Mayfair Bel-Aire
COMMUNITY ASSOCIATION

Summer 2020 MBCA Newsletter

President's Letter

Shannyn de Kruyff

Greetings!

Welcome to our first 2020 digital MBCA newsletter edition!

What a year it has been so far! Our community has been busy supporting one another through this crazy pandemic, keeping you informed on the latest development plans affecting our neighbourhoods and staying connected while socially distancing, utilizing a variety of creative means including; flyers, emails, zoom meetings and even sidewalk chalk messages!

I would like to take this opportunity on behalf of MBCA to thank so many of our residents who have and continue to volunteer their time in our Community. Volunteerism truly is what fosters a sense of community within a neighbourhood. It is also a great way to meet your neighbours and for many, create lasting memories and friendships.

Firstly, I would like to thank Mike Hawitt who served as President on the MBCA Board for the past 8 years and continues on as Past President, as well the following who continue to serve on the Board; Bruce Williams, Karen Mazepa, Jeff Hyde, Gina Wiebe, Corey Bachand, Nancy Birt and Jessie Muncaster. Recently we welcomed Katharine Schroeder to the Board to take over the Events Coordinator position. As many of you know, my family and I are relocating to Britannia, and I am pleased to report that Jeff Hyde will be taking over my post as President. Due to the pandemic outbreak, we were forced to postpone our original AGM planned for April 5, 2020 and are now considering hosting an outdoor AGM in September. Details of date/time to follow soon. If you are interested in submitting your name for consideration on the MBCA Board, please email memberships@mayfairbelaire.ca.

Other long-time residents who continue to volunteer countless hours of their time that deserve a mention include: Carol Morgan who has managed the tennis courts for the community for the past 14 years, Louis Stack who has coordinated our winter ice rink at Mayfair Park for the past 15+ years, Martha Mottahedeh who along with her team of volunteers lead the Neighbours Helping Neighbours grocery delivery program offered during the pandemic as well as the recently started Anti-Racism Taskforce. Karen Mazepa and her group on the Restrictive Covenants Committee, Jessie Muncaster and the Membership Drive team, Bruce Williams and Adam Hedayat who lead the Urban Planning Committee. And of course many of our regular volunteers such as Allison Sutton and Geraldine Csak-Schlesinger who have coordinated our past Purge It events, Allison Jamieson's Traffic Calming Initiative, and countless others (too many to name!) who have helped out over the years with many of our events such as the Stampede Breakfast and Halloween etc.

Thanks to the kind offer and many volunteer hours of Bob Selzler, we once again have a community newsletter with a goal to keep MBCA residents up to date on all the latest news and events pertaining to our community.

Enjoy the first 2020 edition of the MBCA Newsletter and **we hope to see you (social distancing of course!) at our Hello Summer Pop Up Concert featuring the TrebleMakers and guest Ice Cream Truck planned for this Saturday August 8th at 4:00pm in the Mayfair Park.**

In This Issue

President's Letter	1
Proposed Land Use Change	2
MBCA Presents Pop Up Concert	3
Membership Registr./Renewal	4
Anti-Racism Taskforce	5
Urban Planning Subcommittee	6
Restrictive Covenants Review	8
Glenmore Dam Project Update	8
Back to School Safety	9
Tree & Shrub Maintenance	10
Notes From Your Neighbours	10

Proposed Land Use Change

Bruce Williams

Many of our Mayfair residents have noticed the construction at the corner of Malibou Road and Elbow Drive and wondered what is happening. Here is what we know. The land was purchased some time ago and a building development permit was issued last year. Your Mayfair Bel-Aire Community Association provided comments and concerns about parking and traffic safety at the time the building permit was being considered. Sometime after those comments were provided a building development permit was issued by the City without any apparent consideration of our concerns. However, as the building and lot are covered under the current land use bylaw there are restrictions on the lot as to what businesses could be located there. This application requests that the existing DC restrictions be removed and replaced by the land use bylaw C-N1 which expands considerably the type of businesses which can be located in the building. Since we do not know what kind of business or businesses are being proposed for the site it is difficult to know the impact on the community and neighbours. Because of this lack of knowledge, we must be concerned about the traffic impact, including safety and where clients would park. The application states that the new land use bylaw would permit retail and commercial uses which would better serve the surrounding community and be consistent with the scale of nearby residential areas. The application also states that parking is available on both Malibou Road and Melville Place, but does not note the existing two hour parking restrictions. If approved, it opens the door to others to seek similar land use coverage for their adjacent business property.

Our community is always prepared to welcome new members and help them get settled. At present however we are concerned about issues with parking (the building has two spaces off the back lane) and traffic safety. Being right at the junction of Malibou and Elbow the building does not have building parking entering from Elbow or Malibou. When exiting from the Building parking spots via the back lane, you must either go immediately west on the Glenmore entrance off Elbow, or with difficulty go south on Elbow. If you wish to go north on Elbow, it means driving down the back lane on to Malibou Road and going east to Elbow. We plan to ask the City for a traffic safety review when considering the request to amend the land use bylaw and also have asked the Project's consultants, O2, for some indication of what kind of businesses will be located at the site. They are being helpful and have offered to set up a meeting with the building owners to discuss their plans for the location.

As we get additional information, we will circulate that information directly by email. Please ensure that Jessie Muncaster at memberships@mayfairbelaire.ca has your email address to ensure you receive information.

MBCA Presents Pop up Concert

Katharine Schroeder

Date: Saturday, August 8th @ 4:00PM

Featuring: **TrebleMakers**

RSVP: Katharine Shroeder

ACTION REQUIRED

Membership Registration / Renewal

Jessie Muncaster

The 2020-2021 Membership drive got off to a late start this year due to COVID-19. We wanted to take this opportunity to say THANK YOU to all residents who have purchased a membership so far this year, your support is greatly appreciated! If you have yet to purchase your annual membership for 2020-2021 it's not too late! See the information below on how to get yours.

Traditionally our participation rate for Memberships is 60-65% of households. Our most successful year we reached 77%! As of mid July 2020 we are sitting at below 35%. We would love to see this percentage grow to at least our average participation rate. If you wish to have someone come to your home to collect your membership in person, please contact Jessie at memberships@mayfairbelaire.ca.

Some information about Memberships:

- We collect memberships annually beginning in the month of June, often collecting into August and September.
- Only one membership per household is required.
- While participation is voluntary, you can see below how much we do rely on these funds!
- If you wish to use the Tennis Courts you MUST have a valid membership for that year (Basic or Full).
- You only need to purchase a key to the Tennis courts once; if you lose it then you will need to pay the $20 fee again for a new key.

In case you missed it in the President's letter that was sent out on June 3rd, below is an outline of the various community operating expenses your Membership Dues are used for:

- Insurance
- Repairs & maintenance
- Tennis courts repairs & maintenance
- Accounting & professional fees
- Lighting for walkway & skating rink
- Administration
- Website

MBCA also holds back a small portion from membership fees in a fund should our community need it for unexpected expenses. We rely on your membership to operate, thank you again for your support.

Mayfair Bel-Aire Community Association Membership Registration / Renewal Information

Please go online to our community website to complete your **Membership Registration or Renewal**

(Payment accepted online via Paypal)

www.mayfairbelaire.ca/membership/

Sign-up on our Home Page to receive notifications of current community News & Events

Tennis keys obtained after 2012 remain valid – NO Payment Necessary!
NEW tennis access: $20 (Please select the correct option when registering online)

$60 – Basic Membership Contributes to a portion of the annual operating MBCA expenses incurred by the MBCA.

$100 – Full Membership Contributes to overall operating MBCA expenses incurred and access to register for community events.

MBCA holds back a small portion of Membership fees in a fund should our community need it for unexpected expenses incurred.

If you prefer to pay by cheque, it must be made payable to: *"Mayfair Bel-Aire Community Association"*
Drop off or mail your cheque to: Jessie Muncaster, 67 Maryland Place SW, Calgary AB T2V 2E6
MAILBOX is located in the LEFT PILLAR along the walkway to the FRONT DOOR.
Email: memberships@mayfairbelaire.ca

Anti-Racism Taskforce

Martha Mottahedeh

Recently racism has come to the forefront of the news, even though the issue has been plaguing some communities for an awfully long time. With the approval of the MBCA Board of Directors, a working group/task force is being proposed to come together to address this most challenging issue.

Although we live in an affluent neighbourhood and most of us have been fortunate to be immune from the effects of racism, this is an opportune time for us to show that we as a community care and that we stand with those who actively work towards eliminating this blight from society.

This is a grass-roots initiative with no political affiliation or interest. Its mandate can be decided by the group (with the final approval of the MBCA Board). The idea would be to reflect, learn, get a deeper understanding of the issue and support those that are most affected. The intent is not to set blame on any group but simply find ways that we as a community can reach out to each other and to others.

Suggestions on what can be done by the group could include but not limited to:

1. Create opportunities for neighbours to get together to study, learn, discuss, and perhaps even listen to presentations on the topic of racism.
2. Include youth and children in these activities as they are the future leaders and will carry the responsibility of maintaining the welfare of an increasingly integrated society. With the summer months here, it'll be easy to have socially distant conversations and learnings in the park.
3. Explore opportunities to collaborate with 'sister' communities to provide mentorship and resources to understand their needs and aspirations.
4. Provide our community with information on charities and community organizations that are already busy with programs that combat racism.

Once an interested group gets together, many other positive and peaceful suggestions will no doubt be brought forward. If you're interested in being part of such an initiative, please contact me, Martha Mottahedeh.

Urban Planning Subcommittee Report

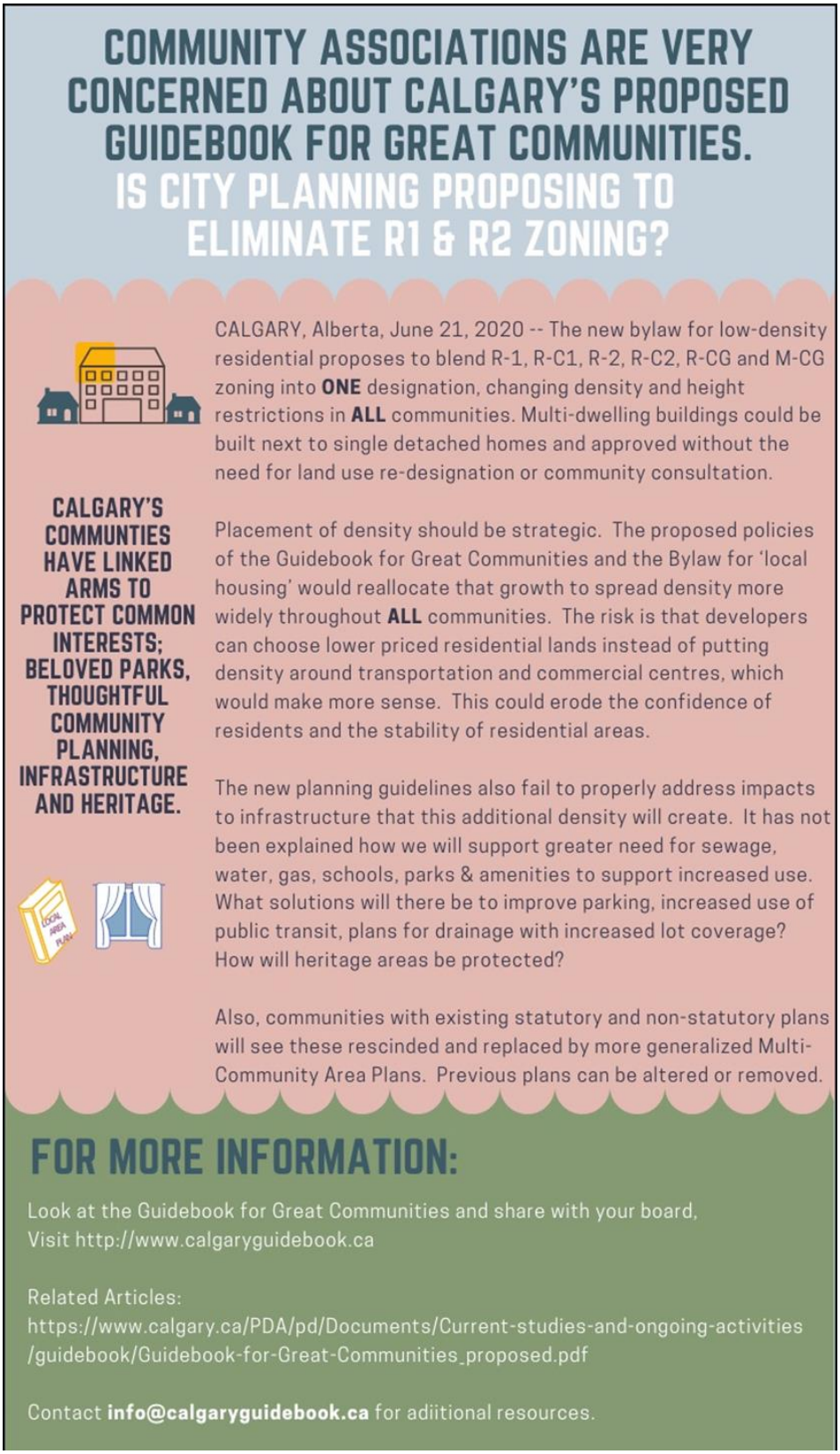
Bruce Williams

Calgary City Council is currently considering approval of a new piece of planning legislation which could have a profound impact on our community and others throughout the City. The legislation is called the "Guidebook for Great Communities" and reflects current thinking in urban planning supported by City Planning officials. While the Guidebook includes some positive ideas, your Community Association is concerned that the Guidebook proposes to alter all current planning zoning requirements to encourage densification throughout the City especially in the urban core where we are located. If approved in its current form this would permit developers to apply to build three storey apartment buildings, row housing, etc. (urban form) in currently zoned single-family detached housing areas without previous controls on greenspace, setbacks, and parking.

We are currently protected by restrictive covenants registered on each property title restricting development to single family detached homes and establishing parking and setback conditions, but some City officials are proposing that these restrictions are outdated, in conflict with the proposed Guidebook legislation and should be set aside by the Courts. If that were to occur, then we could expect our community to change in character over time with a variety of housing forms and other impacts. So far, the Courts have defended the legality of restrictive covenants, but Developers, encouraged by some officials in the City, have and will keep testing their legality in the Courts. As you may be aware, the MBCA established a Restrictive Covenants Review Committee to inform all residents about the existence of restrictive covenants in our community. The committee is an important component in our goal to maintaining the existing character of our community. In the past we have worked closely with the City to develop our community but under the proposed legislation the City has no obligation to consult with any of its community stakeholders in developing what is termed "Area Development Plans". The area plan currently proposed for our community would include Britannia, Elboya, Windsor Park, Meadowlark Park, Manchester Industrial Park, and

Chinook Shopping Centre so we cannot be sure what effect our input would be in any final approved area plan given so many larger stakeholders and given no defined duty from the City Planning Department to consult with community associations or the public at large. At the Policy and Urban Development Committee meeting of City Council on July 15th, the Guidebook was sent back to City Planning for clarifications on permitted urban forms before referral to Council for approval in early 2021.

If you are concerned about the future development in our Community, we encourage you to get involved with the Community Association to ensure your input in received. If it proves necessary to defend our restrictive covenants in court, we hope that you would consider contributing to a legal action fund that the board in currently considering establishing. We certainly hope this is not necessary but at present City Planning has given us no reason not to be genuinely concerned. Our Councillor, Jeromy Farkas has been a great supporter to our community in the past and we believe that he will continue to help us in the future, but he faces considerable opposition in Council and with some members of the current administration.



Your MBCA is working with more than 50 communities in Calgary that share similar concerns. The two posters shown were developed by these 50 communities and address these concerns which can be reviewed in five minutes. We encourage every member of our community to be aware and alert to the threats facing our community if the proposed legislation were to be approved.

Restrictive Covenants Review Committee

Karen Mazepa

The majority of our residents have indicated to the Board via an online survey conducted in May 2020 by MBCA to its residents, their support of the restrictive covenants that guide, and limit development registered on each lot within Mayfair and Bel-Aire. The Committee appreciates that our residents work with the committee to ensure that we maintain our restrictive covenants. The Committee is working with the newly formed MBCA Urban Planning Subcommittee who represents our community to the City and provides updates to our community on the Guidebook for Great Communities and subsequent planning documents.

The Committee would like to remind all residents to inform your builder, architect, renovator, realtor, or any prospective purchaser of your property, of these covenants registered on property title in order to avoid any modification to your home or new building that could be in violation of the restrictive covenant.

It is imperative that we all work together as a community to preserve and enforce the Restrictive Covenants that allow us to enjoy living in a desirable and well-planned neighbourhood. The continued application of the covenants is a significant factor in the desirability and value of our community and if we fail to monitor and enforce violations a restrictive covenant can fail and become unenforceable through continued violations and lack of enforcement. Information regarding the restrictive covenants can be found on our community website.

As noted in the MBCA Urban Planning Subcommittee message in this newsletter, some City officials are proposing that restrictive covenants are outdated and should be set aside by the courts therefore it may be necessary for our residents to defend our restrictive covenants in court. In order to do so we will be asking for volunteers from the community to help with fund raising in order to create a legal account. If you are interested in volunteering or would like additional information, please do not hesitate to contact the MBCA Restrictive Covenants Review Committee at maybelrestrictivecovenants@gmail.com. Thank you!

Glenmore Dam Rehabilitation Project Update

Glenn Huber

The foreman for the Glenmore Dam infrastructure improvement project says that they are in the process of putting the bike pathway connecting link back in place and should be completed moving out all of their equipment and parts within the next two weeks. According to Councillor Jeromy Farkas, the dam is scheduled to open this Fall.

Also, some pretty cool nighttime lighting has been installed on the dam.

Architectural renderings

Back to School Safety

Alberta Health Services Emergency Medical Services

Alberta Health Services Emergency Medical Services

Back to school safety

Alberta Health Services EMS would like to remind parents and students about some road safety tips, as roadways become more congested, with the return of the school year. Pedestrians and motorists both have an important role to play – road safety is a shared responsibility.

Motorists

- Avoid talking on cell phones, texting, or any other behavior that diverts your attention away from driving;
- Give right-of-way to pedestrians who have activated overhead crossing lights, or who are waiting to cross from a street corner;
- Remember, it is illegal to pass vehicles - other than those that are parked - in school zones or playground zones, during posted hours.

Around school buses

- Flashing amber lights mean a bus is slowing down to stop – motorists should do likewise;
- No matter which direction you are coming from, STOP, when approaching a school bus with activated flashing red lights – unless the bus is on the opposite side of a divided highway from you;
- Driver courtesy goes a long way. By simply being alert and cautious when approaching a school bus, you are contributing to school bus safety.

Pedestrians

- Cross only at marked crosswalks, or street corners that have clear visibility from all directions;
- Make eye contact with all drivers before crossing the street, and keep distractions to a minimum;
- When activating overhead crossing lights, pause before stepping off the curb to ensure motorists in both directions have come to a complete stop;
- Stay within the crosswalk lines;
- Obey pedestrian lights at intersections. Cross the street only when you see the ‘walk’ sign and only when all cars have come to a complete stop;
- If you are with young children or pets, hold your child’s hand firmly and keep a solid grip on leashes when crossing;
- Remember: children learn by observing. By demonstrating safe crossing habits, you can reduce the chances of your child being involved in a preventable auto/pedestrian collision.

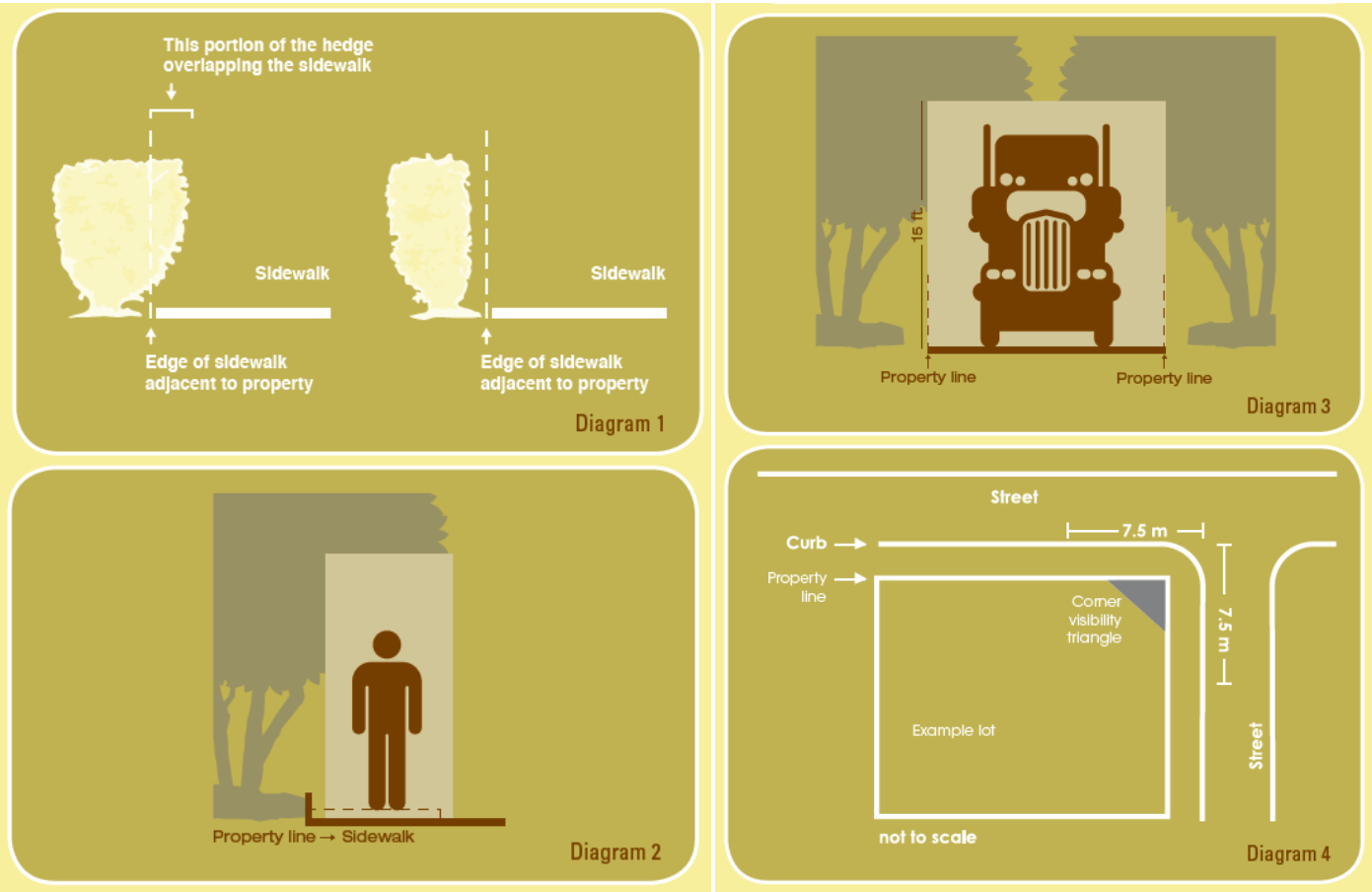
www.albertahealthservices.ca

Tree & Shrub Perimeter Maintenance

The City of Calgary bylaws are written to protect the environment, ensure high standards of public health and safety, and to help maintain an orderly appearance in our communities. These bylaws set a minimum standard for neighbourhoods, helping to ensure all Calgarians live in safe, clean, and healthy communities. For more information on bylaws go to calgary.ca and search "bylaws" or call 3-1-1.

Reminder: **Keep hedges, trees and shrubs on your property trimmed so they don't interfere with pedestrians using the sidewalk or vehicles using the street or alley. See diagrams 1, 2 and 3 below. Street Bylaw 20M88**

Hedges, trees, or shrubs must not grow to or remain at a height greater than 750 mm if located within a corner of a lot as shown in diagram 4 below (Corner Visibility Triangle). Fences, walls, or other structures within a Corner Visibility Triangle must also not exceed a height of 750 mm. Calgary Traffic Bylaw 26M96.



Source: City of Calgary Bylaws Related to Trees and Shrubs

Notes From Your Neighbours

"I wish to thank all the volunteers who avail themselves to help anyone in the community during the COVID-19 pandemic. I am one of the people who asked for assistance. I would especially like to thank Martha Mottahedeh who was in charge of this project, as well as Tom and Paige Crockett, Ann Davidson and Shannyn de Kruyff who assisted me. God bless all of you." – *Vera Brown*

About Us

Mayfair Bel-Aire is one of Calgary's best-kept secrets in terms of being a quiet, family-friendly urban oasis situated near the inner core of our fast-paced city.

The Mayfair Bel-Aire Community Association was registered under the Alberta Societies Act on November 13, 1958 which coincided with much of the original residential construction that spawned across a small piece of farmland that was once considered to be on the outskirts of town. More…

Board of Directors

Shannyn de Kruyff – President

Jeff Hyde – Vice President

Corey Bachand – Treasurer

Nancy Birt – Secretary

Michael Hawitt – Director, Past President

Karen Mazepa – Director, Restrictive Covenants

Jessie Muncaster – Director, Membership

Katharine Schroeder – Director, Events

Gina Wiebe – Director, Communications

Bruce Williams – Director, Traffic

Contact / Follow Us

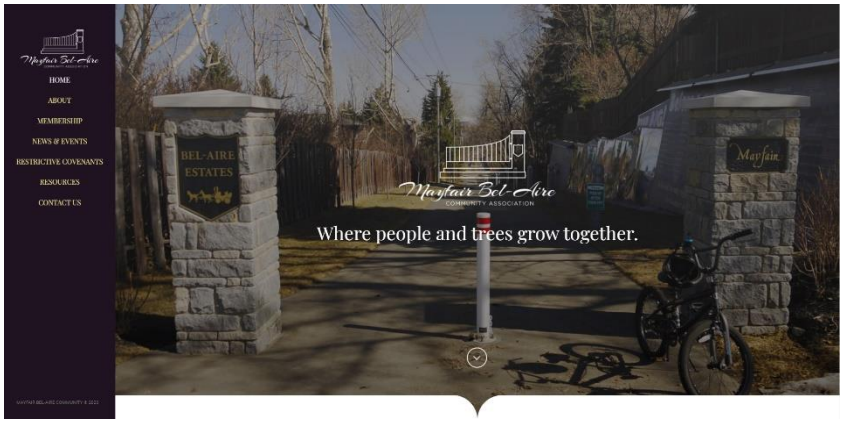
Mayfair Bel-Aire Community Association

memberships@mayfairbelaire.ca

www.mayfairbelaire.ca

MayfairBelAire

Please remember, the best place to find all current information – MBCA Membership, Board Members, News & Events, Restrictive Covenants, other Resources (Community Police Liaison, City Bylaws & Animal Services, etc.) – is on our website mayfairbelaire.ca.



Send Us Your Feedback

On behalf of the Mayfair Bel-Aire Community Association Board and Committees we would like to thank you for taking the time to read our newsletter. Please join us in thanking everyone who contributed articles to make this newsletter possible!

We hope you found the content useful, timely and now have a better connection with the happenings in our community.

If you have comments on the newsletter, suggestions for future issues, would like to submit an article for consideration, or to purchase advertising for our next edition, please email me at MBCAnewsEditor@gmail.com.

– Bob Selzler, Editor