

Report for Annual General Meeting – June 2015
VP Non-Residential Planning, St. Andrews Heights Community Association
Submitted by Liz Murray (Al Rasmuson)

This is my eleventh term as VP of Planning, Non-Residential for St. Andrews Heights. The Non-Residential planning portfolio deals with surrounding development by institutions such as Foothills Medical Centre, Brentwood Care Centre, and the University of Calgary, as well as our community's parks.

Foothills Medical Centre Area Communities Working Group (ACWG)

This is a group consisting of FMC reps as well as AHS and the communities of St Andrews Heights, University Heights and Parkdale. The group worked on plans for the replacement of the lot 1 with a 5 story parkade providing about 2000 stalls. The community consulted with neighbours and there was approval of the plans by the City. The City also approved the expansion of surface lot 8 by ~100 stalls. This is now on hold pending a decision on the Cancer Centre.

Development permit applications were received for the extension of the DP for the temporary emergency building in the FMC site. This is an existing facility and the community supported the extension.

FMC has started the master planning process. Liz represented the surrounding communities at the stakeholder engagement planning session and will be involved going forward.

Calgary Cancer Project

There had been a traffic impact assessment done in advance of the build on the FMC site. With the change in governments the site of the Cancer Centre is no longer known and all projects have been put on hold including the Lot 1 parkade and the surface lot 8 expansion. The project was to be a 109,000 m² facility on the corner of 16th Ave and 29th St.

STARS

With the change in helipad location and the introduction of a bigger helicopter, noise has become more of a concern as YYC approved the flight path directly over the community. The community worked with FMC and STARS representatives to get the flight path moved back to the major road ways and get the angle of flight to be a little steeper. This has resulted in a reduction in noise from the helicopters.

West Campus

The West Campus Development Trust (WCDT) was formed to manage the development of the West Campus lands. Al Rasmuson is on the Board of Directors as Community Representative. The City Planning Commission approved the land use plan in September. The community is in full support of this project. A Request for Qualifications from builder/developer partners and a Request for Qualifications from assisted living providers were released earlier this year. The proposed naming plan for the roadways has also been submitted to the City and will honour the University Chancellors. It will be called the University District.

Western Securities - Stadium Shopping Centre

Several stakeholder meetings were held over the last year to update communities and ask input on the complex design. A land use amendment application was submitted for the 16th Ave green space in advance of it being sold to Western Security.

Brentwood Care Centre

Intercare submitted an application for the phase 3 expansion. This will add 191 beds to bring the total to 334. A portion (63) will be assisted living beds. The community asked for a few changes and supported the application. This is awaiting approval by the City.

City of Calgary

Secondary Suites

Liz has been involved in the engagement sessions held by the City. The community does not support the bylaw change allowing secondary suites in the community. The by-law has passed the first reading.

Crowchild Trail Corridor Study

This 6 phase study involving 24th Ave N to 17th Ave S. It started in March and the engagement process has begun. We are in Phase 2 – confirming the study goals. Surveys were circulated in the community – please return them to the hall mailbox. There are a number of engagement opportunities available this month including workshops, walking tours, bus tours and idea boards posted on pathways and at LRT stations – check the Calgary.ca webpage. The study should result in a plan for the improvement of Crowchild and take about 18 months.

Shaganappi Trail Engineering Study

The Shaganappi Trail study, involving a HOV study from Stoney Trail to 32nd Avenue and a corridor study to identify future transportation requirements on the section from Crowchild Trail to 16th Avenue (16th Avenue interchange not included), was approved in February. Design and consultation of the Shaganappi Trail/ 16th Ave intersection will begin this fall.

Transit Project

The North Crosstown BRT (bus rapid transit) servicing Brentwood, West Campus, 16 Avenue to 36 Street NE is in detailed design and is expected to start service in 2018.

29th Street and 16th Avenue Intersection

Intersection improvements are being designed and construction will not begin before the spring of 2016.

Foothills Professional Building

Lease for parking lot on the north side of the building (adjacent to 16th Avenue) was renewed for 2 years.

University of Calgary (U of C)

The U of C is conducting a number of capital projects for completion in conjunction with its 50th Anniversary in 2016 and includes the following:

- Taylor Institute for Teaching and Learning – Construction started in the fall of 2013 on the site of the former Nickel Art Museum. Expected completion in 2016.
- Residences – Construction started in the fall of 2013 and involves a grad student building (Crownsnest Hall) north of the Oval with 390 beds and an upper year undergrad building (Aurora Hall) on 24th Avenue with 268 beds. Occupancy expected in fall of 2015. Demolition of the 3 existing 1988 Olympic-era residences along 24th Ave began in May.

- Schulich School of Engineering Expansion – Construction started in 2014 with expected completion in 2017.

Work on a new Master Plan (Long Range Development Plan) for all of University of Calgary lands will begin in the fall. It will include a protocol with more consultation points.

Brookfield Development on 29th St and Parkdale Blvd.

Brookfield Residential is planning a 3 storey 24 unit development on the property on the NW corner of the intersection with access from 30th Street. Project is going to City Council in July.

Rundle School

The school has tentatively been sold – details will not be available until the final sale is done.