



Submitted to City of Calgary via: automated **Community Association Feedback Form (CAFF)**,

The City of Calgary Planning & Development

File number: DP2019-6561

Additions to Repsol Sport Centre (RSC) Address: 2225 Macleod Trail S

Name of Planning Representative who completed this form:

Nel Storey , LPCA Planning and Development

Date returned: May 28, 2020

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

Questions:

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

What are the strengths and challenges of the proposed development?

- The overall strength of the application is that the Project is of great relevance to residents of Lindsay Park
- Project Plan will not only improve experience of users but also residents of the community and users of the park

The challenges are:

- concerns regarding the lighting proposals and the potential negative impact on adjacent residences
- Repsol patrons parking within the community (as expressed in our letter of January 19, 2019 File LOC2016-0345.

Are there changes that could be made to the proposed development to make it more compatible or beneficial to the area? Yes, as outlined below.

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

The Site Design

- Expansion west was more desirable than expansion east into the parking lot
- Residents have also expressed concerns regarding certain aspects of the development (as noted below) and LPCA is in agreement with their position.

Parking and Loading

LPCA's letter of January 19, 2019 to the city stated.....

“Our community streets are already inundated with traffic and parking of Sports Centre patrons and an expansion of the facility will only exacerbate the problem. Even though we support the expansion, we are also notifying the City to recognize that street parking for local residents is of major concern to the local residents”.

Items of concern include:

- school buses parked on 22nd avenue are left idling for extended periods of time creating a noise which greatly affects the enjoyment of their homes for adjacent home owners.
- Non-resident vehicles parked in permit only areas of the community.
- 2-hour allowable parking zones in the community are being grossly ignored and city monitoring appears to be sporadic.

LPCA recommendations:

- that there be designated parking areas for buses on Repsol property, when appropriate and, when bookings are made at the Centre that it be communicated to respective parties as to where the buses should park.
- A Traffic Assessment be conducted.
- The city communicate directly with LPCA regarding the overall parking options within the community that will best accommodate the local residents.

Landscaping:

- In conjunction with this development, there has been numerous suggestions made by the residents that there be steps built on the hill (from 22nd avenue,). This will prevent people 'shortcutting' up the hill and further damaging the vegetation. New plantings and reseeded grass will greatly enhance the appearance to a more professional and maintained park for both the community and Repsol Centre. Currently the hill is a very prominent eyesore and certainly does not conform to the standard that a park of this nature and exposure should command.
- Concern has also been expressed concerning removal of mature trees, which serve as a buffer between the community and the development.
- Also, LPCA is still waiting for a reply from the applicant for a visual of how far down the hill the addition will actually extend.

Lighting:

- The additional lighting being added to the development could negatively affect homeowners who are directly adjacent to the development.
- We recommend that a lighting/shadow study be considered

***Has the applicant discussed the development permit application with the Community Association?
If yes, what information was provided?***

We have had no communications from the Applicant since March, 2018. Although we have posted the current information to our website requesting feedback, we have not had an opportunity to review the matter with the members of our community given the current situation and restrictions on large gatherings.

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

In order to more directly address the concerns raised by residents affected by this development in greater detail and more thoroughly, we recommend that this application be deferred until such time as a proper open house and/or meeting with local residents can be held. It is very important that the residents be given the opportunity to directly ask questions.