



ELBOW PARK AND RIDEAU/ROXBORO PROPERTIES INTERIM LAND USE INFORMATION SESSION SUMMARY

River Park Church | 7:00 p.m. – 9:00 p.m. | January 29, 2016



1. Preamble

As the removal of 17 floodway homes proceeds in the Calgary communities of Elbow Park and Rideau/Roxboro, Municipal Affairs Minister Danielle Larivee and Calgary Mayor Naheed Nenshi convened this meeting to seek feedback from residents on their vision for the recovery of their communities. Feedback from community members at this meeting and written submissions sent to Minister Larivee will help determine the short-term use of the properties sold to the province as part of the Floodway Relocation Program.

The meeting was attended by approximately 150 public attendees, elected officials including Hon. Danielle Larivee, Minister of Municipal Affairs; Greg Clark, MLA, Elbow Park; Mayor Naheed Nenshi; Hon. Kent Hehr, Minister of Veterans Affairs and Associate Minister of National Defence; Calgary Councillor Gian-Carlo Carra and several Government of Alberta and City of Calgary staff. The independent meeting facilitator was Terry Koch of Terrydele Consulting Services Ltd.

2. Meeting Feedback Summary Themes

Twenty-five people offered comments or asked questions of the speakers. The feedback has been categorized into themes focused on the purpose of the meeting which was to gather the community's feedback on the short term uses of the area.

Opposition to Use of Properties as Public Spaces, Parks or Tot Lots

Concerns were expressed about potential vagrant behavior, littering and parking brought on by rafters and others who may gather in these new empty lots. Many people stated that the land is zoned R-1 and should remain that way. There was some interest in temporary use of the space as playgrounds before conversion to home building and there were varying opinions on whether spaces should be fenced or not. Some people expressed concerns that any temporary uses with or without amenities such as playground infrastructure would lead to expectations that these temporary uses should continue.

All Levels of Government Need to Work Together

Three levels of government need to work together to address regional and local flood mitigation and long term planning. The City of Calgary was asked to work with citizens regarding berm concepts and to spend more in the Elbow River communities.

Maintain Community Look of Vacant Land After Demolition

There are requests that steps are taken to have adjacent land look like it belongs to the adjacent property as an extra large parcel. In order to maintain community look, a maintenance agreement adhered to by the adjacent homeowner should be considered.

Disaster Recovery Program (DRP)

Several in attendance had specific concerns about the DRP and offered personal stories to emphasize their points.

3. Next Steps

- A demolition contractor has been hired to undertake the demolition and is currently projecting an end date of July 29, 2016 for all demolition work.
- Alberta's Ministry of Environment and Parks anticipates it will take at least 3-5 year for flood mitigation to come into effect.
- Alberta Infrastructure will clean up and maintain the Calgary properties following demolition, which will include snow removal, yard maintenance, and security checks.
 - For the long term approval process (after 3-5 years), the hope is once flood mitigation and updated flood mapping is complete, these lots can be resold and developed in the future.
 - There will be a separate conversation with Albertans about development in floodways and flood fringes.
 - Minister Larivee expects to engage Albertans on this larger issue later this year, along with Minister Phillips and Alberta Environment and Parks.
 - Residents can continue to provide written feedback for consideration by e-mailing minister.municipalaffairs@gov.ab.ca

4. Excerpts of Comments from Jan. 29 & from Written Submissions

Jan 29

- Park or recreational space open to the public is not a good idea because of risk of theft, drinking of alcohol, and people leaving garbage so residents can't enjoy their own properties. Stopping the partying and boozing has really helped. Residents do not want to see more of that.
- Riverdale Avenue already has very active runners, walkers, etc. Decisively missing is playgrounds and tot lots. Children's playground areas are missing. Interim use could be playgrounds before land is reverted to private hands – movable equipment that could be moved later so that it is cost neutral.
- Would like to read that GOA will be purchasing houses. Worry that her house has been devalued as it is in the floodway. Restrictions on building does affect her property value. Any ideas other than private use will further devaluing her property.

Wants to live next to a neighbor not a park or tot lot. Would like some compensation for taxes and she is still paying top dollar

- Not just concerns of rafters, but also concerned with spillover of business district bars and pubs patrons. Also worried about potential parking problems. Other concern is that they do not want public use of the cleared land at all. Comment to support keeping it zoned residential, and maintain a community look. Possible to have adjacent land make it look like it belongs to the adjacent property as an extra -large parcel.

Written Submissions

- No public parks – the neighbourhood already has ample public parks.
- Plant some shrubs along the river and leave the land alone (for properties on 40th Avenue).
- Small lots may be appropriate for community gardens.
- After demolition, lots must be repaired and landscaped to an acceptable standard immediately.

5. Related Issues – Alberta Environment and Parks, Alberta Infrastructure

- There were inquiries about the status of the Springbank Off-Stream Reservoir (SR-1) reservoir project, requests for communication regarding to the project’s progress with citizens, suggestions that the 17 homes in Elbow Park and Rideau Roxboro be resold to private owners once SR-1 is started and many in attendance requested that the project be fast-tracked.
- Feedback and questions for Alberta Environment and Parks included the flood mapping process and the timing of the Environmental Impact Statement (EIS) for SR-1. The following is the contact information for Alberta Environment and Parks for these and other questions: MitigationSecretariat@gov.ab.ca
- Feedback and questions for Alberta Infrastructure included the timing of SR-1, whether the 17 homes purchased by the Province were assessed for structural viability and the potential of building berms along the river adjacent to Elbow Park and Rideau/Roxboro. The following is the contact information for Alberta Infrastructure for questions about the demolition and the maintenance of the vacant lots: Leonid Oukrainski, Executive Director, Property Management, Alberta Infrastructure. Phone: 780-422-4606.

6. Contact Information

Alberta Municipal Affairs: minister.municipalaffairs@gov.ab.ca

Alberta Infrastructure: Leonid.oukrainski@gov.ab.ca

Alberta Environment and Parks: Mitigation.Secretariat@gov.ab.ca

City of Calgary: themayor@calgary.ca