

Report for Annual General Meeting – June 2011
VP Non-Residential Planning, St. Andrews Heights Community Association
Submitted by Liz Murray (with Al Rasmuson)

This is my seventh term as VP of Planning, Non-Residential for St. Andrews Heights. Previous to this, I served 3 terms as VP of Planning and I am currently serving as Past-President. The Non-Residential planning portfolio deals with surrounding development by institutions such as Foothills Hospital and the University of Calgary, as well as our community's parks.

We are members of the South Shaganappi Area Development Council (SSADC) along with Parkdale, Montgomery, Varsity and University Heights. The purpose of this group is to provide a unified voice on common development issues in the area.

We are also members of the South Shaganappi Area Strategic Planning Group where the area residential communities are joined by Alberta Health Services, U of C, University Innovation Park, Cadillac Fairview, Western Securities, Vecova, City of Calgary, Alberta Infrastructure and our local MLA's and Aldermen. The purpose of this group is early awareness, coordination and communication on developments in the area.

Al Rasmuson and Guy McLaughlin represent the community on both of these committees that were incorporated in 2001.

Foothills Hospital/University of Calgary

McCaig Tower is complete and services are moving into the building (patients and ICU have been moved in). Construction is in progress on the enclosed walkway in front of the main hospital building. Maintenance will be conducted on the parking lot east of the main entrance as a short term fix. In the longer term the lot will be incorporated into Tom Baker Cancer Center expansion. In 2011, the Alberta Health Services will begin an update to its Master Plan. Considering a 2 or 3 level parkade for the corner of 16 Ave and 29 Street.

University of Calgary

- Taylor Family Digital Library – construction has been completed on the Digital Library and the Taylor Family Quad.
- EEEL Project (Energy, Environment & Experiential Learning) – the construction of this building on 32 Avenue will be complete in time for classes in September.
- Phase VI Residence – This new 600 room student residence (Yamnuska) on 24th Avenue has been completed.
- Cogeneration Facility – The modification of the current energy center to a power generation and steam distribution facility for Campus will be completed this summer.
- Health Sciences Center – The roof work is behind schedule but is now underway.
- West Campus Master Plan – The master plan has been developed and will be implemented over a 40 year period. Al is the community representative of the West Campus Development Corporation which acts as trustee of a trust to hold and develop the West Campus lands.
- Main Campus Master Plan – The Main Campus Master Plan has been completed. Guy is the community representative of the University of Calgary Master Plan Committee. The purpose of the group is to function as an independent committee that reviews all Main Campus development against the approved Campus Master Plan.
- McMahan Stadium Property – Proposals have been requested to develop complementary concepts for the site. The Stadium is leased until 2059.

City of Calgary

- Communities Area Plan – Open houses were held in the communities in January (St. Andrews held Jan. 26 at Rundle School). This was The study of transportation and land use for the South Shaganappi area has been completed and will be presented to City Council on July 4.
- Foothills Athletic Park – Basic concepts for the Park have been developed. Details will be worked out and presented to Council in October for facilities to be built/enhanced in a 10 year phased project.
- Crowchild Trail Engineering Study – A one year study is being conducted into potential roadway improvements for 24 Ave North to 17 Ave South portions of Crowchild Trail.

Stadium Shopping Centre

Western Securities has initiated a collaborative process to come up with a development plan for the site. On Feb 16, a workshop was held with representatives from the neighbouring communities. Currently Western Securities is holding pre-application meetings with the City to discuss options available for the site.

Former Motor Vehicle Site

Currently 2 more buildings are being proposed for the former Motor Vehicle site in Parkdale. A land use re-designation is being presented to Council on July 4.

Off-leash Park - The City of Calgary is reviewed its policies regarding off-leash dog parks through The City of Calgary Off-leash Area Management Plan. Additional off-leash areas will be added to the City.

Leaf Recycling – runs every mid-Oct to mid-Nov in the gravel parking lot east of the hall. Remember all plant material is accepted except for twigs and branches.

29th St Bike Lane

29th St bike lanes are set up and are awaiting the new lane markings and new traffic signs. There will be 1 lane each way for bike traffic from Hospital Dr to Memorial Dr. The completion of this has been delayed but should happen this year.

Parks

Thank you very much to everyone who helped clean-up the green space along the escarpment and around the hall on May 15th, 2011.

NeighbourWoods

The tree care requirements have now ended and the watering bags will be removed.

City Sign Policy – The City is reviewing the sign policy - contact Nelson Medeiros at Nelson.Medeiros@calgary.ca. Information sessions were held in March.

Contextual Single Detached Dwelling By-law – The City is hosted a discussion on Contextual Single Detached Dwellings. The meetings were held in March.

City Construction Site Code of Conduct - City staff asked for public feedback on the new draft – Adev attended.

Brentwood Care Centre

Intercare Corporate Group Inc. has applied for a phased re-development of their existing Brentwood Care Centre on 16th Avenue. Presently the Centre houses 167 LTC residents with support areas, lounge, chapel and administrative offices. The Centre consists of the original single

storey building, which has a central spine that runs east west and two wings extending to the north and a recent 3 floor u shaped addition to the east. The central block of services and the main entrance are located between the two original wings. The existing building houses 49 residents and the new 3 floor building houses 93 LTC residents

Proposed Development

The proposed development will consist of the removal of the existing easterly single storey north wing (14 residents) and the existing dining room and the construction of a u shaped 4-storey new wing joining the existing 3 storey building. The existing below grade parkade which currently houses 34 stalls and staff and support facilities will be extended to provide additional parking for 9 cars, as well as residents facilities such as a large multi purpose activity room, hair salon and medical offices. In addition new support facilities including a new kitchen and storage facilities and mechanical and electrical equipment rooms. The new addition will extend the internal landscaped courtyard.

The new addition has been designed to meet or exceed the Alberta Health Services Design Standards and Guidelines for New Construction or Rejuvenation of Seniors Care Facilities in Alberta (July 24, 2009). The overall goal for the new centre is the creation of a cohesive community. The building design, materials and decor replicates the look and feel of a traditional, residential neighbourhood. Community spaces are designed and located to encourage residents to spend as much time as possible in activities outside of their units and to allow for informal family scaled socialization.

The site development will incorporate the existing landscape of mature trees and shrubs. Outdoor pathways and secured exterior patios will be woven in the garden areas. Existing underground and surface parking will be accommodated for the new building.

The main issue raised by the SAHCA in a meeting with the architect is transportation. The westerly driveway/ramp accessing/egressing 16 Avenue NW is scheduled to be closed and rehabilitated with traffic being directed to 15 Avenue NW connections for access into the site. The City has allowed the 16th Ave access to remain open until road widening on 16th Ave but most traffic to the site including all public traffic will be directed to 15th Ave requiring removal of parking along one side – likely the south side. This will likely result in more cars using SAH for parking.