

From: [Gail Reinhart](#)
To: [Public Submissions](#)
Subject: [EXT] LOC2017-0071 : LAND USE AMENDMENT BRITANNIA (WARD 11) 8 STREET SW AND 50 AVENUE SW/For distribution to City Council, Public Hearing February 20, 2018
Date: Wednesday, February 07, 2018 2:10:55 PM
Attachments: [Land Use Redesignation & Lane Solution Presentation 02.05.2018.pptx](#)
[AlleyLane behind 49th Ave SWBritannia.msg](#)
[Maps showing Traffic Flows.pdf](#)

Please find attached the following items for distribution to City Council for the subject public hearing with regards to the application to redesignate a residential parcel from R-C1 to DC to allow for a parking lot in Britannia.

1. Presentation on current and potential traffic flows affecting immediate area
2. Maps (2 pages) showing current and potential traffic flows affecting immediate area
3. Background documentation sent to Ward 11 Councillor and the Roads Dept. in Sept 2016 on the current and ongoing issues associated with the short-cutting through the lane

As a directly-impacted resident, I do intend to speak at the hearing.

Thank you.

Gail Reinhart on behalf of

Gail & Paul Reinhart
919 49 Avenue SW
Calgary, AB

Gail Reinhart, CPHR, SCGMP, CRP
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Land Use Redesignation LOC2017-0071

Britannia Parking Lot
Potential Residential Impacts
for Residents on 49th Avenue SW

Gail & Paul Reinhart
919 49 Avenue SW
February 20, 2018

Background

- Volume of vehicles through community to access shops and off-leash area
- Densification of surrounding areas
- Worked with neighbours, community association and Councillor over 20-year period to address concerns
- Resulted in City agreeing to erect guard rail, barriers, 4-stall parking, post & wire fence and signage in 2002 (see map) to address the following:
 - Short-cutting through the lane; lane being used as a road
 - On-street parking on what is viewed as a 'cul-de-sac' – southern end of Britannia Drive which accesses the lane
 - Turn traffic flow away from south end of Britannia Drive and direct traffic onto 49th Avenue SW
 - Parking issues

Background

- Roads Department to re-evaluate as documented in their letter; no reassessment
- Post & wire fence narrowed the portion of the southern end of Britannia Drive
- Numerous requests to City for further resolution since 2002 including traffic counts
- Issues continue to exist – no action to date (see email and supporting documentation to Councillor dated Sept 2016)

Ongoing/Current Situation

- Major Issues as documented:
 - Speeding
 - Short-cutting
 - # of Vehicles
 - Parking
 - Safety/Behaviour
 - Livability

Potential Situation

- Land use redesignation to allow parking lot will increase the short-cutting and usage of the lane, thereby exacerbating the current issues
- Additional impacts on residents include:
 - Lighting issues
 - Increase of vehicular traffic
 - Safety/security issues

Integrated Solution

- Looking for concurrent implementation of an integrated solution in conjunction with proposed parking lot design to address these ongoing issues
- Provide parking but with appropriate lighting and landscaping
- As directly affected residents, we support land use redesignation ONLY if lane short-cutting resolved and 4-stall parking lot removed

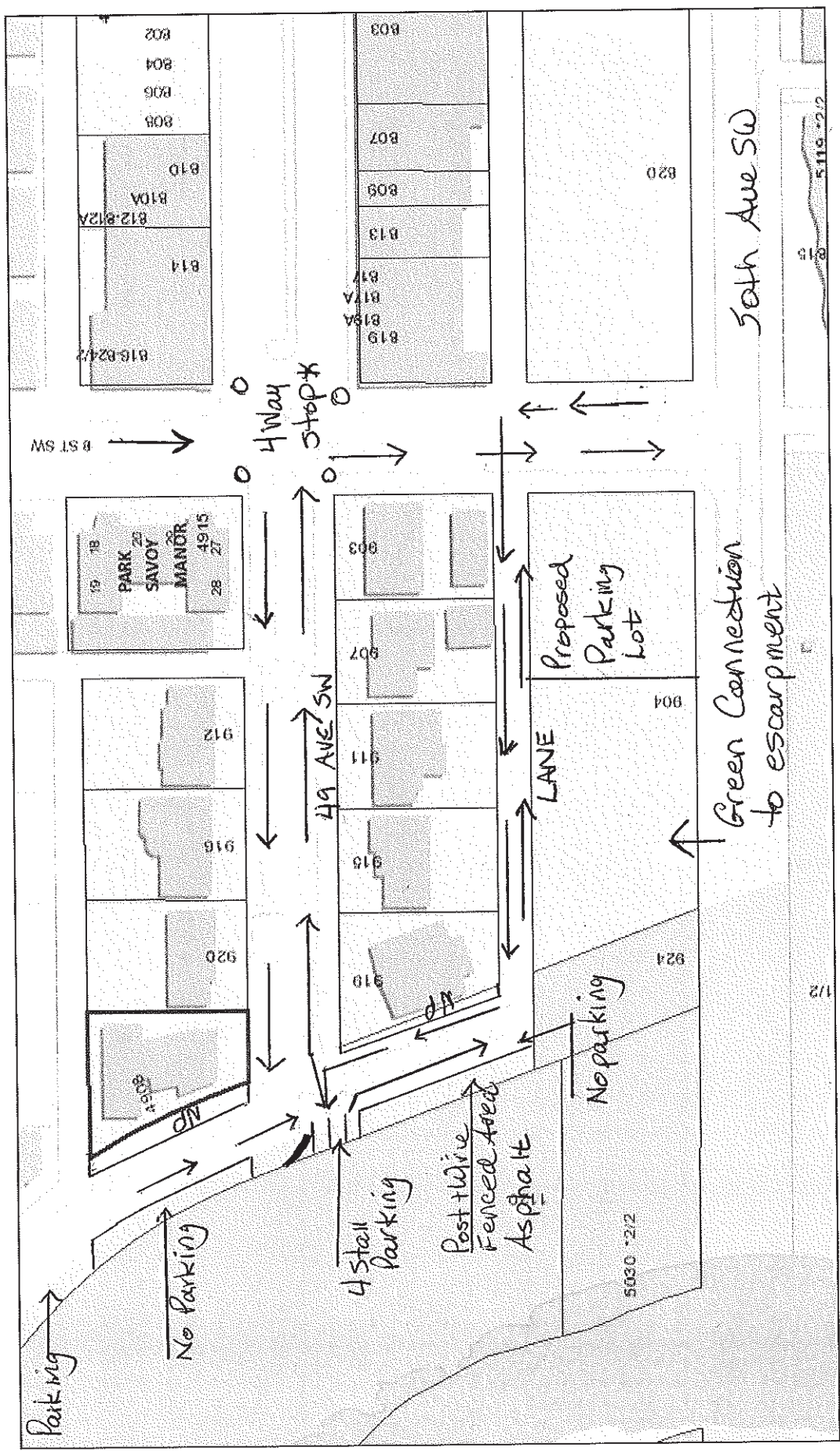
Supporting Policy

- ***As Per City of Calgary Traffic Calming Policy:***
 - ***Alleys.** Speeding and short-cutting can be issues in some alleys, usually as a result of congestion on nearby roads or commercial traffic. The City responds to speeding and short-cutting issues in alleys by installing modified speed humps designed for use in alleys, and with other solutions such as one-way operation or **access restrictions as appropriate.***
- ***Municipal Development Plan, 3.4.3 Neighbourhood Corridors***
 - *Auto-oriented uses and designs that generate high volumes of traffic and create negative impacts for pedestrian travel and access should be discouraged. **We support incorporating a pedestrian pathway to the escarpment at the south end of the parcel and restricting lane traffic.***
- ***Community Standards Bylaw 5M2004, To Regulate Neighbourhood Nuisance, Safety & Livability***
 - ***“Lane” means an alley intended primarily for access to the rear of premises located adjacent to the alley***

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1 of 2

CURRENT TRAFFIC PATTERN (CIRCULAR)



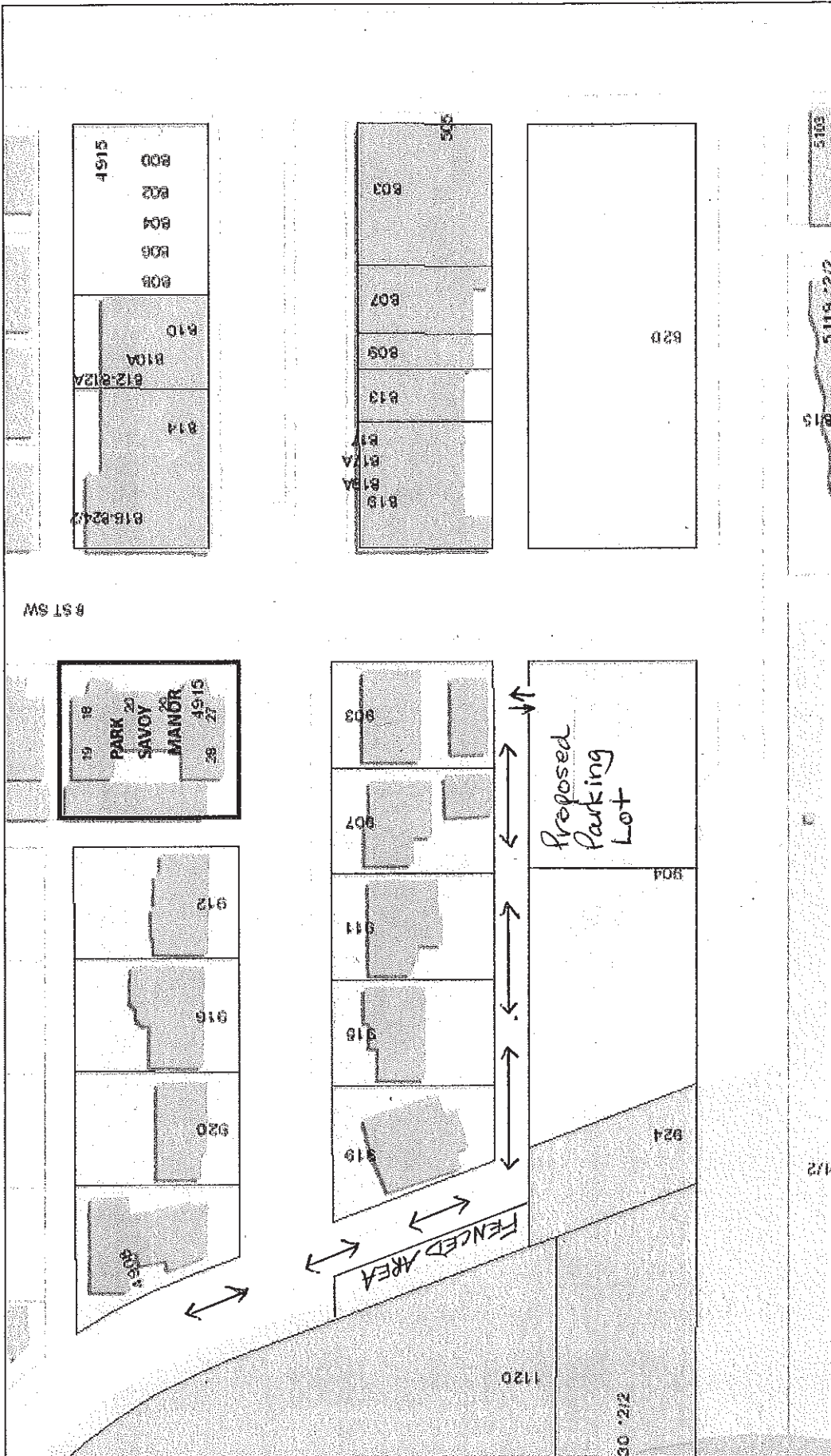
February 6, 2018

* Vehicles avoiding 4-Way Stop = short cutting through alley

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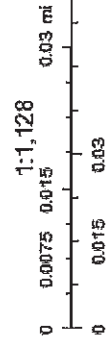
.2 of 2

POTENTIAL ADDITIONAL SHORTCUTTING



January 24, 2018

Item #5.1.26
CPC2018-059
Attachment 2
Letter 1



From: [Gail Reinhart](#)
To: Brian.Pincott@calgary.ca; [McLeod, Troy](#)
Cc: trevor.correna.jones@gmail.com; pmreinhart@shaw.ca; [Ward11](#)
Subject: Alley/Lane behind 49th Ave SW/Britannia
Date: Thursday, September 15, 2016 8:28:36 AM
Attachments: [49th Avenue Alley Log.pdf](#)
[Alley-Lane Letter September 2016.doc](#)
[Letter from Transportation to Roads July 2001.pdf](#)

Good morning

Please find attached the following which outlines our request to the City of Calgary for resolution on the short-cutting and safety/security issues around this particular alley/lane.

1. Our letter to you regarding this issue.
2. Letter from Transportation to Roads in 2001 regarding the lane/parking/safety issues
3. 49th Avenue Alley Log dating back to 2009 (we have older documentation also) which gives examples of the kinds of activity occurring in the area, which has now increased to the point that we feel compelled to request resolution.

If you have any questions or require any additional clarification, please do let us know.

We look forward to your timely response.

Gail Reinhart (on behalf of Gail & Paul Reinhart)

Gail Reinhart, CHRP, SCGMP, CRP

VP, Client Relations | TheMIGroup

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	<i>(some observations of activities on and around the back and side alley/lane)</i>
November 1, 2009	Car parks, dog defecates, ignored
2	Bottles and cigarette packages dropped in parking area
3	Coffee cups, plastic sandwich containers and dog defecate bags left in parking area
4	Individual parks and urinates in side lane
6	Chocolate wrappers, pens and bottle left in parking area
10	Bottle, cigarette package and bag left in parking area
12	Coffee cups and can dumped
13	Newspaper and chip bags discarded; car drove on my property (garden)
16	Can and wrappers discarded
20	Food containers and plastic utensils discarded
21	Torn up clothing discarded
22	Car parking in lane, dog defecating, not picked up
23	Sunterra bag thrown on road with multiple food and container remnants, baggies dropped, kid in car dropped garbage with lots of back talk when challenged, revving engine and fixing car in parking area
24	Crushed loaf of bread and shopping bag discarded in parking area
25 – 30	AWAY
December 1, 2009	Car stopped in lane to dispose of garbage
4	plastic bag of garbage dropped in street; red Mercedes with 3 dogs had to be told to pick up poop – came to let dogs defecate; guy in white van stopped in lane to urinate
7	coffee cups and condom wrapper left in lane
9	Dog poop bag (filled) left on tower; ATCO white van stopped in lane and driver urinated
10	Pickup truck drove over curb and circled on grass
12	Baggie with bunch of pot discarded; car driving on sidewalk
14	Car driving in lane with dog out of control; car parked in lane to let dog run – significant exhaust
16	Car parked in no parking – idling and exhaust
18	McDonalds wrappers and cup, signage and newspapers left in parking lot
20	bottle discarded in parking lot
21	Starbucks cup discarded
24	Bottle discarded
25	Coke can discarded; 2 separate guys smoking pot in parking area
26	Car idling at side gate with exhaust
27	Water bottle discarded
28	Starbucks cup discarded
29	Idling car at side gate with exhaust
January 7, 2010	Pickup stopped for lunch – lunch, exhaust and garbage
7	bag of dog poop left in parking area; car parked with exhaust
8	Starbucks cups, plastic bags, paper brochure discarded
13	Blue dodge threw lids/garbage out of car; blue tupperware full of food discarded
14	Cigarette package discarded; several cars parked for dogs and left poop
15	Bottle thrown from car in lane
16	Coffee cup thrown in parking area
19	Bunch of brown paper bags and tin foil wrappings discarded; guy parks to let dogs poop ... ignored – was told
22	Wine van – guy stopped to urinate in parking area; plastic sheeting discarded in my

	garden
23	Car idling with exhaust near gate
24	Car idling with exhaust near gate
25	Lady parked and dog pooped ... she ignored my challenge
27	Bottled discarded in parking lot
28-Feb	AWAY
February 2, 2010	SUV parked in lane to let dog poop – no pickup
2	Out of control dogs jumping on my gate
3	Black pickup stops in lane and discards garbage
5	Black jeep –illegal parking -exhaust
8	Food wrappers; guy urinating at back fence (450 pm);ETA 082 brown p/u doing drugs parked in back lane
9	McDonalds bag with wrappers/food discarded in parking lot
10	1015 pm – 2 cars roaring engines – sped away peeling tires after throwing garbage cups in parking area
12	Beer cans discarded
14	Peters Drive container thrown on property
	AWAY
March 2, 2010	Food wrappers thrown on property
3	Starbucks cup/lid, paper, beer caps in parking area; SNA 846 grey Nissan parked illegally with fumes
4	Coffee cup
5	beer can; 900 pm 4 guys threw out coffee cups/staggering around/ 2 urinated/I puked
7	Paper/beer cans/cup in pkg lot; doggie bags on property
10	Pieces of paper and Styrofoam in pkg lot and my garden; 2 guys at 6-730 smoking dope and yelling/swearing
13	McD cup/broken cd/multiple wrappers; broken bottle in lane and pkg lot
14	car driving in lane throws out garbage
	Car window broken/purse stolen – guy was browsing cars – police would not respond
15	Bottle caps; open bag of dog poop left on property
16	Coffee cups left in pkg lot
19	Beer caps; Starbucks stuff discarded
20	Beer bottle and paper stuff
23	Red p/u in pkg area – threw out coffee cup
	3 Starbucks people (through discussions) came to area to pick up garbage
25	Water bottle and lots of paper discarded
	2 guys urinating on ridge at 350 pm
26	3 girls picnicking left garbage and tossed over edge; garbage in lane
27	945 pm 4 guys threw 12 eggs at front and side of house and ran away
23	Robbery in pkg lot ... reported to police ... 4 guys on 4 kids (description similar to previous vehicle break-in)
30	Bottle and refuse in pkg area
31	Bottle and paper
April 1	Beer cans discarded
3	Beer can on lawn, coffee cup and plastic
6	2 bottles left in pkg lot
7	Plastic bags discarded
8	MBE 165 VW bong/smoking in lane – discarded baggie – intervened - left
10	Bag of garbage left in lane
11	Car stopped – urinated in back lane at gate

14	Starbucks stuff discarded
17	Coffee cup and food wrappings
19	Food wrappings, cigarette package
20	Plastic bulk wrap, Styrofoam packing material, coffee cup, old basket with garbage
22	Paper, cups
24	Discarded bottle and coffee cup
30	Van JDY 260 gold Toyota parked every night for at a month – guy sleeping over night – dumping urine in parking lot – phoned police at 645 am – they made him go
30	1245 grey Toyota 2 kids doing dope – illegally parked – asked politely to leave
MAY – 6	Garbage in pkg lot –paper cups
9	Car parks to let dog dump – no pick up
10	Green plastic container, retrieved stolen bike dumped – took to police station
14	3 choc bar wrappers, chip bag, can, bag, plastic stuff
18	Lots of paper, cups, cloth discarded ... stuff sat for 2 days ... nobody picked up ... I had to
24	Lots of bulk packing material in lane
26	Garbage dumped on road (beer pkg, fast food, plastic bag)
30	Paper scraps in pkg lot; 830 pm – loud blue car with spoiler sped up to gate/lane and urinated in side garden
JUNE 2	ENN 832 purple van parked with 4 kids smoking dope (bong) and left garbage
3	Garbage in pkg lot
4	5 pm 2 cars VW TAA 570 and blue Expedition LVW 279 drinking beer and discarding caps
11	Beer cans in lane and wrappers
12	Fruit juice can and paper in pkg lot
18	Sexual activity (bj) in lane – black pick up, beer bottle thrown on road
19	Sex in lane 11-12 pm black vehicle KEE 093 ... car was rocking
20	Coffee cups in pkg lot and paper
21	Beer cans and cigarette pkg in lane
24	Garbage/paper in pkg lot, at 310 a guy in 4 door black Honda urinated; big bag of garbage left beside lane
26	130 am car parked in lot with very loud music
26	1130 person with dog in lane refused to pick up poop when asked
27	McD large coke cup (full) left on road
28	Garbage wrappers in pkg lot
JULY 6	Bag full of garbage left in lane
8	Slurpies in pkg lot; cube truck KUB 945 parked on my grass in lane – asked nicely to move – blocking gate – said he “hates fucking rich people”
9	Sushi cup in pkg lot, 800 pm girl in truck parked and watched dogs dump – no pick up
11-16	away
17	wrappers in pkg lot
18	Cup/wrappers in lot
21	Kleenex discarded, SYX 161 black truck 2 dogs brought again to poop with no pick up
22	Wrappers in pkg lot
25	Coffe cup, lots of packing paper, pop can in lot
26	Cig pkg and wrapping
27	Candy wrapper and coffee cup
28	Slurpy (full) and packing paper discarded
30	Slurpy cup, paper wrapping, guy urinated in hedge
31	Bottle, fast food wrappers, paper in garden

AUGUST 2	Bottle, garbage
3	Coffee cup
6	2 cans, Kleenex, food wrappers, TH coffee cup
7	Garbage – fast food, packing paper left in lot, more paper and cup
8	More paper
9	Beer cans discarded
11	Candy wrappers, kleenex
12	Candy wrappers, packing paper, SB cups, Kleenex
14	Food wrapping
15	Booze can, candy wrappers, serviettes, straws
16	Beer bottle, slurpy, chip bag, candy wrapper, paper
17	12 guys illegally parked ... threw bottles in hedge at 1030 am
18	Van 2 guys 2 dogs parked in lane ... let dogs poop with no pick up, large coffee cups discarded, pop can thrown from moving car
19	Shopping bag, juice box, pen discarded
23	800 am – lady dropped her shorts and urinated in my garden
25	800 pm guy urinated in hedge, threw cup in park
26	Lots of paper in pkg lot
27-4 AWAY	
SEPTEMBER 5	Beer bottles, lots of paper, cig pkg
6	Booze bottle beside fence, more paper, guy urinating at 550 pm
7	515 pm- grey suv – stopped – urinated in my garden
9	3 guys (1 with green hoodie/ Caleb) threw stuff in bush including bottles and over edge
10	Lots of paper wrappings in pkg lot
11	Coffee cup, lots of paper
12	AMA truck stopped in lane to urinate
14	Discarded TH coffee cups and cig pkg
15	Lots of paper and bottle caps
16	bottle thrown in garden, lady in Lexus parked illegally to let dog out to dump with no pick up
17	Plastic bags and Kleenex in pkg lot
18	Beer can and paper
19	Cig pkg and paper
20	McD cup thrown in side garden
22	Plastic bags discarded
24	Wad of serviettes discarded
25	Plastic bottle discarded
27	Discarded coffee cups; 2 guys came to ridge to smoke dope and left garbage
28	Starbucks stuff discarded
30	Various paper/wrapping in lot
Oct 1	Plastic bags discarded
2	Lots of paper
3	Lots of candy wrappers
4	830 am car stopped and he urinated – discarded lit cigarette on dry leaves
6	Water bottle, A&W large cup discarded, cig pkg and various paper in pkg lot; person parked to let dog poop with no pick-up
7	Lots of paper and cup in pkg lot
8	Beer can in pkg lot
10	Lots of discarded kleenex
12	2 bottles (beer and water) thrown in hedge and styrofoam pieces
14	3 girls on ridge – threw Starbucks cup over to river – talked to them and Elboya

	school principal
15	ZLX 605 green van ... parked in no parking ... threw garbage out window; baggies in lot
17	Baggies discarded
19	Black SUV stopped in lane and threw out garbage
20	BBN 1765 (small grey) at 255 pm stopped in lane and urinated; 340 pm 2 guys in a white 2 door parked illegally and smoked dope at side gate; EGJ 406 (white SUV) -- lady tried to let out a caged squirrel at my fence which would go up my trees and on my lot -- told her not to -- happens a lot
21	More baggies, lots of speeding in lane
25	ZSJ 925 red pickup at 1150 am -- parked at fence -- she went down on him -- then he mounted her -- took off when they saw me as I approached
27	Variety of paper in pkg lot
28	Lots of candy wrappers; lots of cars speeding in/out of pkg lot
29	Cars parked late with lights on to let dogs poop -- don't get out to pick up at 7 am; 2 people with shepherd came over to let dog poop with no pick up; EAM 758 black Honda SUV sat in car while dog pooped at 4 pm after racing down lane; Discarded TH coffee cup
30	1215 pm car stopped at side gate and urinated in bush; Counted 19 cars going down lane (4-5 pm)
31	Lots of at high speed down lane
November 1	Gatorade bottle in lot ... ashtray emptied of butts; 2 cars parked and let dogs poop with no pick up; lots of garbage at bench
2	Beer cans and plastic cutlery
4	Paper and kleenex
5	Guy stood at fence and urinated
6	Lots of Kleenex; 2 guys with skateboards (4 door old chev) discarded lots of paper/wrappers -- asked to pickup -- said it accidentally fell out of door!!!
7	Can thrown in garden; people ignored dog on my lot to poop; car sped by me while raking; truck parked in lane in the dark with lights off -- left in a hurry when spot lights turned on
8	Guy stopped and urinated in lane
9	McD cupps thrown in pkg area
10	820 am car pulled into pkg area -- let dog out to poop- stood/watched with no pick up; wrappers in pkg lot
12	More discarded paper
13	Paper/cups discarded in pkg lot
21	Mustang/black truck parked and left on with significant exhaust ... got in truck and smoked dope for an hour
23	Beer bottles thrown in pkg lot
23	Cars pulling into pkg lot- leaving running while walking dogs -- lots of exhaust flowing to my house ... cars driving over curb to park ... cars driving on cleared sidewalk
26	Discarded "big horn sheep" horn in parking lot -- illegal shooting (size)
27	Discarded survey stakes
30	Cars going to park from back lane -- driving over curb/garden -- lots of cars parking/idling
December 2010	
1	6 large TH coffee cups and cig pkg discarded; cars parked to let dogs poop with no pick up
5	Cig pkg and 2 large TH coffee cups/lids discarded

7	Dope baggie and remnants and chip bags discarded
9	6 Becks beer bottles and carton and rum bottle and cig pkg dumped in lane
10	Car/truck drove over front sidewalk from pkg lot and onto grass
13	Discarded booze(rye) bottle and wrappings in lane
15	12 pack beer (cans and box) scattered in pkg area
16	Commercial truck stopped in lane – guy urinated at 555 pm
17	Newspaper discarded and blowing onto property
21	More discarded coffee cups in pkg lot more discarded coffee cups in pkg lot
22	Yet more coffee cups and cigarillo pkg in parking area
23	Pop cans discarded; truck backed into side garden from parking area
24	Cig pkg, cup, can in pkg area
25	Beer can discarded
27	RUB 490 4 door black pu at 400 pm – 2 guys parked illegally at gate with engine running smoking dope
29	Assorted paper in pkg area
30/31	4 door wine Saturn stopped at side gate at 1130 am and urinated- raced off when he saw me; Lots of vehicles stopped at side with engines running with fumes/exhaust
Jan 2011	
2	Discarded paper in pkg area
3	Car stopped to let dogs poop – on my yard with no pick up
5	Cig pkgs in parking area
6	2 beer cans, tube of something, plastic case discarded ... more beer cans later
6	No Parking signs in pkg ignored
7	With no parking signs and large propane tanks – a guy in grey Lexus parks to smoke by tanks
10	Guy parked 6 inches from no parking sign – advised and I was called a busybody; 620 pm guy parked van in no pkg and looked over my fence into my window (privacy!); 705 suv with 3 people doing drugs at side gate- looked in window and saw us and took off with lights out so we couldn't see licence
12	450 pm car parked illegally at my gate with engine running (smoking and exhaust)
14	Somebody in black pu at 200 pm stopped at gate to smoke and urinate
17	City workers fixing water valve commented on high speed of vehicles around corner and in lane ... they agreed that safety is an issue at this corner
18	Yellow awd parked in no parking to smoke dope
20	1140 pm red 4 door parked in no parking to let dog poop with no pick up
20	Everyday for months – car dealer van parks beside fence in no parking with engine running
20	545 pm truck pulling hauler (up and vertical) sped down lane trying to lose load
22	Guy in trucks speeds up lane , parks illegally and lets dogs out to poop and doesn't pick up
23	For 2 weeks, lane and parking area has been partially blocked for water works repair – greatly reduced traffic, speed, garbage, fumes
24/25	With work done, big increase in traffic ... many more down lane to cut through, use instead of street, destination parking
27	4 teens at 300 pm throwing bottles over edge
29	Vehicles trying to do uncontrolled speed/spins at corner
30	Many vehicles using lane as bypass; lots of parked/idling vehicles by side of house in lane
31	I picked up TH coffee cup, water bottle, beer cans discarded ... watched people step over/kick/ignore; vehicle sped and lost control at corner, thru snow bank and on to my sidewalk
31	215 pm black truck parked at gate to smoke with running with exhaust into house

Feb 1	Cars constantly coming up lane going west and proceeding north on Britannia Drive avoiding 49 th intersection; use of parking to fix truck
2	Many more trucks/cars using lane as through street
3	Black truck parked at gate with engine running (exhaust) and smoking
5	Bottles left in parking area
6	Couple let dog poop on sidewalk and ignored
9	Discarded in parking area -- banana peels, black lace panties
13	2 crown royal liquor bottles thrown on my property along lane
14	More cars speeding on lane; cars idling with exhaust on lane beside fence; 9 – 10 pm car idling with very loud music
15	745 am black suv sped on lane and stopped to smoke and urinate
16	1030 am 2 cars park 2 ladies with 4 dogs allowed to pee on my bushes and lawn; 1130 guy in truck with 2 dogs also let dogs pee on garden bushes and gave me a hard time when asked to stop
17	Cans thrown on road
18	Several cars parked beside my property with engines running/exhaust
19	Beer cans thrown on property; black vw parks with engine running and takes dog to poop with no pick up
21	Noon – 2 people walking along back lane/side lane staring over fence into house (privacy!); bunch of paper in pkg area; near collision as cars backed out of parking area and in line with moving car
22	Dog poop bags left in blue box
23	Truck speeding around corner ending up on front sidewalk; car parked overnight on grass in pkg area
25	Discarded long piece of vacuum hose in pkg area
26	Discarded starbucks bags; many cars using lane to circumvent corner on east (5 th and 49 th); car full of loud people parked illegally beside fence in dark late at night
28	2 pm black 4 door Nissan parked with engine running – let dog out to poop – didn't get out of car to pick up – just left; 430 person stopped to let dog out in pkg area and raced north to let dog run beside car on road
AWAY – 2 weeks	
March 15	Booze bottles discarded in lane
16	Lots of paper in pkg area; many cars speeding up/down lane
18	In pkg lot, lots of fast food wrappers, signs hanging, discarded lumber
20	Wrappers in pkg area, poop bags (full) left
22	Underwear discarded in lane
24	Bunch of news paper thrown out in pkg
25	Zms 391 smoking dope in lane at gate at 115 pm
26	2 large plastic bags full/scattered with candy/food/wrappers in pkg area
28	2 vehicles backed over curb into side garden when exiting pkg area
29	2 guys at 200 pm smoking dope in pkg area
30	Guy walked to edge and urinated beside house
April 1	Bag of poop left; paper stuff; lighter
4	BBP 9651 4 guys parked, peed on fence and smoked dope
5	Discarded starbucks stuff, lots of paper
6	1230 am- loud car and yelling in pkg area – peeled away
7	Food tray left in pkg area, lots of paper; 2 people in lane staring over fence
10	Large TH doughnut box discarded and paper stuff; lots of paper/food wrappings; jeep parked illegally with guys smoking pot
11	Beer cans
12	More paper; guy walked to edge to urinate

15	Bottles left in pkg area for 2 days – nobody picked up (then me!); SB cups discarded
17	Coffee cups
20	KEE 187 800 am silver truck parked illegally, engine running with exhaust beside gate ... let dogs out to poop; 430to 500 2 teens shoved bag os stuff over edge
21	Bag full of misc garbage in/around pkg area; 600 pm 4 guys in yellow suv park and smoke dope at edge
22	6-630 3 young native people came to edge and were drinking ... discarded bottles; car came along lane and passed drugs and left – they had phoned and waited – took pics of view before throwing garbage over edge
24	Lots of paper and plastic bags
25	Beer cans, fruit juice bottles
26	many/many cars using lane as road rather than 49 th with excessive speed
28	Coffee cups
May 2	415 youth stood beside dog as it pooped – was advised – told to do it myself; 430 lady let dog poop and was leaving pick-up bag in bush – had to tell her to take it; 445 car parked and discarded water bottle
3	445 guy with Mohawk/green gym bag/blue coat/back pack drank and threw bottle over edge
4	Lots of paper, cig pkgs, plastic
7	Pile of garbage left in driveway – wrappers, tomato, buns, food, napkins, co-op receipt; 615 pm 3 guys in black hoodies threw SB over edge
10	Lots of paper napkins etc in pkg area; 430 pm a car parked at back gate on lane to smoke dope and sped off when he saw mw; saw 4 people at 9 pm with 2 cases of beer at cliff edge and left bottles
11	Plenty of paper in pkg area; ZZ3 351 2 girls in black car parked at back gate throwing garbage out
12	Mid afternoon 2 ladies picnicking... watched dog poop and not picking up ... one dropped her pants and went to bathroom in bush outside my door; 2 people eating McD discarded garbage in pkg area
14	Lots of paper garbage in pkg area
15	Lots of paper garbage in pkg area again
16	More garbage – bottles/boxes/plastic; 1230 pm couple stopped, guy urinated in bush in front of me
17	Phoned City to trim bushes ... parks people agreed people activity at bush was "disgusting behavior"; chip bags, pop cup, full dog bag, SB coffee cup discarded
19	9 pm red Toyota pick up came to lane and pkg area ... guy and girl jumped in back and got under blanket to !!! in full view
21	Lots of paper and coffee cups
25	Baggies, beer cans, paper discarded
26	Lots of discarded newspaper
27	Lots of paper discarded
29	Lots of fast food stuff
31	Discarded large full bag of paper/garbage
June	Lots of paper; half eaten cereal container left in pkg area; half dozen liquor bottles discarded and lots of SB cups and wrappers
21	Young men described pkg area as a "meeting place" to party with drugs and booze (overheard)
22	Older guy/grey Cherokee has been parking here for at least 2 years (daily) ... speeds up/down lane ... I was cutting hedge and he sped around me (much more than 15 k limit) ... I told him to slow down and use the road as this is a lane ... I got the "finger" and 3 "F-you's" ... REC 662
25	Whole bunch of fast food containers/cups/paper/bags/sauces dumped in lane

25	5 pm 2 guys in green saab smoking bong at side fence ... asked them to leave
29	Guys smoking dope in pkg area
July	
5	Bottles napkins receipts
5	Lots of speeding cars kicking up lots of dust in lane
7	Discarded cans and paper
12	Cans/paper/lids/serviettes/candy packaging
14	1-2 am car parked in dark lane ... used condoms found
New dates	New events
	Lots of Wendys food and garbage
	Cups/paper/plastic/juice boxes
	5 big green garbage bags over edge
	Plastic food containers and utensils
	Enmax meter reader discarded Gatorade bottle in bush ...
	Paper, paper, plastic bags
	Beer cans and pop cans
	Food packaging
	Coffee cups, pop cans beer cans, utensils
	2 pm Monday couple walking with bag and wine bottle, made love, discarded bottle
	Bottles (beer pop juice), beer cans, napkins, coffee cups, paper, baggies ...
	watched stuff sitting in pkg area for 2 days with nobody picking it up – I did then!
	Lots of paper in pkg area ... more ... coffee TH cups
	22 nd at 715 pm TDY 722 guy stopped car in land and urinated on my grass
	Big gargage bag, cans
	BCB 5742 stopped, smoked, threw out trash in lane
	More urinating in lane
	Fast food stuff cans cig pkgs
	BBC 7907 birch and firewood cube truck Oct 27 guy stops in lane and urinates
	Coffee cups, slurpees left in land
	NES 786 white p/u urinate at gate
	Oranges in pkg area and coffee cups, wine bottle, food containers
	People parking backed over sidewalk and into my garden (lots)
	Shoe/poop bags/fast food wrappers, sock, handfuls od xmas candy
	People smoking dope in pkg area
	Watched many cars speeding on back and side lane
	Couple parked and fought in pkg area
	DUK 987 wine van 930 am stopped at fence and urinated (short guy)
	Discarded SB coffee cups
	Wine bottle in lane
	Dog poop on my property where cars park ... dogs not controlled on lead
	Many more cars speeding on lane
	Grey mustang stops in lane ... guy urinates
	Sharpie/dope bags/beer bottle/poop on lawn
	Lady goes around city safety barrier and gives me a hard time when challenged
	11 pm girl stops in lane, gets out, drops pants and pees at my gate
	Booze bottles (crown royal) thrown in my garden
	Car parked in lane doing drugs
	2 guys in red p/u parked illegally at side gate using bong
	Cans and juice boxes
	2 guys with dog ... one guy peed in lane ... I challenged and he said "at least he wasn't masterbating"!
	May 13 – girl parked illegally in lane smoking bong

2 more in lane smoking a joint ... asked to leave
2 more guys smoking/sharing a joint
Guy urinated in bush
Many cars speeding in lane with road closure ... near misses!
June 5 - 1013 CMAC van (516-1313) guy urinated in lane by gate
Old broken wooden bird house discarded in pkg area
2 young boys smashed bottles on rock beside lane
930 pm couple stopped in lane in no parking area ... walked to ridge ... came back shouting ... girl asked for money ... guy took off ... girl went down lane saying "help me" ... "I was raped" ... repeatedly ... couldn't reach her and she got in a car
Bottles/cans/coffee cups
Guy speeding lane ... stopped to let out dog ... guy got out and peed beside bush
June 12 at 10 pm white p/u truck with couple parked in lane ... guy got out to urinate
PDE 964 grey mazda 626 936 pm 4 people doing drugs
Lots of cars/people cutting down lane and speeding
Soiled diaper left on my side steps/gate on lane
ZTT 933 white 2 girls smoking dope ... stopped on lane by gate a 3 pm
Couple standing at my gate smoking pot
Lots of garbage in pkg area
Perfectly good paved road (49 th) but many cars still speeding along lane kicking up lots of rocks/dust onto adjoining properties
July 15 midnight 5 guys grey new 4 door yelling drinking beer lots of f-words
20 th ENL 700 mercedes 230 pm 2 young guys smoking dope ... asked to leave (apologized!) ... won't be back
Beer cans on road and lane
Lots of paper/cans/packaging in parking area
Many people speeding lane with lots of dust
Beer cans/dog poop bags in pkg area
Booze bottle in lane
Dogs let out of cars in pkg area going over to pee in my garden
2 guys smoking pot in pkg area/lane
3 more guys smoking pot
Bunch of paper,napkins, cig pkgs,receipts in lane
Large cut-up porn pics thrown on road
Highview Services (white p/u) 2 guys with marijuana/lunch at noon (28 th)
930pm 2 guys stop under No Pkg sign in dark and stand on fence to see in my yard and holler at me ... proceed to smoke pot
1000 pm 2 motor bikes racing in lane
69H770 gold Nissan sedan 4 door at 415 sept 14/2012 thru bottle out window in pkg area ... were rolling joints ... 1 guy 2 girls
Sept 12 6 pack of beer bottles left in lane
2 motor cycles racing in lane
Cups paper napkins discarded in lane
Guy walked to side of property and urinated 645 pm
BFR 2502 green Pontiac 4 door parked in lane in dark at 845 pm
Oct 25 Enmax truck ... guy was going to release stray cat into valley from pkg area ... thought differently when seen
Whole bunch of McD garbage at my back gate after eaten in lane
Large white water cooler dumped in pkg area
11 th UHK 905 big blue suv 4 people illegally parked smoking dope at 430 pm
BHB 2208 215 pm 4 door 3 guys drinking beer in lane and discarding Bud cans

2013	3 guys in p/u truck got coffees and poured in booze in pkg area RAH 93^ white.beige Tundra 4 seater ar 230 pm
	4 door blue compact at 4 pm parked in No Pkg smoking dope
	BHR 7313 black sedan 430 Feb 18 smoking dope
	OPUS project worker urinated in full view
	BGS 9511 630 pm people smoking dope in car in No Pkg
	BJS 2417 Red Nissan (330 pm Mar 20) 2 young guys doing drugs in car and spitting repeatedly out window
	Bottle of Southern Comfort thrown in side garden
	8 guys/2 cars/10 pm Easter ... hollered at me on my side porch when letting dog out ... said I should take a picture and not look over at them (I wasn't)
	2 guys in p/u truck at 1230 pm parked at back gate drinking beer and throwing cans on grass/lane
	Crown Royal bottles thrown into back yard ... and side hedge
	Huge stuffed fish toy dumped in lane
	Lots of cars speeding on lane ... passing through and not stopping
	Lots of people walking down lane due to closure with OPUS construction site ... people peering over my fence into yard ... dogs pooping on lawn ... potential safety issues with people and speed/volume of cars
	WCM 043 at 820 pm wed. 8 th - 2 guys threw bottle over edge then ran to front of house and when seen then took off hoping not to be caught
	BFV 1249 green p/u at 900 pm stopped at gate to do drugs
	BHV 7260 ¾ young guys in black 4 door chevy were discarding heaps of garbage out of car onto parking area ... were told to pick up garbage ... did it wit attitude
	... same vehicle as above on Aug 10 at 1045 pm parked in parking area - yelling - then spray painted "fuck the police " on road ' ... sped away w/o lights ... returned briefly then sped away (speaking Russian?)
	5 bottles dropped in lane at my gate
	Beer cans discarded in back lane
	Plastic bags and cups left in pkg area ... not picked up by anybody
	Guy peed in cup in pkg area then dumped on road - 720 am - had been sleeping the night in car - small blk vw with BC license
	Black p/u stopped at back gate to urinate
	Garbage cups in pkg area - for days - nobody picked up - I had to - tired of being the janitor!
	1215 noon - 2 young guys stopped to pee in side garden - dropped banana peel - sped off when seen
Oct 2013	Bunch of beer bottles discarded in back lane
	Lots of garbage(paper, caps, lids etc) picked up in pkg area
	Black truck backed onto my garden (from parking area)
	... same truck as above (BJN 7086) 4 door 4x4 GMC Sierra every day excessive speed on lane Parks to smoke something with coughing hacking spitting
	Beer cans thrown on my lawn as car left pkg area
	2 guys in vehicle parked in dark back lane at 930 pm with loud music ... dog barked and they stared over fence and yelled at me "you are religious ... it's a free country you bum" ... drove off continuing to yell ... had lights off to hide license ... I had not said a word to them! ... they were drinking and left beer cans on my property.
	More and more cars coming down/up lane at excessive speed ... cutting through to parking and community!
	1230/100 pm 2 young people "making out" in back seat of vehicle parked illegally in lane below NO PKG sign - BJP 3290 license

	FBA 527 Honda (wine) – guy with dog parked in No Pkg and went over to urinate (Friday at 345 pm)
	Guys (see above) parked in dark lane ... turned up radio ... drank beer and discarded cans ... threw cans in my back yard the next time
	(a few more recent observations)
2015-2016	Black suv (EVC 700) -2 dogs -parks in lane several times -has lunch while roam at large out of sight and poop with no pickup
	BLK 9011 grey dodge caravan ran over rock in lane – drove to pkg area to fix draining liquids – left drenched mats and cloths
	BHS 9354 grey 4 door buick parks in lane– young girl with shepard dog– let it out to poop in front of car – no pickup
	BGH 3320 Audi suv dark blue at 9 am smoking dope ... returns next day and parks in lane to do drugs again ... told him to leave
	BTM 1344 blue pu at 730 am smoking bong at side gate ... works at new house house on Britannia drive ... told him to go away
	NAZ 768 at 945 pm in lane – drugs and urination
	White 4 door new truck with logo estate.ca – 2 guys doing drugs at noon
	BTJ 5784 blue/green old pu – dope and booze at 7 pm
	620 am – white pu in alley - urinating
	930 am very young girl with very large joint sat against back fence to smoke ... told her to go away
	BVH 0827 stopped in lane smoking incessantly discarding garbage
	BGL 3540 at 8 am in black truck doing drugs at side gate on lane
	Noon July 1 st guy sat idling in lane waiting for arriving Asian guy to come – got in his car and went around block with "delivery" and then took off in a hurry
	Picked random condoms in lane from night before
	ZJY 014 blue audi wagon parked under NO PKG sign for a long time – being amorous!
	1245 pm 2 guys in blue ford parked in lane – got out and urinated – sped off (excessive speed) – in front of a bunch of people
	Landscaping truck with trailer came down lane to stop and urinate
	YUD 080 grey pu 3 times down lane staring in over fence
	Ba
	Lack 4 door hundai sedan 2 guys and a girl park to get out and smoke dope

MEMO

COPY

July 24, 2001

To: Ed Wong, Roads

From: Don Mulligan, Transportation Planning

Subject: The portion of Britannia Drive S.W. west of 919 49 Avenue S.W. (see attached Map B)

Brief History

Britannia Drive is a 10.4 m wide "collector" standard road that abruptly ends approximately 50 m south of 49 Avenue S.W. and west of 919 49 Avenue SW (the Reinhart property). It is believed that Britannia Drive was originally planned to connect to 50 Avenue SW. A Trans Alta Utilities high voltage tower is located at the south end of Britannia Drive as seen in photo 1. The area west of the Reinhart's is a dog off-leash area and is used regularly by dog walkers and joggers.

Mr. & Mrs. Reinhart contacted The City almost three years ago regarding traffic on the portion of Britannia Drive immediately west of their house at 919 49 Avenue SW. Many issues were identified over the years including traffic parking on Britannia Drive, shortcutting on the alley south of the Reinharts which connects to Britannia Drive, young people congregating on weekend evenings, excess traffic, noise etc. The Reinharts indicated the Trans Alta tower has been hit by cars on more than one occasion. The two key issues identified this month by Mr. Reinhart are:

1. Providing protection for the Trans Alta Utilities tower located at the south end of Britannia Drive.
2. High speeds of southbound traffic on the portion of Britannia Drive west of his house.

Traffic Counts

Traffic counts were originally completed on a weekend in December 1998 and found to be 30 vehicles per day in the alley and 40 vehicles per day on Britannia Drive. Mr Reinhart indicated traffic was far worse during summer months so volume and speed counts were completed on a weekend in July 2001. Volumes were found to be 35 vehicles per day in the alley and 80 vehicles per day on Britannia Drive. 85th percentile speed in the alley was found to be 30 km/h; on Britannia Drive, 30 km/h northbound and 41 km/h southbound. Speed counts were taken approximately 10 m south of 49 Ave SW. The southbound speed on Britannia Drive is somewhat high considering the road is essentially a cul-de-sac.

Recommendation

1. Erect a guard rail on the north side of the Trans Alta Utilities tower to protect against a collision.
2. Erect two New Jersey type barriers, one with a "sharp curve" warning sign at the south end of the Britannia Drive "cul-de-sac" as shown on Map B. (Signage subject to review by Traffic Assessment Division). Use the two barriers to narrow the throat of the "cul-de-sac" from 10.2 m to 5.0 m. The short section of Britannia Drive could still operate as a two-way road. *This installation is temporary only, evaluated over a one year period, then assessed.*

Notes:

- Request installation as soon as possible since protection of the tower is a safety issue.
- New Jersey or similar barriers should be "clean" since located in a residential area.
- Recommend "NEW" signs be installed when barriers installed since some habitual users will not expect a change.

Ed, please call (1652) if you need any additional information

Copy: Troy McLeod, Traffic Assessment Engineer
Dan Bolger, Coordinator, Systems Planning
Alderman Erskine (by email)

919 49 Avenue SW
Calgary, AB
T2S 1H1
September 15, 2016

Mr. Troy McLeod
Director, Roads
City of Calgary

Councillor Brian Pincott
Ward 11
City of Calgary

Subject: Alley/Lane - South of 49th Avenue SW between 8th Street SW and Britannia Drive SW

For over 20 years, we have been communicating with various Departments and Representatives of the City of Calgary about significant safety and security concerns/issues on this laneway due to short-cutting and the inappropriate use of this lane. These concerns/issues include:

- Frequent use of the lane as a road to connect from Britannia Drive to 8th Street SW by vehicles travelling both east and west, instead of using 49th Avenue SW;
- Speeding significantly in excess of 15K in the lane, which endangers those walking in the lane or vehicles coming from the other direction;
- Traffic volumes well in excess of the norm;
- Significant dust, dirt and stones being kicked-up;
- Use as an all-day destination location for objectionable behavioral activities including public urination, sex, drugs, booze, partying, garbage, etc., which is a safety concern for residents of Britannia;
- Multiple accidents (speeding which resulted in crash into fence and electrical tower, car crash through barrier east to west and over cliff, car speeding hit corner or our fence, crash into our neighbour's fence, crash into signs at 49th Avenue & Britannia Drive beside parking area)
- Ongoing privacy, security, parking and noise concerns such as sleeping overnight in car in lane, cars set on fire in lane, stolen cars left in lane.

A brief summary of interactions with the City pertaining to this issue follows:

- (1991-1992) Initiation/ongoing discussions with Transportation Department regarding lane issues and proposed mitigation actions;
- (1994) Discussions with the City – Land and Housing and Corporate Properties to consider sale and consolidation of a portion of lane;
- (1994-2000) Ongoing discussions with Corporate Properties, Alderman, TransAlta, Transportation Planning, Roads, Traffic Safety, Parking regarding noted issues and opportunities for improvements;

- (2001) Traffic and speed counts on the lane along with the acknowledgement of other significant “behavioral” issues gave rise to the City proposal (The Plan) to effectively convert a portion of the road to alley width;
- (2002) Project completed (road changed to alley width);
- (2002-2014) As agreed, ongoing monitoring, feedback and communication with the City re success/failure of the Plan as implemented;
- (2014-2016) Multiple communications with the City concerning the ongoing lane issues and requests for needed further discussions.
- June 30, 2016 Submitted a request through 311 regarding traffic study for the constant short-cutting in this lane. The website indicates that the status is closed. No one has reached out to us to tell us that the status is closed or if any action has been taken in this regard.

As indicated above, some measures were taken in 2002 to alleviate the documented concerns. The attached letter from Roads to Transportation Planning indicated 35 vehicles per day in the alley and 80 vehicles per day on Britannia Drive SW. Speed was found to be 30 km/h northbound and 41 km/h southbound. It is not clear to us on the appropriate volume of vehicular traffic in an alley, but this measurement was taken on a weekend in July 2001 when it was raining.

The result of this investigation in 2001 was a road width reduction on the south end of Britannia Drive SW and visual deterrent/directional signs posted that indicate a left turn onto 49th Avenue SW from southbound Britannia Drive. These measures were undertaken with the expectation that ongoing monitoring and feedback would serve as an indication of a need for more comprehensive action. This included the greening of the road that was portioned off to create a visual barrier of parkland, which has never occurred and now is a complete eyesore with weeds growing around each post and in the cracks in the road.

As a result of the increasing densification of the inner city and the increased use of the off-leash area, the volume of usage of this particular area has amplified to a point that it continuously impacts our quality of life, our privacy and the usage of our property. It also impacts the quality of life of our neighbours whose backyards sit adjacent to this lane. Our safety, and the safety of park users, has been compromised routinely by individuals wishing to use the area to do drug deals, take drugs, have sex, play loud music, drink, urinate, etc. We feel that we constantly have to monitor activities around our house, our neighbours’ houses, and the community area in general, as opposed to enjoying our privacy. Attached is a partial log of documented concerns dating back to 2009.

These concerns certainly continue today, but with heightened regularity. The increase in traffic is substantiated by the City of Calgary Main Streets initiative which indicates that traffic has increased from 5,000 vehicles per day in 2000 to 8,000 vehicles per day in 2013 in the area. And as the City has allowed parking relaxations on the commercial developments on three corners of 50th Avenue & Elbow Drive SW, more pressure has been exerted on the adjacent communities, thereby increasing vehicular traffic in Britannia Plaza and the surrounding area. It appears that drivers are avoiding the four-way stop intersection at 49th Avenue & 8th Street SW and simply using the lane as a road.

It is our understanding that alleys are 'intended chiefly to give access to the rear of buildings and parcels of land' as per By-Law #26M96. This By-Law also indicates that speeds shall not exceed 15 kms/hour. There is one garage on the lane in question for the homes on 49th Avenue SW. By far, the majority of vehicles using the lane are not accessing the homes but are cutting through and many are speeding while kicking up gravel and dust.

According to the Transportation Action Plan 2015-2018, the Transportation Department commits to ensuring customers feel safe while using the transportation system and that it will 'keep communities safe by meeting and maintaining standard for crime prevention, fire response and enforcement'. This includes conducting community traffic studies that investigate short-cutting. In addition, the 2015-2018 Action Plan, A City of Inspiring Neighbourhoods, states that 'every Calgarian lives in a safe, mixed and just neighborhood'. The Strategic Actions within this plan indicate that a key area of focus is to support initiatives to reduce traffic speed in neighbourhoods.

In addition, the 50th Avenue SW Area Redevelopment Plan (ARP) does not include the parcel of greenspace that runs between the lane and the Calgary Golf & Country Club. According to this ARP, "the lands encumbered by the overhead transmission line act as a major connection to this system by tying the river valley landscape to green spaces further inland. Future proposals of this corridor will need to ensure that this connection is maintained". The ARP further identifies this site as a "Pedestrian and Cycling Friendly Linkage". So while this site is not included in the ARP, there is direction within the ARP as to what is proposed to occur on this site. The current usage of this lane prevents this connection and is certainly not pedestrian or cycling friendly.

In conclusion, the lane is being used as a street. It is not, nor was it ever intended to be another street, but rather, to only be used as intended and allowed. The City of Calgary Municipal Development plan indicates that the City of Calgary will create a city attractive to people and create a city that provides a '*good quality of life*'. This is certainly not possible considering the usage of this lane.

Therefore, we formally request that the City of Calgary take some action to find a resolution to this ongoing situation. In consideration of the City's Main Streets initiative, and the proposed connectivity of the corridor, this green space presents an opportunity for beautification and improved usage. However, that cannot happen safely with the current and continued usage of this lane by vehicular traffic.

We request a contact at the City of Calgary Transportation Department who will listen to our concerns and implement actions which including, but not limited to:

- Closure of the lane
- One-way lane
- Improved signage and enforcement
- Gates at each end that allow access for City service vehicles only.

All of these initiatives can be achieved in conjunction with the development of a pedestrian/cyclist connection that supports the City's plans and the 50th Avenue ARP. We look forward to your response and recommended solutions.

Yours truly,

Paul Reinhart

Gail Reinhart

Attachments:

Letter from Transportation to Roads July 2001

Partial documented log of incidents

CC: Ms. Correna Jones, President
Britannia Community Association

McDougall, Libbey C.

From: Mike Read <mike.read@deepwell.ca>
Sent: Wednesday, February 07, 2018 2:36 PM
To: Public Submissions
Cc: 'Karen Paul'; Michael Sainas; 'Gail Reinhart'
Subject: [EXT] City Council, Public Hearing February 20: LOC2017-0071 : LAND USE AMENDMENT BRITANNIA (WARD 11) 8 STREET SW AND 50 AVENUE SW
Attachments: Britannia Plaza History r5.pdf

RE: LOC2017-0071 : LAND USE AMENDMENT BRITANNIA (WARD 11) 8 STREET SW AND 50 AVENUE SW
City Council, Public Hearing February 20, 2018

To: City Clerk

Please find attached a document for distribution to City Council for the Public Hearing February 20, 2018 regarding LOC2017-0071 : LAND USE AMENDMENT BRITANNIA (WARD 11) 8 STREET SW AND 50 AVENUE SW.

I am a member of the Planning & Development Committee, Elboya Heights Britannia Community Association and I plan to make a presentation at the hearing.

Please contact me if you require any further information.

Regards

Planning & Development Committee
Elboya Heights Britannia Community Association
Mike Read
403-809-9387 | mike.read@deepwell.ca

Britannia Plaza: 2002 to 2018

1955/56 As part of Calgary's first planned neighborhood, the Britannia Plaza was specifically designed and built for neighbourhood oriented shopping

2002 Neighbourhood oriented shopping plaza

- **Grocery store, hardware, drugstore post office, clothing stores, bookstore, hairdresser, bank**
- **Starbucks**
- **On street parking plus a public / private parking lot under power line**

2018 Destination multi use commercial, retail, restaurant complex

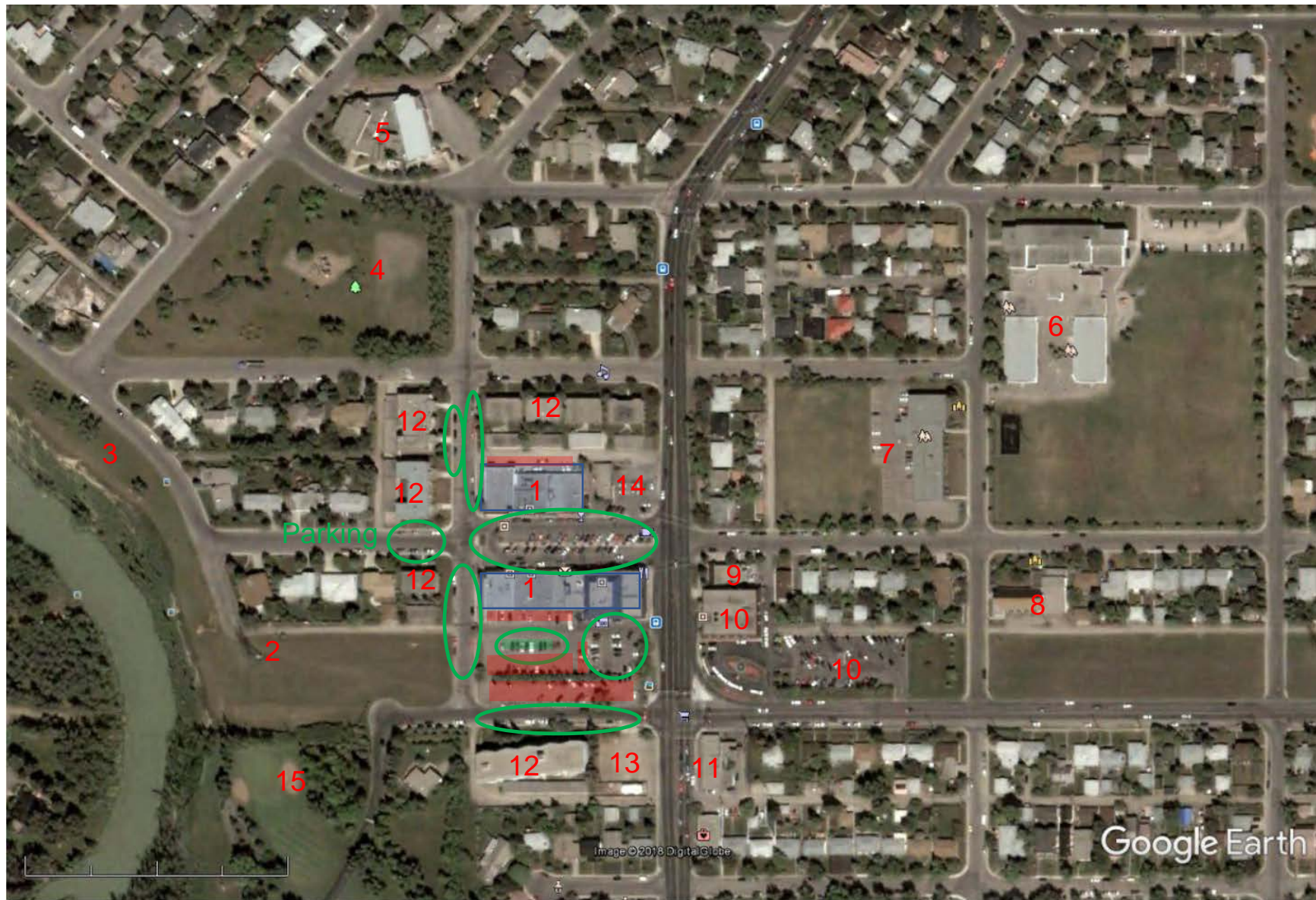
- **Plaza: Multi use retail / food services / medical clinic**
- **2 new adjacent multi story commercial / retail / food services developments, one more under construction**

Impact

- **Parking pressure on surrounding neighbourhood, congestion, pedestrian safety**
- **Merchants loss of business due to poor parking access**

Solution

- **Convert an underutilized vacant lot into a parking facility**



Britannia Plaza: Wednesday, July 24, 2002, 5 pm

Britannia Plaza: Wednesday, July 24, 2002, 5 pm

Neighbourhood

- 1. Britannia Plaza**
- 2. Powerline, vacant lot, no landscaping**
- 3. Britannia Ridge Park**
- 4. Crescent Park: playground, playing field/ice rink, landscaped**
- 5. Riverview United Church, 2004 Temple B'nai Tikvah**
- 6. Elboya School, Elementary, Jr High**
- 7. St Anthony Catholic School**
- 8. Living Spirit United Church**
- 9. Peak Health & Performance**
- 10. McInnis & Holloway Funeral Homes, large parking lot under powerline**
- 11. Convenience Store, Drycleaner**
- 12. Apartment Buildings**
- 13. Petrocan Service Station site**
- 14. Britannia Texaco, ESSO, Chelton Auto**
- 15. Calgary Golf & Country Club**

Britannia Plaza: Wednesday, July 24, 2002, 5 pm

Britannia Plaza: neighbourhood focused shopping

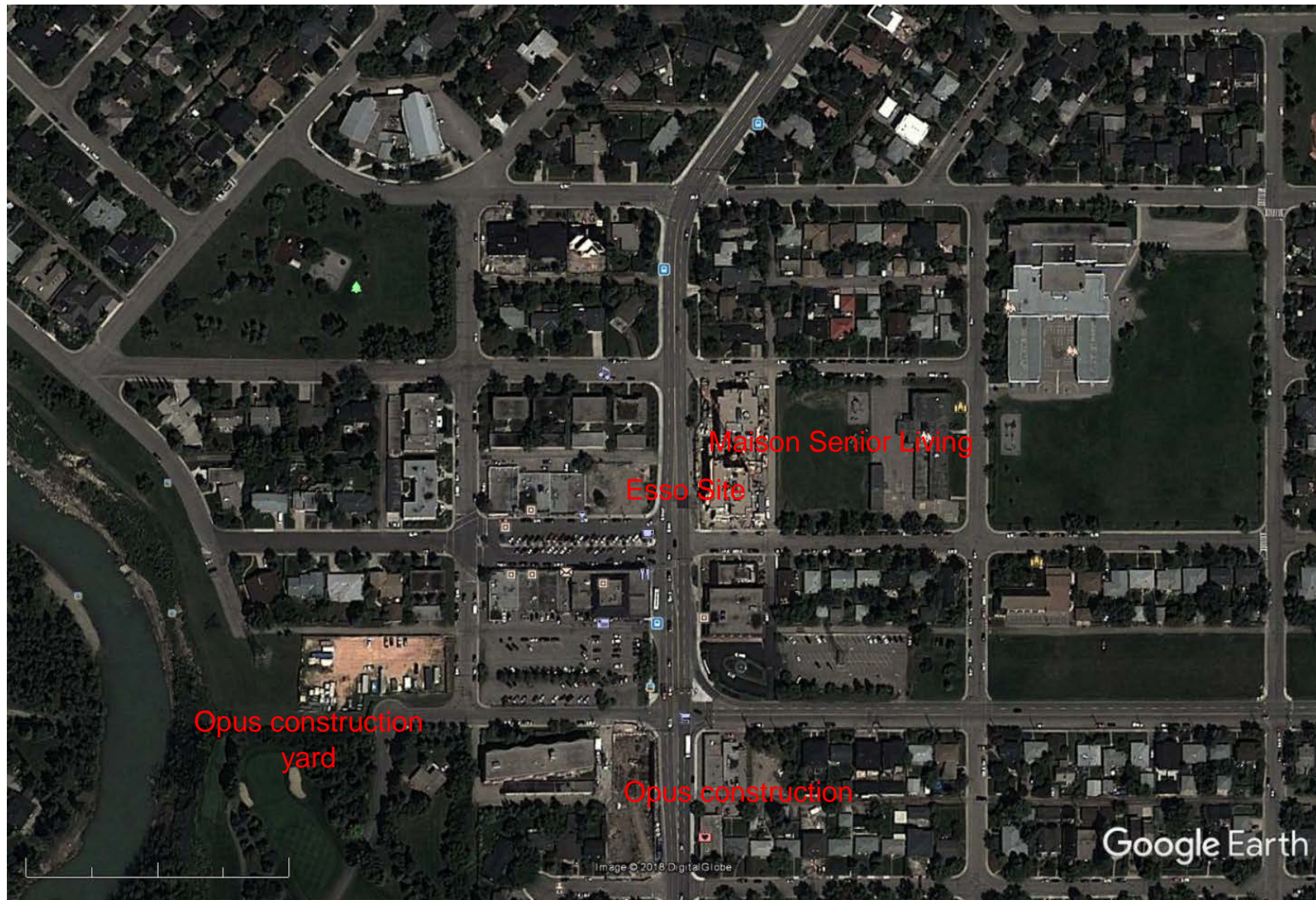
- **Jenkins Groceteria #7, Food Vale, Sunterra (1996)**
- **2nd floor: Offices, Dental, Chiropractor, Message Therapy**
- **Royal Bank**
- **Drug Store / Post office**
- **Britannia Hardware**
- **Bakery**
- **Clothing Stores**
- **Hairdresser**
- **Wine store**
- **Bookstore**
- **Pet Store**
- **Starbucks (1997)**
- **Florist**

Parking: busy but generally available

- **On street, no restrictions. Private parking in alleys behind stores**
- **Plaza central parking: about 65 stalls**
- **Parking lot under powerline: about 45 public stalls (and 70 restricted)**
- **Public parking: 110 stalls**



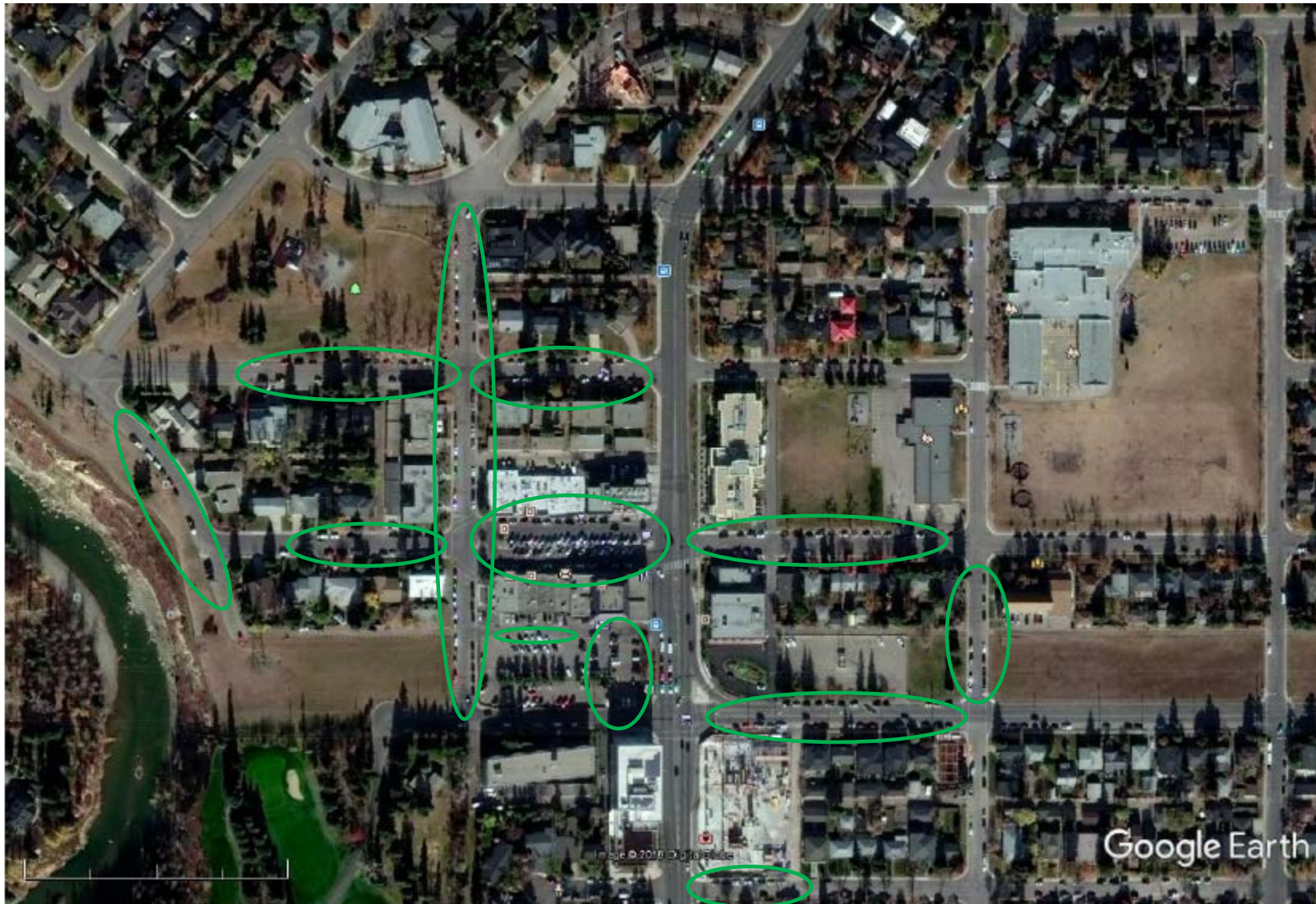
Britannia Plaza: Saturday, Sept 22, 2012, 5 pm



Britannia Plaza: Tuesday, July 9, 2013, 5 pm



Britannia Plaza: Friday, May 29, 2015, 5 pm



Britannia Plaza: Tuesday, Oct 17, 2017, 5 pm

Britannia Plaza & Neighbourhood Retail Area, 2018

8 New Restaurants / Food Services

Ratatouille Restaurant 2013, Suzette Restaurant 2017(Britannia Plaza)

Village Ice Cream 2014 (Britannia Plaza)

Browns Social House, March 2015 (Opus)

Artijiano Coffee 2015, Grumans Delicatessen 2017 (Opus)

Elbow Room 2017 (Ghitter Block)

Monagram Coffee January 2018 (Ghitter Block)

Juice Bar 2018 (Ghitter Block)

Expanded Starbucks 2018 (Britannia Plaza)

+ 2 more in the Windsor currently under construction.

Other New high traffic/ high parking generators

Day Care 2015 (peak times) (Opus)

Medical Clinic 2017 (Britannia Plaza)

Additional Office / Retail / Service

Britannia Plaza & Neighbourhood Retail Area, 2018

Additional Public Parking Provided

Opus Building: 7 short term stalls off alley, Underground pay parking: 22 public stalls

Ghitter Block: 9 assigned stalls, 3 public short term stalls

Total: 32 additional public stalls

(Removal of on-street parking, north side 50th Ave, about 9 or 10 stalls)

The additional parking provided is significantly less than the additional demand generated

Summary

There has been significant increase in destination-based usage but not enough additional parking

The parking shortfall causes:

Parking pressure on surrounding residential neighbourhood

Safety concerns due to congestion and “Circling”

Inconvenience for customers (seniors)

Negative impact on merchants

The proposed parking lot addresses the parking shortfall and makes better use of a vacant lot.

February 7, 2018

To: cityclerk@calgary.ca

City Clerk's Office
Received 2018 February 07

Re: LOC 2017-0071 LAND USE AMENDMENT BRITANNIA (WARD 11) 8 STREET SW AND 50 AVENUE SW

For distribution to City Council, Public Hearing February 20, 2018

City of Calgary Council Members,

I support the Certus parking lot development on 8 Street and 50 Avenue SW.

My name is Donita Beaulieu and I am a small business owner of Ginger Laurier, a women's boutique store located at 812 – 49 Avenue in the Britannia Shopping Plaza. My store has been open for business in this shopping plaza since 2012.

My customers have been experiencing difficulty finding available parking when they are shopping at the Britannia Shopping Plaza since the completion of the Ghitter Block located on the corner of Elbow Drive and 49 Avenue SW. Traffic has increased since the businesses in the Ghitter Block started opening in August 2017. We also note increased traffic due to the opening of the Britannia Medical Clinic in the shopping plaza this past summer.

I have kept a daily account of customer complaints about the shortage of parking and noted 30% of customers entering Ginger Laurier comment they have had difficulty finding parking. Limited parking happens during peak hours of 11 to 2pm and 4 to 5:30pm.

My customers fall into three categories:

1. Age 25 - 40 year old women
2. Age 40 - 55 year old women
3. Age 55 - 70 year old women

Families with younger children and older women with physical limitations find the limited parking especially difficult.

Many of the customers who come into the plaza patronize several stores. They typically buy groceries, bank, go for lunch, shop for kitchen accessories, and buy supplies for their pets. In the past several months customers have mentioned they sometimes are unable to park so do not stop to shop.

As a small business retailer I want my customers to have a positive shopping experience and am grateful they shop local! Offering additional parking would be encouraging and welcoming to all.

Respectfully,

Donita Beaulieu
Proprietress, Ginger Laurier
812 49 Avenue SW
Calgary, AB
T2S 1G9
Phone: 403-474-6141
gingerlaurier@gmail.ca

McDougall, Libbey C.

From: Karen Paul <karenpa@telusplanet.net>
Sent: Wednesday, February 07, 2018 9:23 PM
To: Public Submissions
Cc: 'Michael Sainas'; 'Mike Read'; 'Gail Reinhart'
Subject: [EXT] LOC2017-0071 City Council, Public Hearing February 20, 2018
Attachments: Elboya Heights Britannia CA LOC2017-0071 Feb 20 2018.pdf

RE: LOC2017-0071 : LAND USE AMENDMENT BRITANNIA (WARD 11) 8 STREET SW AND 50 AVENUE SW
City Council, Public Hearing February 20, 2018

To: City Clerk

Please find attached our submission in support of the above noted land use application by Certus Developments for a parking lot in our community.

Please include it in the distribution package to City Council for the Public Hearing on February 20, 2018.

I am a member of the Planning & Development Committee, Elboya Heights Britannia Community Association and will be making a presentation at the hearing.

Thank you

Karen Paul
Planning & Development Committee
Elboya Heights Britannia Community Association
403 243 3782



The Case for Community Character

In Support of LOC2017-0071

LAND USE AMENDMENT BRITANNIA (WARD 11) 8 STREET SW AND 50 AVENUE SW

Certus Parking Lot

Feb 20, 2018 Public Hearing of Calgary City Council

Presented by Karen Paul & Mike Sainas



CALGARY HISTORIC RESOURCE EVALUATION FORM: BRITANNIA 2010



- Britannia's successful implementation demonstrates the City's commitment to formal and progressive town planning as the first comprehensively planned community in Calgary and the City's first complete neighbourhood unit.
- The urban design incorporates the correct scale and all the elements believed to promote orderly growth, including a commercial centre and apartments near the outer edge where traffic is heaviest.
- The commercial centre was the first centre in Calgary to be developed as part of a neighbourhood unit, and served as a model for later suburbs. Residents were able to walk to shops for their daily needs, unlike the sector and regional shopping centre design of most modern suburbs. In 1956 businesses included the principal tenant, Jenkins Groceteria No. 7, as well as a bakery, drugstore and hardware store. By 1958, Britannia could boast more than twenty stores and a service station.
- **Character Defining Elements for the Commercial District:**
 - Layout: treed parking aisle, angle parking
 - Narrow stores fronting onto 49th Avenue, low-profile, Modern-style architecture
- **Statement of Integrity:** *Britannia possesses significant integrity as a planned neighbourhood unit suburb which has all its original elements in their original layout and orientation, and with their original land uses. The commercial district has maintained its central parking boulevard and angle parking...*

Henderson's Directory Search: 49th Ave SW Elbow Dr to Britannia Dr

1956: Britannia Plaza Opens for Business

803 Jenkins Groceteria #7 (Now Sunterra)

809 McDermid Greig Drugs (Now Britannia Pharmacy)

813 Britannia Hardware (Now Britannia Kitchen and Home)

815 Nowak's Shoes

815a Park Florists

817 The Wooden Shoe Pastry Shop

817a Country Club Restaurant

819 Avalon Cleaners

819a Food-Vale #2

1957: Businesses as for 1956, restaurant name change to Golden Spike, plus new businesses:

810 Betty and Bobby Shop

810a Britannia Barber Shop

812 The Silhouette

812a Camdale Photo

1958: Businesses as for 1957, with change at 812, plus new businesses:

810a House of Charm as well as Britannia Barber Shop

812 The Silhouette change to Pauline Johnson Candies

814 Royal Bank (Existing)

814a Frank J Trainor Jeweller

816 Jane Bennett Gowns

819 H Darrol Tarves Realty as well as Avalon cleaners

1959: Change to Businesses: Country Club Casuals and Health Studio (the Silhouette reappears)

- **Vision**

The 50 Avenue SW Plan area will evolve into a vibrant, timeless and complete community that adds to the existing community character

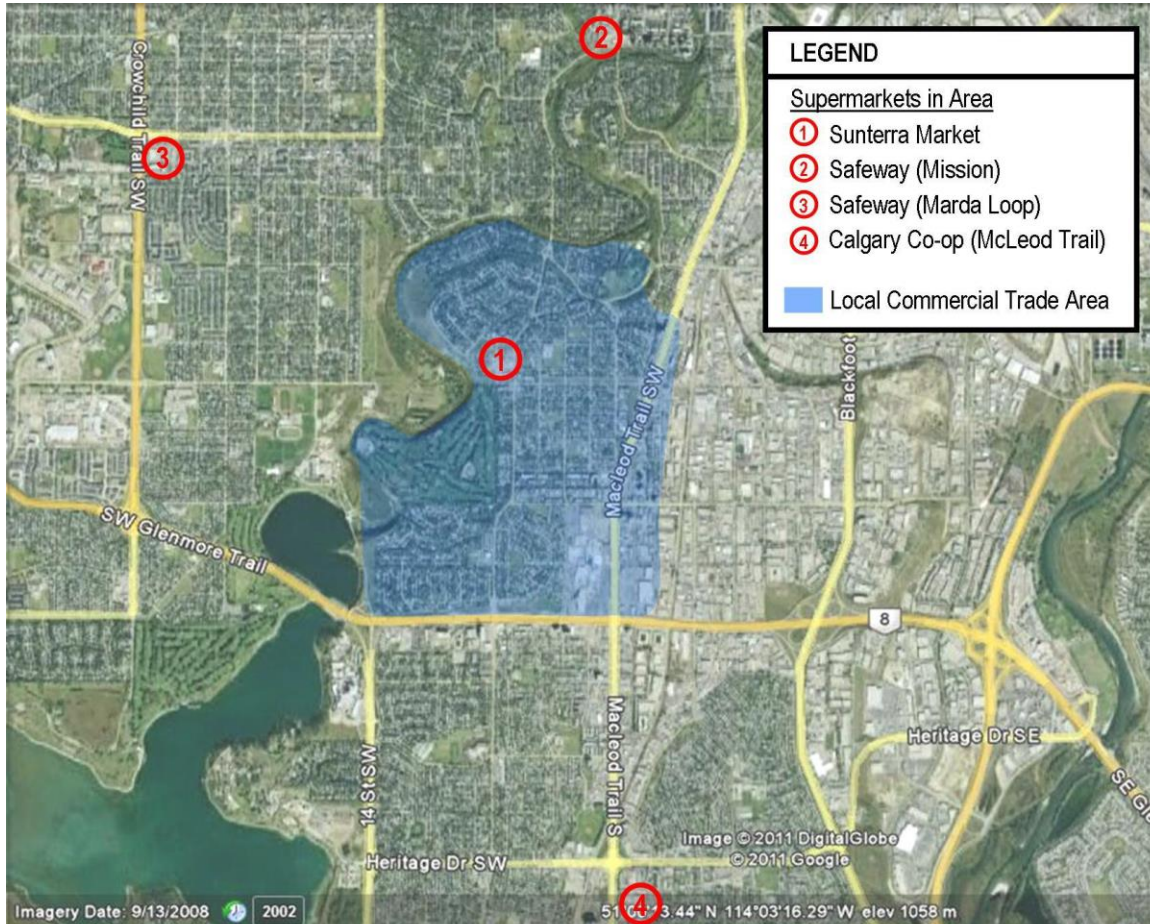
- **Guiding Principle**

Promote a Vibrant, Mixed Use Neighbourhood Activity Centre (NAC)...that encourage uses that provide goods, services and amenities that cater to the needs of local residents



2013

Trade Area Definition for NAC



- This local oriented commercial trade area includes.... Britannia, Elboya, Windsor Park, Bel-aire, Mayfair, Meadowlark Park, Manchester, and the southern portion of Elbow Park
- 2011 trade area population est. 8,952
- *Existing and future businesses in the NAC will draw almost all of their businesses from residents of this trade area*

Source: Coriolis Consulting, *Retail and Service Demand Forecast for the 50th Avenue SW Local Area Plan*, October 2011, Prepared for City of Calgary

MAIN STREETS: 50 Avenue SW



Market outlook

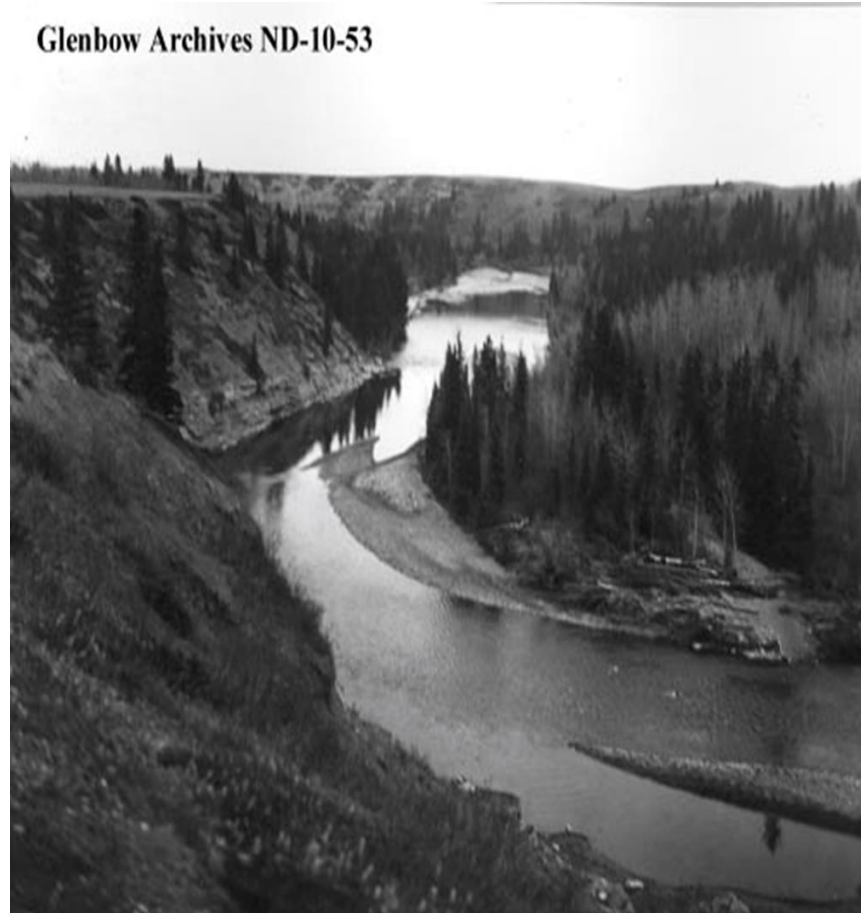
- 2011 Census - 50 Avenue SW trade area apx 3,400 homes
- Estimated 307 residential units to be built over the next 25 years
- *Additional commercial and retail opportunities in the area will be driven by population growth in the immediate area*

Important Outcomes to Main Street Users: Public and Park Spaces

- Improve connectivity between parks and opens space

Source: www.calgary.ca/PDA/pd/Documents/main-streets/what-weve-learned/50AvSW.pdf

Our Character is also Defined by Proximity to the Elbow River View Directly West of Parking Lot Site – We Need a Proper Gateway!



c. 1929
ISC: Unrestricted



Today – Almost Unchanged Thanks to Eric Harvie
Page 51 of 73

Be Careful What You Wish For

50 Avenue SW Local Area Plan Public Visioning Workshop, November 27, 2010

- Vibrant Inner City Character
- Kensington/Inglewood Euro-style retail/restaurants at either end of 50th Avenue
- Small neighbourhood restaurants, coffee shops, neighbourhood pubs
- Mix of restaurants of all ethnicities and interesting food shops
- Britannia Plaza remains; love Britannia Plaza
- Not a 'destination' for Calgarians (no influx of traffic)

Before....

- Single restaurants have come and gone at the Plaza
- Insufficient trade from local area and not enough variety
- Plaza virtually shut down in evening except for one struggling restaurant

Now it hopping!



Britannia Has Become a Restaurant Destination!

Review: Britannia becoming a gourmand's dream with Elbow Room's opening

Rita Sirignano, SWERVE Dine Out January 11, 2018

*Elbow Room opened this past August on the edge of Britannia Plaza, which is slowly changing from a mini-mall made up primarily of retail stores to a food and drinks destination. The restaurant is located in a new building on the site of a former gas station (please, no bad jokes) that, with its soon-to-open Monogram coffee shop, a Starbucks that is expanding and the second location of Suzette Bistro, **could almost serve as a daytrip for gourmands.***

Gilchrist: Best new restaurants of 2017 - #3 The Elbow Room

Calgary Herald Dec 30, 2017 and CBC Eye Opener Dec 29, 2017

Noted 2017 trend in downtown (corporate market) restaurant closures and shift to suburbs where 19 of the top new 20 restaurants opened in Calgary in 2017 with #3 – The Elbow Room

*“One of the places **we’ve seen a resurgence – in Britannia – the Britannia Plaza – all these great new restaurants – Suzettes and Gruman’s. The Elbow Room – really interesting thing going on here – helping to redefine what suburban restaurants can be – contemporary Canadian cuisine.**”*

More reviews from Gilchrist...



Gilchrist: Britannia rising as new city hot spot for diners

Calgary Herald Sept 18, 2017

*There are some fine restaurant areas around town — Mission, Bridgeland, 17th Avenue (both S.W. and S.E.), Kensington, Inglewood-Ramsay — and now Britannia. Britannia? Yes, **the tony area around Elbow Drive and 50th Avenue S.W. has seen a small explosion of restaurants** in recent times.....*

John Gilchrist reviews Brown's Social House

Calgary Eye Opener Feb 05, 2016

*Brown's Social House out of Vancouver- over 50 shops now in business, more expanding across western Canada. I thought I've got to check out Elbow Drive because its **such a great location**.*

***Once you leave the Mission area heading south on Elbow Drive there are no restaurants until you hit Britannia. Then south of there its slim pickings too.** So, the new Brown's has a natural catchment area. It's a busy place open daily open from late morning to late evening.*

Actually, I feel sorry for the folks on the formerly quiet cul de sac on the south side which is now a defacto parking lot for Browns.

Why the shift to a Restaurant District is an Issue

- Dramatically changing the character of the Plaza
- Attracts mostly out of area patrons – all these restaurants could NOT succeed on local trade alone
- Demographic is older, higher end, and car oriented
- Restaurants have high parking demand relative to retail
- Peak demand is midday – key trade time for traditional businesses and services, most of which are closed in the evenings
- Restaurant patrons may bring in new trade but at the expense of local stop-off and repeat drive-by patrons
 - New trade won't return if their initial parking experience has been poor
 - New trade won't linger and shop if restricted by 2 hour or less street parking
 - May be opportunity to extend retail hours to evening but operating costs high (minimum wage hike)
- Restaurant patrons OK with tight parking – adds to the anticipation of getting in to a “hot spot”
- Traditional small retail and appointment-based service businesses NOT OK and are feeling the pinch

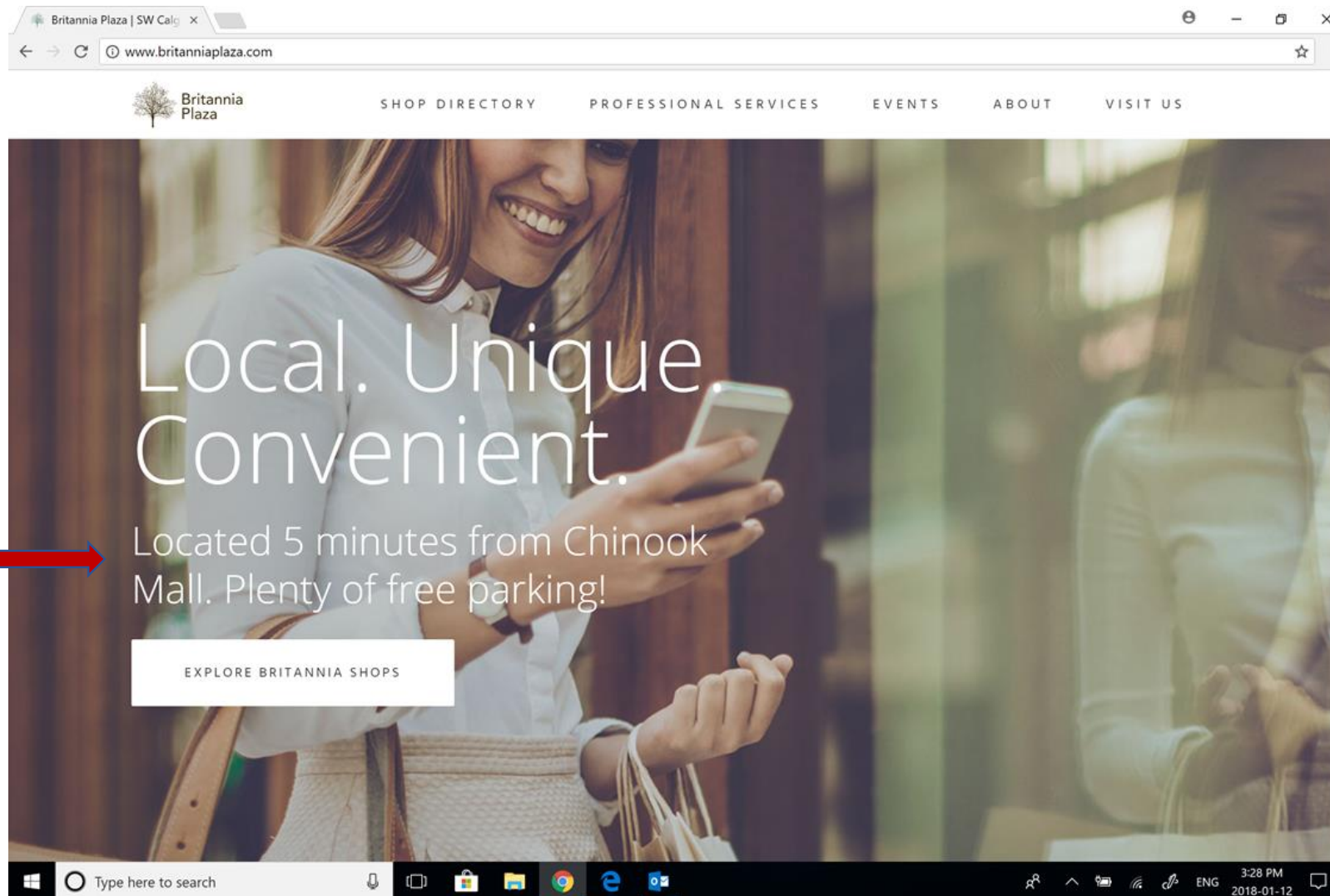


The Situation

- The CART (commercial opportunities) has come before the HORSE (local population growth and decline in car dependency)
- Providing sufficient parking is a necessary and competitive advantage to leasing or selling properties in the NAC; it contributes to the success of the businesses located there.
- The south Sunterra/Plaza parking lot is exclusively for the patrons of those businesses. Attempts to enforce are not customer friendly.
- The change of use from office to residential at the Windsor will not release free, convenient or safe public parking spots for the Ghitter block patrons. The developer intends to market these so-called surplus stalls to support condo sales and for the benefit of their commercial tenants who will offer parking validation to their patrons.*
- At any time, residents of the surrounding streets may initiate permit parking, further reducing nearby on-street parking and harming the traditional businesses at the Plaza.

* Ralph Bennetsen, Executive VP Development and Acquisitions, Arlington Street Investments, Jan 24, 2018

The Plaza's Competitive Position



Parking Survey of Merchants and Tenants

- Conducted by: The Elboya Heights-Britannia Community Association
- Intent: to examine parking patterns and the impact on businesses
- Process: Merchants and tenants of the Britannia Plaza and Ghitter block were asked to diarize parking issues from Dec 15-31, 2017 and provide comments
- This time period is critical to the success of small retailers
- 18 responses were collected
 - Sunterra did not participate due to a change in management, but noted that lack of parking was impacting their business *"Our lot is full but the store is empty"*
 - A handful of professional offices/clinics were closed so didn't participate
 - Did not include other new businesses opening in Ghitter Block

PSRKING SURVEY RESPONDENTS

Plaza Retail

Optimal Pet Foods
Britannia Pharmacy
Chinook Optical
Owl's Nest Bookstore
Britannia Wine
Hemm-Active Fashion
Ginger Laurier

Plaza Restaurants

Starbucks
Suzette Bistro

Plaza Services

Britannia Dermedics
Royal Bank
Britannia Hair Company
Britannia Medical Clinic
Britannia Dental
Britannia Bodyworks Wellness Centre
Edward Jones

Ghitter Block

Small to Tall Pediatric Dentistry
Elbow Room Restaurant



Preamble to the Parking Survey

December 15, 2017

To: The Merchants and Tenants of the Britannia Plaza

From: Elboya-Britannia Community Association

Re: Britannia Plaza Parking Survey

The newly merged Elboya and Britannia Community Association is asking for your input into the parking situation around the Plaza. We know that the busy Christmas season is important to your businesses and are asking you to document any issues during this period.

Background:

- The City has recently allowed a significant number of parking relaxations when approving new developments or change of use of Plaza tenants.
- These include relaxations for the Opus building, the new Certus building, the medical clinic (formerly the children's wear shop), and others.
- City Policy supports more densified, less car dependent redevelopment of older neighbourhoods.
- Parking requirements for commercial uses are determined by a formula that specifies the number of stalls required based on the area of the space occupied and its specific use (e.g. office, medical, retail, grocery, restaurant, bank etc.).
- Relaxations are a reduction in the number of stalls that the developer is required to provide, based on factors such as available street parking, whether a residential parking zone bylaw is in place (it is), access to public transit (i.e. the Number 3 bus), and the nature of the uses (e.g. evening restaurant patrons and day time bank patrons can use the same stalls).
- A formal parking study may be conducted to support a request for relaxations, but typically these studies measure average demand, not necessarily peak demand such as over the Christmas rush.

Certus Developments has made an application to the City of Calgary to develop a section of the grassed area under the transmission lines, just west of 8th Street SW and north of 50th Ave. The development would be for a surface parking lot, providing about 56 stalls to patrons and employees of the surrounding businesses. This application was recommended for refusal by City Administration and the Calgary Planning Commission, but it will go before City Council for a decision in January and we would like your help in identifying the need, if any, for this parking lot.

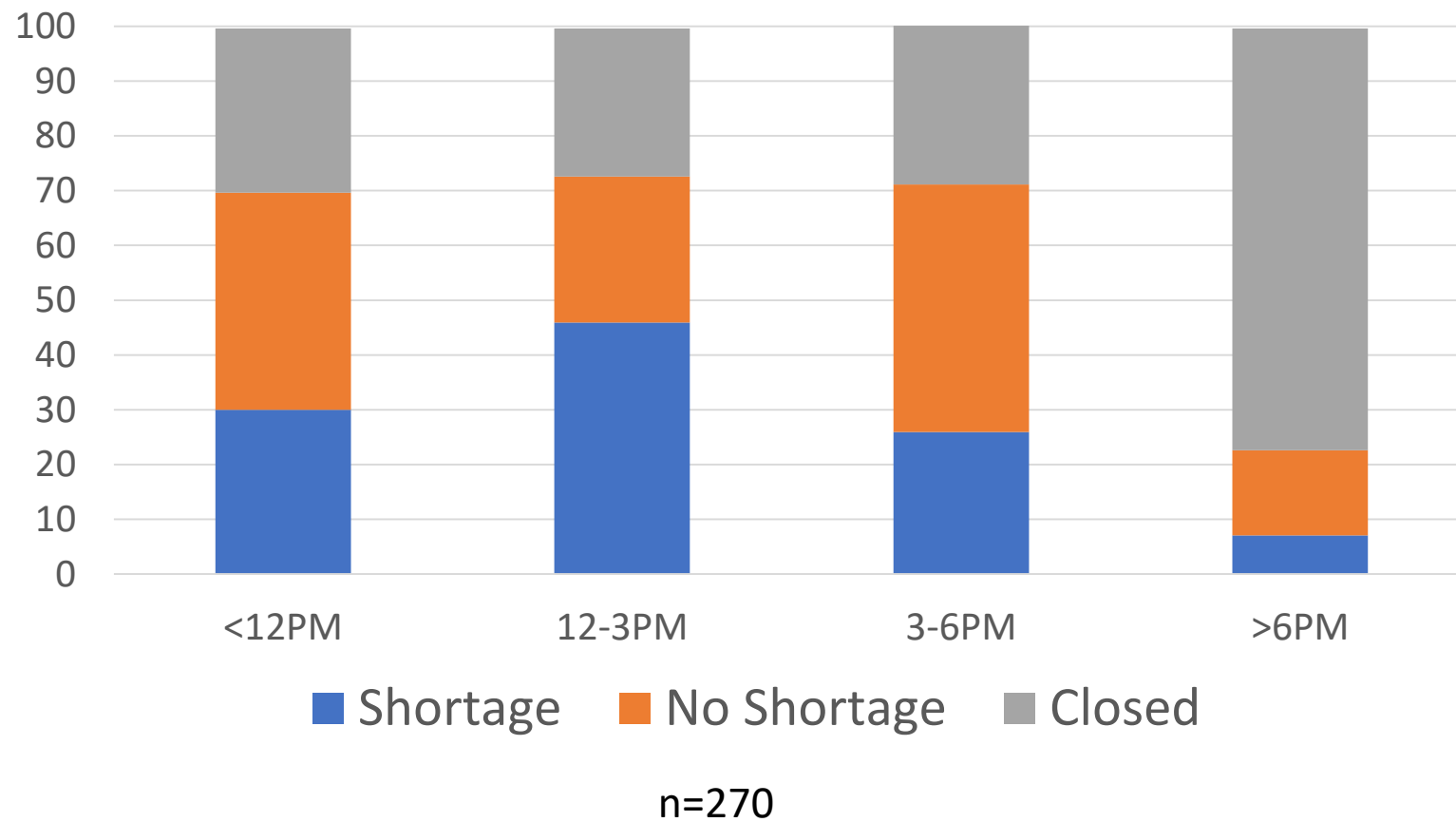
Question 1

Please check the dates and times when parking shortages are observed.

This may be based on customer comments or from your/your staff's observations of fully occupied stalls, cars circling looking for spots, or driving off. Please consider available street parking at the Plaza, on the surrounding streets and in the existing surface lot south of the Plaza.

	12 noon or earlier	12-3PM	3-6PM	6PM or later
Dec 16				
Dec 17				
Dec 18				
Dec 19				
Dec 20				
Dec 21				
Dec 22				
Dec 23				
Dec 24				
Dec 26				
Dec 27				
Dec 28				
Dec 29				
Dec 30				
Dec 31				

% of Days Parking Shortages Reported by 18 Plaza Merchants Dec 15-31 2017



- On the weekdays leading up to Christmas up to 16 of the 18 merchants reported shortages from 12-3 PM
- On the weekdays between Christmas and New Years, up to 6 of the 18 merchants observed shortages from 12-3 PM. This was an extremely cold week!

Question 2 & 3

What do you estimate to have been the impact on your business's sales (revenues) during this period?

No impact/ 0%

Bank, Dental and Bistro

Impact – specify_____%

50% - Wine Store

20% - Clothing retailer

10% - Coffee Shop and Dental

11 merchants couldn't quantify the percentage of financial impact but felt there was some impact

Do you support the construction of the proposed parking lot?

YES (18 out of 18)

Question 4

Other than constructing this parking lot, what measures can you suggest for improving parking at the Britannia Plaza?

- No other measures – just more parking is needed
- Don't allow any more restaurants or medical/dental clinics as this requires more parking
- (More) Patrolling and enforcement/ticketing of:
 - Posted 2 hour street parking
 - Customers going to other buildings and parking in the private south lot
- Assigned parking stalls to allow for customer parking (eg two per store)
- Reduce parking time to one hour on the street, charge if more than one hour
- ***These other measures are not customer friendly, nor feasible to implement***

Question 5

Other comments: Please include any customer, staff and your own comments.

General

- Customers negative, frustrated, complaining, saying they couldn't find parking so did not come in on a previous day
- A common comment "there's more parking at Chinook"
- Increase in emails and phone calls from frustrated clients
- Safety concerns as cars circle
- Customers of other buildings are using Plaza spots
- Visitors parking in staff parking
- "Our customers do not as a rule use transit (too hard to carry shopping home) or use bikes to come for dinner."

Appointment based services (professional, medial, dental, personal)

- Customers late for appointments because they couldn't find parking, particularly mid-day when the restaurants are full (service businesses take appointments over the lunch hour when its convenient for their clientele)
- Throws off the daily schedule and makes everyone else have to wait – inefficient
- Customers with young children, strollers, tight schedules with school pick up etc. need convenient parking

Retail

- Staff having to leave their shop to assist customers to their cars with their purchases
- "Parking (drugstore, optical, Royal Bank, hardware) is all but impossible even at 10AM most week days. I regularly shop here-but not if I cannot park nearby!!"
- "I've lived in this area for 14 years and since the new construction has gone in, the parking lot is horrendous and rarely a spot."



*Calgary's longest established bookstore.
Celebrating over 40 years in business.
Good books make for a healthy community.
We are proud to be that book store.*

- One of the few remaining independent book sellers in Calgary
- Featured in Avenue Magazine's 2014 50 Best Things in 50 Calgary Neighbourhoods
- Provides a valued social benefit to local residents by hosting book clubs, signings and staff pick events
- Expanded to a second bay with Children's books and toys "Owlets"
- Draw is beyond the local trading area, bringing customers to other Plaza stores
- Christmas season very important for a business like this
- Competition from on-line ordering, big box book sellers

Many people came in extremely frustrated that it took a long time to find parking. We have no way of knowing how many people left because they couldn't find parking.

Our property taxes (paid to our landlord) have gone from \$9000 per year in 2013 to \$27,000 per year in 2017 (as a result of new development). We cannot afford to turn away customers due to a lack of parking.

- Susan Hare (owner)



- One of the first merchants to receive a private liquor license in Calgary
- Offers free wine tasting
- Hosts community association events in their tasting room (eg Robbie Burns Day Scotch tasting)
- First Plaza store west of the new Ghitter Block and really feeling the parking crunch
- Significant reduction in 2017 Christmas sales due to parking shortage
- Nature of business is quick in and out
 - Local residents picking up wine on way home or out for the evening
 - Elbow Dr. drive-by clientele
 - Expectation of free, convenient parking
- There are MANY other liquor stores with adequate parking nearby on Mcleod Trail

*Many shoppers park in Britannia and shop other buildings. Right now the problem is Elbow and 50th (OPUS)
Those customers park here and shop there because the (underground) parking is inconvenient.*

- Daryel Gough (founder)

The Solution

- Certus Developments is proposing a reasonable solution that will help maintain our Community Character and the traditional businesses at the Plaza
- Let's use this opportunity to enhance park access for new multi-family residents, and address longstanding issues with safety, security, civility, and parking in around the NAC
- It's the communities' and the city's responsibility to mitigate growing pains associated with densification, not just the developer's

We want ALL businesses to succeed here!

Appendix:

A Development Time Line for Britannia and Elboya Heights

- 1910 – Elboya and Britannia annexed by the City with 50th Ave SW the City Limits. Subsequently planned for subdivision but not developed.
- 1947 – Leduc Oil Delivery
- Late 40s to mid 50s – Elboya and Britannia built out as a “complete” neighbourhood with commercial, diverse housing, recreational and natural parks, schools and places of worship.
- 1960s – Community Associations established
- Early to mid-2000s – 2 gas stations closed near Elbow and 5th Ave, and remediation started.
- 2006 – Plan-It Calgary: Integrated Transportation and Municipal Development Plan calls for modest densification in Established Areas, with an emphasis on Neighbourhood Activity Centres and Corridors to be supported by a local area planning process.
- 2007 - Homes by Avi comes forward with an aggressive plan to develop Alta Link lands on the north side of 50th with multifamily. No meaningful community consultation occurred resulting in aggressive push-back. Project remains dormant.
- 2008 – Application to consolidate 5 single family lots on Elbow Dr. for a 31-unit multi-family development. Community objects, project was abandoned, and property flipped.
- 2010 – Elboya, Britannia and Windsor Park, through the Federation of Calgary Communities, initiated a community-driven planning process with student groups from U of C’s faculty of Environmental Design. It was very successful and 3 innovative “plans” were presented – this diffused the knee-jerk negative reaction to area redevelopment and helped the residents in the three communities accept that development was happening and that it could be influenced to improve the area.
- 2010 – A small slab strip development is proposed under the exiting land use for the former gas station site on the SW corner of Elbow and 50th. The City “encourages” a more aggressive development and an application for the mixed-use office and commercial Opus building comes forward with a requirement for parking relaxations. The communities object to R-C1 rezoning, building scale and potential parking/traffic issues.
- 2010 – The City of Calgary’s Heritage Planner commissions a Statement of Significance (completion of the Historic Resource Evaluation Form) for the Community of Britannia.
<http://calgaryarea.com/content/communities/britannia/documents/britannia-statement-historical-significance.pdf>
- 2011 – Miliken Developments presents plans for an 80-bed Memory Care Facility. Subsequently built and successfully integrated into community with minimal parking impact.

continued

Development Time Line continued

- 2009-2011 – An extensive plan for the Design and Development of River Park, Stanley Park and Britannia Slopes is undertaken and approved with funding and implementation in 2014-17. The plan emphasizes that community stewardship opportunities be offered. A pathway project could be away of engaging residents.
<http://www.calgary.ca/CSPS/Parks/Pages/Construction/River-Park-Sandy-Beach-and-Britannia-Slopes.aspx>
- 2012 – Alderman Pincott initiates the 50th Ave SW Area Redevelopment Plan in response to community concerns with aggressive development and the need for a comprehensive plan to guide redevelopment.
- 2012 – The Opus Building is approved, and construction starts but is slow to lease, partly because of insufficient parking. Subsequent change of use applications (e.g. a day care) require more parking relaxations.
- 2013 – An application comes forward for the Windsor, a large mixed-use office/commercial building on the SE corner of Elbow and 50th Ave, site of a former convenience store, dry cleaner and clinic. An extensive community consultation process occurs, and the planners promise that they would not seek parking relaxations. The community concedes to a larger building in exchange for developer support for the 50th Ave ARP. The 2-level underground parking garage is constructed, then building is suspended.
- 2013 – 50th Ave. ARP is adopted with no opposition from any community member. Alta-Link objects as the major landholder but was chastised by Council for not participating in the planning process. The ARP details where redevelopment is to occur, what scale, it includes reference to preserving community character and creating green connections to the Elbow River natural area. <http://www.calgary.ca/PDA/pd/Documents/arp-asg/arp/fifty-ave-arp.pdf>
- 2014-15 - 50th Ave SW is included in the corridor studies for the Main Streets program. <http://www.calgary.ca/PDA/pd/Documents/main-streets/what-weve-learned/50AvSW.pdf>
- 2016 – Certus development proposes a new, 2-story building at the east end of the Britannia Plaza (former gas station site) under the existing land use. The application requires about 50 parking relaxations. Building is subsequently constructed.
- 2016 – A BEW parking zone bylaw is implemented, mainly to address residential parking on Windsor Cres due to the opening of the Opus Building and specifically Brown's Social House.
- 2016-2018 – parking pressures in the communities and around the Plaza continue to mount. Additional relaxations are granted for a medical clinic and coffee shop expansion in the Plaza, as well as a new coffee shop in the Ghitter Block. Certus Developments proposes a parking lot to make up for the relaxations granted.
- 2017 – The Windsor switches from office to residential condos above the commercial floor in response to market demand.
- 2017 – Elboya and Britannia Community Associations merge.

McDougall, Libbey C.

From: Smith, Theresa L.
Sent: Friday, February 09, 2018 3:34 PM
To: Public Submissions
Subject: FW: [EXT] Council Meeting Hearing February 20, 2018 - Land Use Amendment - Surface Parking Lot (Britannia - Ward 11) - LOC2017-0071
Attachments: LOC2017-0071 Application Britannia Parking Lot.docx; ATT00001.txt

-----Original Message-----

From: Allan McMillan [mailto:al.mcmillan@redside.ca]
Sent: Friday, February 09, 2018 2:10 PM
To: City Clerk <CityClerk@calgary.ca>
Cc: Quigley, Jeff P. <Jeff.Quigley@calgary.ca>; Karen Paul <karenpa@telusplanet.net>; Farkas, Jeromy A. <Jeromy.Farkas@calgary.ca>
Subject: [EXT] Council Meeting Hearing February 20, 2018 - Land Use Amendment - Surface Parking Lot (Britannia - Ward 11) - LOC2017-0071

Dear City Clerk,

Attached is a submission dated February 9, 2018 in respect a Britannia Land Use Amendment to be heard by Council on February 20, 2018. Could you please include this on the Agenda and include a copy of the attached in the materials available to Council for the Meeting. I am the owner of an adjacent property and will be out of the country on the hearing date. Unfortunately I am unable to attend in person.

Please contact me if there is anything further I should do to ensure my views are heard by Council.

Thank you for your assistance.

Best regards,

Allan H. McMillan (403 454-8285)
(Owner 903 49th Ave SW)

Calgary City Council
Attention: City Clerk

February 9, 2018

Dear Sirs:

Re: Council Meeting Hearing February 20, 2018 - Land Use Amendment – Surface Parking Lot (Britannia – Ward 11) – LOC2017-0071

This submission opposes a land use amendment application to be heard by Council on February 20, 2018. The applicant for the amendment requests discretionary use for a surface parking lot in Britannia (Ward 11) at 8th Street SW & 50th Avenue SW.

I am the owner of the six unit apartment building at 903 49 Avenue SW which is immediately adjacent to and directly north of the proposed surface parking lot. I am out of town for the Council Meeting Hearing and ask Council to consider this submission in its deliberations.

I oppose the application and respectfully submit there are three reasons why the application should be declined.

1. It is premature to permit any application for a surface parking lot.

At the December 14, 2017 Planning Commission hearing, the applicant declined to provide an updated parking study. However, much has changed since the last parking study was done in 2016.

The need for additional parking cannot be determined until the Windsor building construction is complete on the SE corner of Elbow Drive & 50th Avenue. The office component of the original Windsor development has now largely been replaced with multi-family residential which will create an estimated surplus of 54 underground parking stalls in excess of the needs of that building.

A new parking study must consider not only the additional parking provided by the Windsor development but also the impact of all other major changes to parking needs over the past two years. If a new study determines additional parking is required, every effort must be made to generate and examine alternatives to permitting a surface parking lot to be located on the prime green space leading to the Britannia escarpment as contemplated by the existing application.

There needs to be a better understanding of alternatives such as allowing parallel parking on 50th Avenue east of Elbow Drive, increasing utilization of the under-utilized 120 stalls behind the Sunterra building (perhaps through some sort of sub-lease), the possibility of using part of the utility corridor directly east of the existing McInnes & Holloway paved parking lot that is adjacent to 50th Avenue SW. or possible changes to parking rules on the City owned parking in the middle of the Britannia Shopping Centre.

A new parking study is needed to support the applicant's position that there is increased demand for parking that justifies a surface parking lot on prime green space that is an entrance to the Britannia escarpment. We also need a business case to be made for why this is the only alternative.

2. The application should be declined because the economics do not justify construction of a surface parking lot to a high enough standard to justify using prime green space that is an entrance to the Britannia escarpment.

The applicant made it clear at the December 14, 2017 Planning Commission hearing that the economic business case for a surface parking lot is marginal at best. The economics will not permit pavement of the parking lot and a five-year permitted use is not sufficient to allow the applicant to recover costs and provide a reasonable return. Rather than a “temporary” permitted use, what is really being proposed is a long term permitted use contrary to existing City policy.

Given the marginal economics of the project, the applicant will want to make efforts to lower overall costs and maximize revenues. The Applicant has already stated that paving cannot be done for cost reasons although the parking lots behind Sunterra and McInnes & Holloway lots are paved and these lots are not adjacent to residences. A gravel parking lot adjacent to residences should not be allowed.

Further cost reduction efforts by the applicant could adversely impact landscaping, noise abatement measures, lighting issues and security monitoring issues. Minimal requirements such as setbacks and landscaping that may be imposed as part of the requested discretionary parking lot use are unlikely to ensure a surface parking lot that is minimally invasive to adjacent residents and aesthetically pleasing given the location’s stature as a greenway to the Britannia escarpment.

It is not clear whether such a parking lot would be open 24 hours a day or what kind of parking use would be permitted but a need to increase revenue from such a marginal project could have adverse impacts on residents with higher traffic levels and nighttime and early morning noise issues. Many of these issues cannot be adequately addressed as part of the development permit application process.

3. Council should decline the application for the reasons stated in the Refusal recommended to the Planning Commission by the administration in their report dated December 14, 2017.

I support the Planning Commission’s refusal of the application and the administration’s reasons for recommending the application be refused. The reasons for the administration’s refusal recommendation included the application’s non-conformance with applicable City policies, the lack of current parking studies supporting a need for the surface parking lot and the applicant’s non-acceptance of a five-year temporary use restriction on the lands to be used as a surface parking lot.

Thank you for your consideration of this written submission.

Yours truly,

Allan H. McMillan
(Owner: Brenda Apartments – 903 – 49th Avenue SW)