

RAMSAY RINK & RECREATIONAL AREA OPEN HOUSE

General Community Meeting

Thursday, March 19, 2009

7:00 PM

MINUTES

1. Call to Order and Introductions 7:33 p.m.

Intro: Dave Graham – ask for slide presentation from DAVE

Rink site and history:

Initially a lot of negative activity there – then put in 15 new lights, 5 were stolen. 6 months later found the lights in a grow op.

Area used for a lot of community programmed activities such as Ramsay day, Winter Carnival community hockey and shinny.

Q: What is the demand for ice? See slide “City arena locations (2006)”)” There is a demand for ice and there are 44,000 people in this area; the city factors 1 sheet of ice for every 18,500 people – demand exists.

Roof is leaking and in need of repair need of repair but it is a major asset to the project.

The Boards are a constant maintenance issue

Asphalt is tilted 2-3 inches from one end to other and there is a large crack in it.

Dollars can be generated through rentals but ice cannot be guaranteed.

Weather is not constant and a risk to renters with outdoor rink. There are only two outdoor rinks in Calgary. A Life Cycle Study was done to assess deficiencies and Peter Romls was visited so that the stages could be planned.

See slide “other issues”

Gary Debney – CDC Consultants, Project Manager – see slides

Goal – upgrades will allow for the rink to be used more of the year for multi-use

Example – rink in Black Diamond

- Calgary is unique because of chinooks.
- Ramsay is the envy of other communities because of the roof.
- Change from south side to North?
- \$ How much? And who will pay for it?
 - o With active opportunities for a longer season. Ice resurfacing necessary – you need outdoor ice to be same quality as indoor ice (renters are concerned about that). Black Diamond feedback has been positive regarding ice quality due to the artificial ice.
 - o Donations in kind, corporate sponsorship, fundraising, and grant applications. If all came in, the needed money would be available.
 - o Rental and community revenue is potentially very good. West Mt Pleasant arena operates at +30% over budget.
 - o Utilities are expensive for operation but roof brings operation costs down significantly.

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- Can build a rink of the 8-10 mil quality for only 1-2 mil if users are prepared to make a few sacrifices.

Marc Boutin – Architect

- Ramsay Street is high and then topography dips and then another eastward dip towards playground.
- Wanted to use it so that kids coming to ice from shack are on the same level. Currently having to walk down a slipper slope with skates on is treacherous.
- Currently looking west towards a burm, users can't see their cars so redesign will allow them to see their cars.
- People who live on Burns, are on a slope – plan is to landscape area around so there is a green screen around the rink.
- Locating parking so it is invisible to community.
- Majority of parking is a porous paver that the grass grows through so it allows for a green landscape.
- Building has 4 change rooms proposed, community eating space and office.
- Design and scale for future uses and even allows for rentals and future fundraising.

Canteen is 40X60. . A community patio and fire pit will be added. The existing shack and canteen is 40 x 60, old and dark and in need of replacement. The new building is designed to have a lot of natural light

- Community patio space for summer / winter use
- And skate rink, running track for 4 season uses, and relocation of playground structure... vision for concert playing, jogging, cycling, allowing parents to watch their children playing, etc.
- SE view:
- Building is designed for a lot of natural light with cedar shake finish and wood panelling for natural feel.

Dave G.

- downsides: Traffic
- Traffic baselines will be established
- Parking – currently only parking for x vehicles.
- Existing parking will be turned to green space
- Power will be buried, so improves visual
- Noise increase, but will be monitored, will have a rink manager person there, due to revenue to cover it.

Q & A: Panel

Dave is moderator – facilitated the school closure meetings

Angela Williams, CRC – Calgary

Rick [REDACTED] By Law Services. If you have a complaint contact us directly or call 311. Video surveillance system can be installed – caught on tape

Police: Community Liaison and By-Law Officers

Dave (moderator) commended everyone for coming out – shows great level of commitment.

- 1) Be aware
- 2) Be Informed
- 3) Be Engaged

- Q around analysing, what is it, is it a good idea, and will it work out?

- Tonight is not going to decide the fate of this project.

Q: How much is annual budget and where will funds come from?

And if there is short fall how will it be handled?

Q: Will a shortfall go to residents?

No commitment is on the residents to make up a shortfall, as no shortfall is projected.

Q: Why is the chilling plant on the NE corner facing the houses?

A It can't be put on the SE facing the school – we don't have access to school board land which is on the S.

And from a design point of view, we have a visual screen in place.

Police – community liaison – if any legal issues, will be patrolled by police if there are concerns they will increase enforcement. Contact police or by-laws if it is a by-law issue.

The more people that are there then the more it will be self-policed

CPS answer for behaviour: Behaviour by-law and how will that be processed? It is new area for police, so any fighting, alcohol, there are 2 officers that patrol the area 7 days a week, 311 complaints will come through their office. Business cards at the table.

- if problems in the building, then people can be banned from the site for 30 days, afterwards can be fined as well. Cameras usually catch any problems.

Costs can be incurred by community association –

Q: will be there a detailed budget available for the community to view? How/When will it be available?

A: All slides available – city requires full reporting.

(will put it on the web-site – intent is to put bus. plan on the site when it is finished. Detailed financials are complete, but need to do cash flow forecasting)

What is the prospect of community incurring additional costs?

Normal rink revenue is \$100,000

- clarification is “how good are the numbers”
- Q: if we have difficulty maintaining the inferior structure how will a better structure maintain itself? In order to maintain it we need to generate revenue, in order to generate rev we need to increase traffic. What proactively has been done to understand the negative affects.
- “The greater the success of this program the less success of our community”
- parking lot is 60 cars – we are trying to take off street parking – goal to get them off the street, so its better for the site.
- Impact on the community doesn't have to be negative.
- How will the traffic be managed? Can we have proactive, rather than reactive in our planning? Will the community be impacted by the problems – it will be the community policing it, and will we need by-law enforcement on speed dial.
- Lot will be dark, private –
- Q: What safety and security measures are in place?
 - o 1) 4 teams – 2 playing, 2 coming, 2 teams leaving. At the beginning some traffic when people coming and then leaving.
 - o Designed for least amount of impact
 - o Parking in a 30 km hour zone

- These are different traffic issues than some other issues in this community – Spiller Road etc.
- Proactive versus reactive – this meeting and this process is intended to be proactive.
- Negative behaviour – is because no one is there. The more use, the less negative issues there will be.
- Environmental design – what can be done to secure the parking lot; Les from Black Diamond: Majority of bookings are practises so it is not a large volume and 90% is kids so parents bring the kids in. So we aren't swarmed with people. Additional per hour number??? An additional 10 vehicles an hour for practises, for games an additional 20-25 vehicles per hour. 20-40 cars per booking, we are booking 2 hours per day.
- CPS Community Liaison (Erin Partridge): The more people you have as legitimate users then the more it is used for positive things. If people aren't using the areas then you have a less desirable population move in to use it for negative things. Showing that you own and are willing to maintain the space, then you have less dark uses.
- In Black Diamond, the new outdoor rink is behind and hidden – and they expected a lot of vandalism. When graffiti happens they clean up right away, then it lessens the issues. More people, less crime.
- Q: Air quality related to more exhaust and more traffic – can we see studies? A: Air impact studies will be done based on traffic.
- Expected Booking 2 hours / day – as it is in Black Diamond
- Air Quality studies on 30 cars in 2 hours.
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- Lights are on until 11 p.m. with little to no use. Ken King asks how will the artificial rink work and will the minor teams be able to use them?
- Q: recent city meeting mentioned we are required to have 50% usage to outside the community.
- A: CRC – the 50% public use policy means that at least ½ the time it has to be available to community OR open to the public. Generally speaking most use is within the community. It is a very generic statement. Also Ken King's comment was weather related, regarding artificial ice working in a Chinook environment.
- Comment: thanks to volunteers
- Comment: Would love to live near facility like this. But when I saw that there were no facilities downtown, maybe the city in providing ice space in a place like the SE corner of the industrial interface, because there is a lot of space and a lot of issues wouldn't be there like traffic.
- A: The result is that this is an existing facility with the roof already here, there is a foundation here. It would cost probably an additional \$500,000 to build elsewhere, which can be avoided because of there is already a rink here.
- Q: Is this the best spot for a high use facility?
- A: The city would need an exact address to consider a different location for a new facility
- Comment – Lilydale spot would work ☺
- CRC response - There a couple of dozen groups in the city looking for land – Rugby, Frisbee golf, etc... so the land would not be turned to green space, it is already allocated for recreation and would be used for something like this.

- Overall impact per day would be 40 cars maximum – 20 coming in, 20 going out.
- Comment: neighbour wants physical barrier to prevent cars from going into her living room

Comment: I don't live close to this, I live close to Shamrock – and I appreciate that the police do a fairly good job of staying on top of the issues. When I am near the rink, I phone the police or I will let the people see that I see them and that discourages them.

Comment: I live on the rink and see the rink volunteers doing a good job, but I hear that you see that Black Diamond is in a residential area –A: and largest % of our users are from outside the area. Parking/traffic A: 1.5-2hour games. Q off on #'s.? A: mostly youth practises Q: adult hockey is where the noise comes from? How is it broken down between adult and youth? A: very few adult hockey – some seniors – and some at 730 sat morning – outdoor. Q: Summer rental? A: problems with bike polo group. CRC comment: it is UP TO YOU who you rent to. If you have problem renters you will not rent to them again. You won't lose revenue, because there are enough teams looking for space

Q: what is going to happen to the ball diamond that is removed and is used daily in the summer. CRC reply: North diamond is not used much so parks approved the removal of it, and playground encroaches on it. S diamond will stay.

Q: When traffic calming where is the flow? A: the way traffic works, we lobbied for and were successful in obtaining baseline studies. All we have access... limited – study does not include Alexander, Burns and Ramsay Streets, so this will cover that. In perspective – 24th Ave presently sees 3000 thousand vehicles per day. With those people who live around that area see 50-70 vehicles per day, so others with similar designation, see thousands of vehicles per day. It is 100 vehicles on roadway that is designated for 500-1500 vehicles per day.

Q: Scotsman's Hill coalition and rink residents concerned with loss of quality of life. And big piles of snow from the parking lot and shavings from ice. Drainage will be a problem? A: not the case – have a melt pit. The parking lot snow will be pushed to edge of lot and that's where it will stay. It is designed to take the runoff.

Q: Why wouldn't Flames Foundation want to put it into a new neighbourhood so that we are designing it around the rink? On a flat piece of land? Impact of the soil? Soil studies? A: It doesn't matter where you build you have to do soil tests.

Q: What trying to do to get grant \$ is push the phase one through as soon as possible. Zamboni use with volunteers, so melted water will be on Elizabeth's front yard? Isn't it prudent that if you finance the whole thing, its too big of a project to expect people to learn to run and fix the Zamboni? Clarification – better in a lump instead of phases? (who wants to learn to run the Zamboni? Lots of hands)

A from audience – a lot of people would love to have the rink for our kids. Applause. Clarification – I agree, great concept wrong location.