neighborhood.
- c. Loss of trees and park space: The number and size of trees to be removed are inaccurate. There are more trees of larger size than noted on the drawings, and the proposal replaces them with fewer, smaller trees which will result in the loss of a natural privacy barrier to the residential community. The trees and vegetation also help to prevent erosion and provide a windbreak for the area. It is essential that the trees are replaced with comparable size and type.
- d. Alterations to the floodway: 22nd Avenue is a designed floodway. The proposal changes the grading within the floodway and makes alterations contrary to the City's Land Use Bylaw Section 58. A hydrologic study should be conducted to determine how the changes would impact floodwaters and their effect on neighbouring residential structures.

The building design

Concerns were expressed by neighbouring residents who stated that they would submit their own responses directly to the file manager. The ECA notes the following specific concerns with respect to the building design:

- e. Glazing: The south face of the addition has extensive glazing which will impact the neighbouring residents' privacy, particularly due the lowered grade of the berm. Further, this area is a flight path for migratory birds, and the glass windows of the proposed addition may cause bird strikes on their flight path. Consultation with Alberta Environment with respect to the impact on migratory birds should be considered.
 - f. Lighting: The proposal has significantly more lights than currently exist, which will negatively impact the adjacent residences as well as the wildlife and birds that inhabit the park. Screening to reduce light pollution impacts to the residential area should be required. A lighting impact assessment should be completed as part of this application.
4. *Has the applicant discussed the development permit application with the Community Association? If yes, what information was provided?*

There were presentations to the ECA for the land use application, but there were no presentations for the subject DP application. The DP circulation provided to the ECA was forwarded to members and affected non-members. The applicant has not engaged or consulted with the immediate surrounding residents that will be directly affected by the proposed development, no signs were posted advising of the application and there were no open houses. In view of the current situation, the ECA conducted community consultation with affected residents by email. The planning aspects of their comments informed this Community feedback response.

5. *Please provide any additional comments or concerns regarding the proposed development.*

The ECA requests that this application be deferred until after the COVID-19 crisis is over, so that we and the affected residents may adequately discuss the development. In this climate, it may be possible for RSC to use their existing building envelope to accomplish the programming needs addressed by this proposal.