

# ERLTON COMMUNITY ASSOCIATION MEETING MINUTES

Date: Tuesday March 14, 2023

Location: MNP Community & Sports Centre – Riverview Room

Start Time: 7:04 pm

## 1. APPROVAL OF PRIOR MEETING MINUTES (February 14, 2023) AND AGENDA

Approved.

## 2. NEW BUSINESS AND UPCOMING EVENTS

### a. Save the Date: Pathway and River Cleanup – Sunday May 7, 2023 @ 10am; BBQ @ 12pm

- Join us to clean up the river pathways from the north end of Lindsay Park (near the McLeod Bridge) all the way down to the Roxboro & Erlton Offleash Dog Park.
  - Expanded area this year for maximum impact!
- We are planning for a big and exciting Pathway and River Cleanup this year in collaboration with the Cliff Bungalow Mission CA, Rideau-Roxboro CA and MNP Community & Sports Centre
- Join us after the cleanup for a BBQ in Lindsay Park to celebrate community and our river pathway system.
  - We plan to have BBQ vouchers for volunteers, and have items available for purchase for all other attendees.
- Event will be promoted via our new CA newsletter and social media channels

### b. May 2023 Meeting Date: May 16, 2023

- All MNP Centre rooms are booked for our usual meeting date (May 9), so we have rescheduled for the following week (May 16)

## 4. REPORTS (5 minutes each)

- **President's Report:** Dylan Rayburn
  - No updates.
- **Vice President's Report:** Vacant
- **Treasurer's Report:** Debra Smith
  - No updates.
- **Secretary Report:** Nicole Bakker
  - No updates.
- **Planning and Development Chair Report:** Heesung Kim
  - DP2021-1384: Six units at 55 27 Ave SW
    - The SDAB decision was issued on Feb 27, 2023 allowing the appeal and revoking the DP due to incompatibility of the design and the number of bylaw relaxations required. The decision is here:  
<https://www.canlii.org/en/ab/absdab/doc/2022/2022cgysdab66/2022cgysdab66.html>

- The developer can reapply. However, the SDAB decision appears to acknowledge that the number of relaxations required for the design was excessive so changes will be necessary.
- The developer did not make any changes to the design to address the main points of concern raised in the ECA's comment (height, massing, etc.). If the developer reapplies, we are hopeful that they will take the ECA's points into account as part of the redesign process.
- Erlton School Site Update
  - We received the following information from the City: The Erlton School site is being marketed for \$620,000 as one of three city-owned parcels (the other two are in Bowness and Parkland). The City of Calgary's real estate transactions are normally based on market value in accordance with the Real Property Bylaw, but there is an exception under the Non-Market Housing Land Disposition Policy which allows for the sale of up to 10 parcels of surplus City-owned land at below market value to experienced non-profit affordable housing developers every two years.
  - The submission period to receive applications is from March 13, 2023, to April 28, 2023. Applications will be open to any *bona fide* non-profit organization with a successful and proven track record of providing and operating affordable housing facilities. The brochure describes the site as potentially up to 58 units with redesignation (it should be noted that the current MC-Gd72 designation in the area allows up to 24 units, other than the 75' west portion of the site that is designated MC-Gd72, any proposal will require redesignation).
  - More information is here:  
[https://www.calgary.ca/realestate/detailstab.html?name=item\\_2015007408](https://www.calgary.ca/realestate/detailstab.html?name=item_2015007408)
  - The City has advised that the proponent will need to consult with the neighbourhood, so we will have opportunities to provide input as part of that consultation process.
    - We discussed that it would be beneficial for the ECA to think about our community's priorities and preferences for the site in advance so our participation in the consultation process is organized and effective.
    - For example, discussion highlighted that affordable housing for senior citizens may be ideal having regard to the number of seniors in our community, proximity to the LRT and (likely) limited parking demands.
  - With respect to feedback regarding the rezoning application, we are unlikely to be successful if we oppose the maximum allowable height (5 stories). If the developer seeks approval to rezone for an even taller building (e.g., 6 stories), opposition to the relaxation is more likely to be successful.
- DP2023-00495: 3-unit townhouse at 2703 Erlton St. SW
  - The Planning Committee received comments both in support and expressing concern with the proposal. There does not appear to be any relaxations of the land use bylaw with respect to height and massing. The ECA submitted comment prior to the Feb 27, 2023 deadline stating:
    - Overall, the proposal does not appear to require any relaxations of the LUB with respect to height and massing; however, it does extend far beyond the immediately neighbouring properties (which were built under the old RM-2 guidelines that required a minimum rear yard

setback). This has generated some concerns which will likely be communicated directly by the affected neighbours.

- The entrances to Units B and C are not visible from the street as required, and could easily be modified to comply (by mirroring the floor plan). In this situation this non-compliance only affects the future residents, compared to other situations (where, for example, a greater side yard setback might be required in order to comply).
- The ECA Planning Committee's response to the development permit application notes that we have received comments from impacted residents, both favourable and expressing concerns, and are therefore not taking a position on this development. The response also made note of the requested bylaw relaxation (i.e., doors would not face the street).
- The Planning Committee notes that the DP application did not include a streetscape diagram. This was questioned as it makes it challenging to envision what the development will look like. However, it was confirmed that DP application requirements have changed, and a streetscape diagram is no longer necessary.
- **Membership Report:** Nicole Bakker
  - If you still need to renew your regular membership, please e-transfer \$10 to [erltonpresident@gmail.com](mailto:erltonpresident@gmail.com) or contact [erltonsecretary@gmail.com](mailto:erltonsecretary@gmail.com) to arrange a time to pay by cash or cheque.
  - If you still need to renew your senior (over 65) membership, please contact [erltonsecretary@gmail.com](mailto:erltonsecretary@gmail.com) to let Nicole know.
  - A recruitment poster was submitted into the Elbow Scene newsletter to encourage additional member sign-ups.
  - Nicole will inquire with the Reader's Garden Café to consider whether it would offer perks to ECA members and will request that the member perks section of our website be updated accordingly.
- **Traffic Report:** Dave Greszczyszyn
  - Stampede parking: Dave has investigated costs and requirements if the ECA wanted to hire police traffic assistance during Stampede. Alternatively, the Calgary Parking Authority can also be retained to provide assistance. Costs are relatively high in both cases.
  - Impacts of Mission Bridge Construction on Erlton Traffic: Dave inquired with the City regarding what mitigations will be implemented to prevent people from using Erlton Road as an alternative route during bridge construction. No response was received.
  - Partnership opportunities with neighbouring CAs: In discussion with neighbouring CAs about traffic management issues, Dave has learned that the Ramsay CA is open to partnering with us for neighbour day and other events.
  - Market Parking: The meeting included some discussion reiterating concerns about market parking in Erlton. Unlike Beltline, we do not have businesses that we need to free up parking space for. Also, a discussion about how the intent of the policy appears to be reducing the number of cars owned in the inner city. Dave has contact info that he can share if people want to raise this issue with the City directly. Feel free to email him ([erltontraffic@gmail.com](mailto:erltontraffic@gmail.com)). Market parking starts Spring 2023.
- **Parks Report:** Jessica Wiseman

- Farmstand is concerned that there will not be enough traffic at the end of 25 Ave. We will propose some other locations that are expected to have more foot traffic, parking availability, etc. Specifically, we'll promote Erlton Park near the Scollan Bridge.
- We are planning a Bonfire at the garden space to celebrate the Spring Equinox and promote getting to know our neighbours. Planned for 630-930pm on Saturday March 18 [Note: Ultimately rescheduled for March 31, and the event had a great turnout! Thanks to everyone who attended.]
- Garden recruitment poster is going live tomorrow (March 15).
  - **Please use this form to express your interest in participating in the garden this year:** <https://forms.gle/fwtiPtPGN8oxHBaHA>
- We are still looking for a Garden Committee Lead. Please contact [erltonparks@gmail.com](mailto:erltonparks@gmail.com) if you are interested! In the meantime, there is a small group of leaders who will be working to achieve another successful garden season.
- **Garden Fundraising Report:** Kari Viccars
  - No updates.
- **Communications Report:** Lorraine Mounkes
  - Attendees reviewed and provided feedback on the draft Monthly ECA Newsletter format.
    - A suggested addition with respect to content was a “dates of note” section which could highlight events in the community and Stampede Grounds (such as hockey games) so community members would have a head’s up about potentially high traffic times and days where parking may be challenging. Not sure if this is possible, as there may not be a central repository for this type of information, but this will be considered.
  - The first edition of the newsletter will be mailed to ECA members in April.
- **Social Committee Report:** Susan Armstrong
  - Discussion regarding ideas for Neighbour Day on June 17, 2023.
- **Planning and Development: Cemetery Sub-Committee:** Shirine Lund
  - No updates.

Meeting End Time: 8:15pm.