

Report for Annual General Meeting – June 2013
VP Non-Residential Planning, St. Andrews Heights Community Association
Submitted by Liz Murray

This is my ninth 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.

SDAB - regularly requests an updated list of people authorized to speak at hearings on behalf of the community. The CA has authorized Liz, Julia, Ken Zdunich, Jacques Gendron, Al Rasmuson and Guy McLaughlin.

~ New West appeal - temporary residential sales centre with sign at 2912 Toronto Cres. The City approved a 2 year permit for this commercial storefront sales office in a property that was originally redeveloped as a single family home. The SAHCA appeal this approval and attended the hearing on June 20th. The appeal was won and the sales office will not be allowed.

Brentwood Care Centre – Intercare Corporate Group Inc. received approval in 2011 for a phased re-development of their existing Brentwood Care Centre on 16th Avenue. Work has been on-going at the site and the neighbours have requested further shielding on the roof top structures.

SSASPG

We are members of the South Shaganappi Area Strategic Planning Group (SSASPG) 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 this committee that was formed in 2001.

Stadium Mall Redevelopment

Stadium Shopping Centre redevelopment will be occurring in the future. Mike Brescia of Western Securities (Stadium Mall owners) is heading the project. Several community forums requesting input from the public have been held by the developer and the City starting in February including a walk-about by the City in March. Several SAH community members have been at these and have been quite vocal about their thoughts on site redevelopment stressing that the existing businesses were valued by the community and every effort needs to be made to ensure those businesses survive the redevelopment process. The City has put forward an Area Redevelopment Plan which was approved in May for University Heights to deal with this development. There will be more opportunity for public input on the site and no firm plans have been submitted.

Foothills Hospital Site

FMC has revived its community advisement group now titled FMC Area Communities Working Group. This group includes University Heights, Parkdale, Montgomery and SAH and will be advising FMC on the updated Master Plan/Development going forward starting with the new parkade and the Cancer Centre. SAHCA is represented by Liz, Jacques Gendron and Ken Zdunich.

The new Cancer facility was announced with a location on the NE corner of the site, across 16th Ave from the Keg. This will result in the removal of about 1,000 parking stalls in the current lot 7. No further information is available on this development at this time.

FMC is also looking at a parkade on the hill above Parkdale to the east of the South Tower. This will replace Lot 1 which needs to be taken out of service within 4 years. The access would still be from the interchange and internal ring road. Parkdale is pressing AHS to look at alternative locations on site and this will be done as part of the RFP put forward to hire the contractor. SAH is pushing for AHS to maximize the use of whatever site they choose to ensure additional structures will not be required in the future. This new parking structure is required ASAP and construction will likely start before the end of the year.

West Campus Plan

The community was asked to provide representation for the new west campus plan. A trust has been set up by the University to develop a plan for the West Campus grounds. Stakeholders in the advisory group include reps from all the surrounding communities, AHS, the alderman's office, traffic, parks, etc. This group was involved in several workshops to help guide the plan's development. The Chairman of the trust is James Robertson and Al Rasmuson is a member of the Board. SAH is represented by Liz, Susan Simm, Will Lock and Guy McLaughlin. The stakeholder group met three times starting in October to lay out ideas for the trust property. The CA members met privately with James twice. This plan has also been presented to the public twice – March and June 2013. The application will go in to the City to begin finalization of the development in July/August. It will come back to the Community for comments. In general terms, the development will be residential based with a "high street" type retail development through the middle. This development is being done to provide income to the University and will not house University facilities. It is estimated about 9,000 residents will be located here as the development is phased in. This will be a mix of multifamily and townhouse type development and will be priced at the higher end. So far there is no surface level parking lots planned and all parking will be on-street or underground. There will be connecting green space throughout the development and pedestrian/bike traffic will be focused on.

Transformation Planning

Four members of the SAHCA were invited to participate at the SSAPG meeting with the City to discuss the new Development Application approval process on April 10th. Will, Liz, Guy, and Al represented SAHCA. Many other communities and reps from the surrounding businesses/institutions were also there including Stadium Mall reps. The City will be bring in a new planning system involving 5 stages – Imagine, Explore, Input, Analyse and Output. The purpose is to streamline and speed up the approval process. A follow-up meeting was held in June and more opportunity for input will be available in the future.

Shaganappi Trail Corridor and HOV Implementation Study (Al Rasmuson)

The preliminary design concepts were presented on November 6, 2012 at the Varsity Acres Presbyterian Church. The Calgary Transportation Plan reclassified the section of Shaganappi Trail south of Crowchild Trail to Bowness Road as an Arterial Street, The remainder north of Crowchild Trail remains a Skeletal Road (Expressway).

The study has 2 parts:

- A corridor study for the Arterial Street that includes
 - o Develop a plan to encourage walking and cycling
 - o Develop a plan to enhance Transit
 - o Confirm right-of-way
 - o Support land use goals
- HOV implementation study for Shaganappi Trail from Stoney Trail to Bowness Road.

This open house is focused on outlining the alternatives and receiving feedback. The preferred concept will be developed over the winter and reviewed with the stakeholder group and then presented at a 2nd open house in the Spring. The study is planned to be complete in May 2013. The study is available on Calgary.ca by searching for “Shaganappi Trail Corridor Study”.

Some concepts/concerns on the section between Market Mall and Bowness Road:

- New intersection into West Campus will provide another access to distribute traffic for the future developments
- The alternatives for the 16 Ave interchange must retain the capability for North-bound Shaganappi to access East-bound 16th Avenue to provide an alternative to 29th Street to access FMC and 37th Street interchange.

Crowchild Trail Open Houses

Two open-houses were held in November to present ideas and solicit feedback from the public regarding changes to Crowchild Trail from 24th Ave NW to 17th Ave south of the river. Several options were presented for each intersection along that section of Crowchild and the public was asked to provide feedback on those options. Several members of the community were present at the first open-house at the Red and White Club. Note that the City does not have the funds to pursue any of these options at this time. After public input, the City shelved the plan declaring that it was a complete disaster and they would be starting over to address Crowchild problems.

Crowchild Trail Community Initiative

After the disaster of the City’s efforts in addressing the problems with Crowchild Trail, a community initiative was started the communities affected by the redevelopment of Crowchild Trail. The Crowchild Communities Initiative (crowchildtrail@gmail.com) includes SAH which is represented by Liz and Will Lock. This community initiative has not been effective and its future is unknown.

Transportation Corridor Review Project

This was initiated last week to inform how Calgary Corridor Studies will be done in the future. Changes to the City’s procedures are needed to ensure the public is properly engaged when these types of studies are done and is in response to the disaster that was the Crowchild Trail plan. For more information about the project, visit www.calgary.ca/corridorstudies.

Calgary Transit on the NW Hub

Calgary Transit has launched a study to look at how we can improve transit service and access in the Northwest “Hub” – the part of the city around Brentwood, the University of Calgary, AB Children’s Hospital, and Foothills Medical Centre. To learn more and provide your input go to www.itsyourhub.ca.

Stadium Shopping Centre

Western Securities has initiated a collaborative process to come up with a development plan for the site:

Western is working with the City and local communities to try and incorporate a green buffer space (MR land) adjacent to 16th Avenue into the redevelopment. It has been agreed to in principle by the JUCC, but has not been approved to date. Questions

surrounding the 16th Avenue and 29th Street intersection will substantially affect the amount of land available for this green space.

Park Clean-up

The spring clean-up was held on Sunday May 5th. Thanks to Pitch-In who provided the supplies and the 25 community members who came out to help. The toboggan hill needed the most help.