

ERLTON COMMUNITY ASSOCIATION

MEETING MINUTES

Tuesday September 8, 2020, In-person meeting at Repsol Sports Centre Riverview Room & Zoom Virtual Meeting, 7:00 pm.

Attendees (in-person): 15 attendees

Members (in-person): 13

Non-members (in-person): 2

Virtual attendees: 10

Call to order at 7:00 pm

1. REVIEW AND APPROVAL OF AGENDA

No additions noted.

Motion to approve agenda: Jordana Aeckersberg

Second: Mona Hayes

2. REVIEW AND APPROVAL OF MINUTES FROM JUNE 9, 2020 MEETING

Motion to approve June 9, 2020 meeting minutes as written: Mona Hayes

Second: Bill Fischer

3. NEW BUSINESS

- **September 18th River Cleanup**

River cleanup will be conducted in partnership with Cliff Bungalow Mission Community Association. Invitation to participate will be sent to membership.

- **Development Application for 69 31 Ave SW**

Presentation by Paul Bergmann and Mike Borkristl from Winchester Builders:

There is currently a power pole in the back alley that prohibits lane access, though the developer is working with Enmax to discuss options to move the pole (i.e. use of standalone pole). It is against bylaw to drive under guywires that currently run across the alleyway. Developer reviewed the previous Appeal Board's rulings and then put together set of plans for a substantially smaller building than was previously proposed. The developer's intent it for the plan to be 100% within the MCG bylaw as is currently allowed. It was noted that the proposed building height is within the RCG bylaw (height

of 9 meters). Planner has lived up to bylaw on all non-discretionary pieces. In terms of architectural style, there are no cohesive architectural guidelines for Erlton. Shadow studies have been conducted to determine impact. Molok garbage bins are being proposed and will be on Erlton St. closer to 31st Ave in front of the first unit. Trees and bushes will be planted in front of the bins to hide from view. The City of Calgary encourages inner-city development and densification as provincial planning is states that Calgary's current expansion is not sustainable.

Questions and Concerns from Community Members:

-Mona: Concern that the neighborhood is changing

-Beryl: There are different places in Erlton in which a fourplex would be better suited. This development significantly changes the street (fourplex vs. single residential housing). Concern over shadowing in the summer months when residents have gardens.

-Bill: Concerns regarding driveways on Erlton Street which will add congestion. The building is too close to property line on Erlton – should be 3 meter setback. This proposal has no visitor parking. Concern regarding windows that overlook neighboring backyard. Section 35D of land use bylaw states that development cannot adversely affect use of neighboring community.

-Hena: Concern that new development does not blend with current community.

-Randy: Concern that this development is not family friendly – no yards, can't plant trees.

Motion put forward by Bill Fischer and seconded by Beryl McNeill as follows:

I move that the Erlton Community Association send a letter to the file manager stating that we do not support this development based on the fact that it is proposed to be built too close to the property line on Erlton Street, has driveways on Erlton Street, and fails to provide the required visitor parking stall, and thus fails to comply with Sections 583(3), 565(1)(a), and 558(3)(c)(ii) of the Land Use Bylaw. Furthermore, the design occupies too much of the depth of the lot and thereby shadows and overlooks the adjacent neighbour, thus negatively impacting the use and enjoyment of their property as expressed by Section 35(d) of the Land Use Bylaw.

Vote: 17 in favor, 4 opposed, and 2 abstentions

4. REPORTS

Reports from the board were not provided due to time constraints.

Meeting Adjourned at: 8:15 pm

**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.*