



Chaparral Community Association

Box 58001, Chaparral RPO, Calgary AB, T2X 3V2

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SEP 08 2014

ITEM: CPC2014-103

RE: Application for Land Use Amendment to accommodate a Beverage Container Drop-Off Depot, etc.

FILE: LOC2014-0051

To whom it may concern:

I am the President of the Chaparral Community Association ("CCA"). I provide this response on behalf of the Board of the CCA. This response supplements our initial response dated April 29, 2014 (the "Initial CCA Response").

You had previously requested comment on the proposed amendment to the land use for the parcel located at the Southeast corner of the intersection of 194th Avenue SE and Walden Boulevard SE (the "site"). As noted in the Initial CCA Response, the CCA takes no position with respect to the amendment as it relates to a veterinary clinic or a dry cleaner. With respect to the specific request for use of the site as a Beverage Container Drop-Off Depot ("Bottle Depot"), the position of the CCA is that no decision be made until the imminent revisions to the Calgary Land Use By-Law with respect to Bottle Depots are completed.

In the Initial CCA Response, the CCA opposed the request for use of the site for Bottle Depot as the CCA and the surrounding community, including both Walden and Chaparral, had not yet had the opportunity to be informed of the details of the application. In the absence of such public consultation, the CCA was opposed to the application.

Since that time, the applicant Pacific Investments and Development Ltd. ("Pacific") has held two open houses, one at the Lake Chaparral Lake House and one at the proposed site. Pacific has also met with the CCA executive to discuss the issues surrounding the application. The CCA is satisfied that Pacific has provided the opportunity for community members to learn of the proposed application.

As noted above, the CCA advised Pacific of the primary concerns with the application, as expressed to the CCA by the community. These include the following concerns

- a. Traffic concerns;
- b. Smell and noise concerns;
- c. Litter concerns;
- d. Appearance concerns;
- e. Concerns respecting transient recycling collectors; and
- f. General concern regarding bottle depots in the vicinity of residential streets, including concerns about property value, increased crime and general suitability to the location.

At the Open House dated June 26, 2014, Pacific provided the list of issues and information respecting their efforts to mitigate these concerns. To the extent such issues are within Pacific's control to correct, the CCA



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is satisfied they have done so. Specifically, the aesthetics of the location; the location and HVAC system to be used for odours; and Pacific's commitment as part of the application to keep the site litter free and clear of outside shopping carts are all matters that the CCA believes have been addressed satisfactorily. Furthermore, the CCA understands that, while many residents will never support the development of a Bottle Depot, the concern in itself does not provide any reason to prevent the development of a Bottle Depot.

However, notwithstanding Pacific's efforts, there remain certain issues which, given the nature of Bottle Depots, Pacific cannot effectively mitigate as they are primarily off-site issues, and which continue to contribute to the CCA's concerns regarding a Bottle Depot at the proposed site. Specifically, the CCA remains concerned with the following issues: traffic and transient usage of the Bottle Depot.

A. Traffic concerns

Pacific has provided the CCA with a copy of the Traffic Analysis respecting the site dated July 22, 2014 provided to them by Bunt & Associates. The Traffic Analysis indicates that traffic to the site during standard weekday (M-F) hours is consistent with the current I-B zoning. The CCA agrees with that analysis; however, the primary concern with traffic for Bottle Depots is the usage on weekends. The Traffic Analysis provides some information respecting weekend use but makes no determinations on final weekend use.

The information that is provided regarding weekend use causes great concern to the CCA. Specifically, the analysis looked at the weekend usage at two bottle depots, the Calgary Bottle Exchange and the Trail Bottle Exchange (the "Horton Bottle Depots"), that are located within a kilometer of each other on the same road. From a location perspective, they are virtually indistinguishable, which may indicate that a Bottle Depot not located so close to another one may experience traffic volumes equivalent to the combined trip rates of the Horton Bottle Depots, or approximately 20-25 trips/1,000 ft². Such a rate is well beyond the trip rate generally available for uses in I-B zoning, as indicated in the Traffic Analysis.

The CCA notes that while the individual weekend trip rates for the Horton Bottle Depots are relatively consistent with the study rates provided by the City of Calgary (Appendix B to the Traffic Analysis), the land use study for such rates was done twenty-five years ago, in 1989. Given the massive increase in recycling since that time (provincially, a 57% increase in volume returns between 2003-2013 alone, based on BCMB Annual Report), a study in 2014 would likely result in increased trip rates for Bottle Depots.

Given the site's proximity to the BFI Landfill site, which is anticipated to become a recreation-use area by 2017; to Fish Creek Provincial Park; and to the intersection of 194th Avenue SE and Walden Blvd., an intersection that is already a major concern for local residents given its location and set-up, the CCA does not believe that the site can sustain traffic levels likely to occur on weekends in the area.

B. Transient Usage – "Picking"

Another major concern for residents of Chaparral and Walden is the increase in residential "picking" that is likely to occur with a Bottle Depot at the site. There is nothing that can be done by Pacific to address this larger social issue, but it remains an issue residents would strongly prefer to avoid.

While Pacific has advised of steps it will take to reduce "picking", including having its own carts and regular clean-up of the site, the existing make-up of the surrounding neighborhood suggests an obvious route for anyone interested in "picking". With Save-On Foods and Shoppers Drug Mart (both of which have shopping carts readily available) located a kilometer west of the site, and with Calgary



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Transit adjacent to their location at the Gates of Walden, residents are concerned that “pickers” would obtain a cart from one of those locations, then “pick” through the residential streets, ending at the proposed Bottle Depot. Residents understandably wish to avoid that possibility as much as possible.

Proposed By-Law Change – Bottle Depot Zoning

The City of Calgary is at this time taking steps to revise the Land Use By-Law specifically as it deals with Bottle Depots. The CCA supports this process, given the BCMB identified need for additional Bottle Depots and the need for a thorough analysis of the impact of Bottle Depots on Land Use districts within the City. Such a review may provide deeper insight into the City’s long-term plans for Bottle Depots that would otherwise affect the analysis of an application such as the one before us.

Given the pending results of the review the CCA believes it is most prudent to wait until the City has completed its review and amended the by-law accordingly. Alternatively, such a revision may result in no application being necessary if Bottle Depots become permitted uses in I-B districts.

Summary

The CCA appreciates the efforts made by Pacific to both reach out to the community and to address specific issues regarding Bottle Depots that are within their control. However, the CCA remains concerned that two of the largest issues respecting Bottle Depots, traffic and “picking”, cannot be mitigated to a sufficient degree to allow a Bottle Depot at the site. That said, given the City’s current efforts to revise the Land Use By-Law respecting Bottle Depots, the CCA recommends that the application be postponed until such new By-Law is in place, and that the application be done in consideration of whatever revisions may be agreed by the City under that By-Law Amendment.

If you have any questions or concerns, please feel free to contact me at your convenience.

Regards,

Lynette Javaheri

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