

**ST. ANDREWS HEIGHTS COMMUNITY ASSOCIATION**  
**2504 13 Ave. N.W., Calgary, AB. T2N 1L8**



Board Meeting Minutes October 24 2016  
Meeting held at the SAHCA Hall

Present: Jacques Gendron, Lea Meadows, Liz Murray, Ken Zdunich, Brenda Annala, Catherine Gulinao, David Cary, Kevin Noakes, Adev Ahluwalia, Michael Fuchs.

Prior to calling the meeting to order there was a time to recognise Brenda Annala as our Neighbourhood Community Coordinator as she hands over the role to Catherine Gulinao. The Board extended their heartfelt appreciation to Brenda for her support and service these past several years. We welcomed Catherine Gulinao and look forward to working with her.

**Meeting called to order** 1922. Quorum achieved.

NOTE: Quorum consists of four elected members of the Board.

The Hall clock is missing.

2016 September minutes approved.

ACTION:

Lea Meadows will arrange for the September minutes to go on the SAH Website.

## Review Board decision-making processes

Liz Murray, Lea Meadows, Jacques Gendron

### Non-residential Planning Decision-making Processes

Liz Murray

#### *Process*

1. VP Non-residential receives plans of non-residential planning projects that will affect St Andrews Heights.
2. VP Non-residential circulates plans to the Key Resource People approved by the Board annually for a one year term to support the VP Non-residential in assessing the impact on SAH of these projects. The Plans are shared at this stage with the President and Treasurer in those cases where they attend the specific project-related external stakeholder meetings. The plans are routinely shared with Al Rasmussen who serves as a Key Resource Person for SAHCA Board on the South Shaganappi Area Strategic Planning Group (SSASPG).
3. VP Non-residential compiles a response taking into consideration the input provided by the Key Resource People and circulates it to the Board for input.
4. VP Non-residential finalises the SAHCA official response ensuring the response reflects the opinions of the Board.
5. VP Non-residential copies the Board on the filed official response.
6. Secretary files a copy of the official response in the relevant month of the Official Board Minutes both electronically and hard copy.

### SAHCA Board Decision-making processes

Lea Meadows

ACTION:

This will be brought forward to a future meeting.

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Code of Ethics

Jacques Gendron

**ACTION:**

Jacques will develop relevant clauses for the SAHCA board review by year end.

**SAHCA Bylaws**

Jacques Gendron

**ACTION:**

Jacques will send the amendments approved at the 2016 SAHCA Annual General Meeting to Ken Zdunich by November 15.

Ken will incorporate the amendments into the Official Bylaws which will be sent to the Province by November 30.

**Hall Coordinator Job Description**

Jacques Gendron

**ACTION:**

Jacques will circulate to the Board the Job Description updated by Judy Wark.

This item will be brought forward to the November 2016 meeting for discussion and approval.

**VP Communication**

Jacques Gendron & David Cary

Jacques read the proposed role description to the Board. Key changes: deleted reference to “events”; expanded to include seeking advertising opportunities for the newsletter and coordinating materials that are to go on to the website. David Cary noted that he is working with Gwen Schaeffer (webmaster) and will be meeting with both Gwen and Jeremy Mortis (IT support) on how best to go forward.

**MOTION:** That the revised VP Communication role description be adopted by the SAHCA Board.

Moved: Ken Zdunich

Seconded: Liz Murray

Approved Unanimously.

**MOTION:** That David Cary be appointed to the position of VP Communication for the SAHCA Board

Moved: Jacques Gendron

Seconded: Liz Murray

Approved Unanimously.

**ACTION:**

Jacques to circulate the revised VP Communications role description to the Board

Lea to attach the revised role description to the minutes.

Lea to provide Gwen with relevant contact information for David to Gwen for inclusion on the website.

David to include his contact information in the newsletter.

Jeremy to set up a VP Communication email address for David.

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## Community Survey

David Cary

As there were only 31 responses to the survey further action will be taken.

**ACTION:**

David will send a Survey Monkey link to Liz for inclusion in a community email distribution encouraging residents to complete the survey.

## Facilities

Michael Fuchs

In addition to the attached report:

### Waste bins & Recycling

As a result of the background work completed by Liz Murray, a new lower cost contract is in place effective immediately for waste and recycling services.

### Skating

Michael Fuchs is looking for a bench for the skate room.

**ACTION:**

Catherine Gulinao will forward to Michael a listing of playground equipment supplies.

### Hall Appraisal

Outstanding.

## Correspondence

Lea Meadows

Received since the 2016 September Board meeting, and available in the SAHCA electronic Document Repository in the Secretary under Correspondence for 2016 10 October Board Minutes:

- City Charters Overview Package
- Community Needs and Preferences Research Final City Wide Report September 26, 2016
- Community Needs and Preferences Research Ward 7 September – 2016

## Newsletter

David Cary

\$82.00 revenue ahead of expenses for the October newsletter and there are additional ads for November. The Board discussed how best to handle the Councillor's monthly report as we head into a year leading up to a municipal election. The balance of providing relevant information regarding what has been done by the Ward 7 Councillor to SAH while not providing an inequitable election platform was discussed.

**ACTION:**

Liz will introduce David to the Ward 7 office representative (Dale Calkins) so that they might look at how best to address this in a sensitive and equitable manner.

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## VP Residential

Adev Ahluwalia

In addition to the attached report:

### DP2016-1769

The Board discussed at some length concerns regarding aspects of the dwelling that were built, even though they had not been approved as part of the original DP processes; this was then followed by The City authorizing them after the fact.

### DP2016-2018

Liz provided detail as she has been managing this DP processes. The DP was approved last week with concerns raised about the plan having been addressed by the developer/owner. One variance has been allowed (height of the garage as it is a sunken garage). No variance was necessary for the 3<sup>rd</sup> storey on this development as it remains within the envelope of permitted height. It is the view of several Board members that, while, approved, the plans are not in harmony with the existing streetscape and represent a jarring change to the streetscape.

The Board discussed at length the question of what constitutes 'contextual.' SAHCA Board has frequently raised concerns about what is being defined as acceptable in new development in established communities by The City. Several members of the Board are frustrated at what they see as the failure of the development process to being sensitive to the individual character of established communities as well as a lack of transparency in the development review process. There is a lack of confidence that community concerns or perspectives are being addressed.

Should the Board believe that this plan should be appealed, that appeal must be submitted before November 3<sup>rd</sup>.

#### ACTION:

Catherine Gulinao will research what options are available to raise concerns from those tried in the past and share those as soon as possible.

Jacques will review the plans and advise the Board of his assessment of whether or not an appeal is warranted.

### Overhead wires

Adev Ahluwalia commented on the frequency with which new developments end up with cables needed to power streetlights being cut (when the sidewalk is cut for the trench to access water conduits), Enmax not repairing the cut cables, and instead stringing powerlines from an active street light to the inactive one. This is not consistent with this neighbourhood being one in which there are not overhead lines. Making complaints through 3-1-1 have not been effective.

#### ACTION:

Adev will contact Ward 7 office to see if they can assist with this problem.

## Sports

Kevin Noakes

### Tennis Court Wrap

Tomco said that the wrap could be removed completely or could be rolled up and left in. Rolled up, the wrap is tolerant of winter weather but at risk of being vandalised. Removing the wrap would increase the time to reinstall it next spring. The Board chose to have the wrap removed. This will be done October 29<sup>th</sup> with 6 volunteers under the supervision of Tomco.

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Soccer: online registration and payment

Kevin Noakes said that there were people choosing not to register their children with SAHCA activities because they can register and pay on-line with other community associations. Kevin met with Jeremy regarding options who said that online register and payment is quite do-able. Ken Zdunich expressed his reservations about the use of an on-line system increasing work for both himself and Kevin. The Board left it with David to explore with Jeremy, Kevin and Ken to see if there are ways that this might be done without generating more work for Board members.

**ACTION:**

David to discuss the background regarding online registration and payments with Jeremy.

## Neighbourhood Community Coordinator

Catherine Gulinao

Please review attached report.

## Non-Residential Development

Liz Murray

Please review attached report.

## Treasurer

Ken Zdunich

In addition to attached report:

Ken had a meeting with the auditor who is very pleased with the work and books of SAHCA Board.

## President

Jacques Gendron

Feisal Lakha and his team will be present at the Hall on November 24<sup>th</sup> to meet with interested community residents regarding the Crowchild Trail study. Feisal has been alerted to SAHCA concerns regarding the planned changes to University Drive and how drivers will enter/exit the community.

**ACTION:**

David will see if he can pull out an ad for the community meeting from the President's report for the November newsletter. Regardless he will **bold** the relevant text in the President's report. He will arrange for a sign as soon as possible for the community notice board about the November 24<sup>th</sup> meeting and provide Liz with text for a community email distribution notice.

## Absences

Lea will not be able to attend the November meeting.

Meeting adjourned 2122

Next Meeting: 2016 November 28<sup>th</sup> at the SAHCA Community Hall

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**Attachments**

Attachments are included in the order in which they are referenced in the minutes.

1. VP Communication role description
2. Facilities Report
3. Residential Planning Report
4. Neighbourhood Partnership Coordinator Report
5. Non-Residential Planning Report
6. Treasurer Report – October 2016
7. President Report



## VP Communication Role Description

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November 2016

- Responsible for the SAHCA Newsletter and Coordination with the Newsletter Editor.
- Responsible for ensuring SAH community members are aware of community issues and events through the newsletter and/or other related notices such as e mail distributions to the community e mail list, special notice distributions through the newsletter network, etc.
- Responsible for managing the SAHCA website and providing guidance to the SAHCA Website Administrator.
- Seeks advertising opportunities for the community newsletter to generate newsletter operating revenue.
- When required, acts as liaison with other external organizations which propose activities and request community association involvement. Refers queries from external sources and external stakeholders to the relevant Board member and collaborates to address specific issues and responses to external stakeholders.
- Annually review and as necessary update role descriptions for the key volunteer resource individual in the VP Communications area.

### *Newsletter Editor – Volunteer Role*

- Coordinate the publication of the nine annual community newsletters published and delivered to all community residents.
- Works with the VP Communications to ensure advertising is sold and advertising artwork is received.
- Collects, contributes and edits content as required for each community newsletter.
- Completes design layout and production of newsletter artwork files for each issue.
- Arranges for the printing and delivery of the newsletter through the four established delivery routes.
- Coordinates and pays the Newsletter Carriers and ensures there are enough carriers to achieve delivery schedules.
- Ensures all invoicing information is accurate and coordinates invoicing advertisers with the SAH Treasurer.
- Supports the VP Communications as required.

### *Website Administrator – Volunteer Role*

- Responsible for maintaining the SAHCA Website and keeping the Website current.
- Coordinates updates with the VP Communications.
- Supports the VP Communications as required.



# Facilities Report

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October 2016

Thanks to Liz for starting the ball rolling on getting our Waste manager issues resolved. The two new waste/recycle bins will be delivered on Nov 1 with a monthly pickup as before. We will have to expand the waste enclosure we have today to accommodate the addition of the recycling bin.

Regular maintenance was performed in the hall including the replacement of the lens for the light in the kitchen.

Michael  
VP of Facilities



# Residential Planning

## VP Planning - Residential Report

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October 2016

- No new residential applications

### DP2016-1769 - 2556 Toronto Cres NW

- A resident recently noticed a tarp covering what was likely additional construction to a completed project.
- May 18 - VP-R received ePermit application via email - changes (to an existing building) include:
  - 3 flr balcony
  - Increased 2nd floor balcony
  - Changes to exterior materials
- May 20 - VP-R responded with questions regarding the changes
- June 2 - Druh Farrell's office (Dale?) responded to VP-R concerns to the File Manager on the application (Robert Auclair). Saying "not acceptable" to build and then apply or for changes after the fact.
- "This is to advise you the Development Authority approved the above noted development permit application on July 6<sup>th</sup>. Your concerns regarding this application were taken into consideration during the review process. Please see attached Conditions of Approval and Reasons for Approval." << only correspondence from this file manager.

- DP2016-2018 - 2915 11th Ave NW
  - A resubmission of this application seems to have been approved.
  - Liz may have more details

Adev Ahluwalia



## St Andrews Heights Community Association Neighbourhood Partnership Coordinator Board Report

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October 2016

<p><b>Contact Information:</b>                  Catherine Gulinao, Neighbourhood Partnership Coordinator, Calgary Neighbourhoods                  T:403-476-7171   C:403-969-4424   F:403-476-7191   <b>Email:</b> catherine.gulinao@calgary.ca                  Mailing Address: The City of Calgary   Mail code: # 88                  P.O. Box 2100, Station M, Calgary, AB Canada T2P 2M5</p>	
<p><b>NPC Requests</b> (ex., Board motions, LOC requirements, etc.)</p>	
<p><b>Introduction</b></p>	<p>Moving forward, I will be your Neighbourhood Partnership Coordinator. I am very excited to be working with your community association!</p>
<p><b>External Partner survey</b></p>	<p>The deadline to complete the external partner survey is October 31<sup>st</sup>. Please take a moment to fill it out as it helps us to guide our work and focus with our groups. You can find the survey link here:  <a href="http://fluidsurveys.com/s/ExternalPartners2016/">http://fluidsurveys.com/s/ExternalPartners2016/</a></p>
<p><b>Capital Conservation Grant</b></p>	<p>The grant application process is now ongoing, that means no deadlines to apply. I am happy to assist with the application for items listed in your lifecycle plan.</p>
<p><b>NPC Supported Items</b> (ex., Programming, Resources, Best Practices, etc.)</p>	
<p><b>Outdoor Rink Workshop</b>  <b>Date:</b> Wednesday, Nov. 9<sup>th</sup>, 2016  <b>Time:</b> 7:00 – 9:00 pm (light supper provided at 6:30 pm)  <b>Location:</b> Queensland Community Association                  4909 Forego Ave. S.E.</p>	<p>The 2016/2017 outdoor rink season is just around the corner. Join volunteers from other community associations and adopt-a-rinks to learn how to build and maintain your outdoor ice. Come share your stories and tips with other community volunteers. This event is free and light dinner will be provided at 6:30pm.                  For more info or to register by November 8, 2016 go to:  <a href="https://2016outdoorrinkworkshop.eventbrite.ca">https://2016outdoorrinkworkshop.eventbrite.ca</a></p>
<p><b>ReTree YYC program 2017</b></p>	<p>St. Andrew’s Heights Community Association has been selected to be part of the ReTree program in 2017. The primary goal of ReTree YYC is to work with citizens to encourage the proper planting and maintenance of our urban forest. Additionally, new City trees will be planted to continue growing our urban forest. More information will be made available in the next few months.</p>
<p><b>Dates to Remember</b> (ex., Workshops, Grant deadlines, etc.)</p>	
<p><b><u>Federation Workshop</u></b></p> <p><b>Building Community: Engaging Through Safety Initiatives</b>                  Join us as we talk about exciting ideas for getting residents interested in your community and community activities. This workshop will have a special focus on practical community engagement based approaches to community safety and neighbourliness.  <b>Date: Tuesday, November 1, 2016</b>  <b>Location: Federation of Calgary Communities (1609 - 14 Street SW)</b>  <b>Time: 7:00pm - 9:00pm</b></p>	

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<b>Did You Know...? (ex., City-wide Events &amp; External Opportunities, etc.)</b>	
<b>Check out these important updates from The City of Calgary</b>	
Thinking about a renovation project this fall? Before you pay for materials, hire a contractor or do it yourself, let The City guide you on the permitting and inspections process.	<a href="http://calgary.ca/myhome">calgary.ca/myhome</a>
Celebrate National Child Day on Sunday, November 20 with an afternoon of free activities and entertainment at Ralph Klein Park.	<a href="http://calgary.ca/parksevents">calgary.ca/parksevents</a>
Recreation is for everyone! We offer classes that respond to the varying needs of all Calgarians, of all ages and abilities; including those experiencing chronic health conditions.	<a href="http://calgary.ca/gentlefitness">calgary.ca/gentlefitness</a>
Don't let the snow hold you back! The Winter 2017 Recreation Program Guide is on stands and online November 23rd. Registration starts November 28th.	<a href="http://calgary.ca/recreation">calgary.ca/recreation</a>
We want to hear from everyone who has an interest in how to help grow, foster and encourage sport and sport opportunities in Calgary. Contribute your input to the Calgary Civic Sport Policy review.	<a href="http://engage.calgary.ca/sport">engage.calgary.ca/sport</a>
Stay informed this winter about the City's snow and ice control procedures.	<a href="http://calgary.ca/snow">calgary.ca/snow</a>
Fun and FREE activities for children, youth and families all year-round. Find out what's happening in your area, visit <a href="http://calgary.ca/communityprograms">calgary.ca/communityprograms</a> .	<a href="http://calgary.ca/communityprograms">calgary.ca/communityprograms</a>
Learn about The City's accessible programs including accessible transportation, accessible recreation facilities and classes, assisted listening devices and much more	<a href="http://calgary.ca/accessibility">calgary.ca/accessibility</a>
Do you know an individual, group or organization who is improving the lives of those with disabilities in our community? Nominate them before Nov 18.	<a href="http://calgary.ca/accessibility">calgary.ca/accessibility</a>
<b>How NPC can assist your community association/social recreation group:</b>	
<b>Engagement</b>	Engagement Needs, Engagement Plans, "Telling the Story", Raise Awareness, Connect with Residents, Reporting and Evaluation Actions
<b>Organizational Development</b>	Board Governance Practices, Strategic/Business Plan Development, Bylaw Review, Risk Management Practices, Operational Policy and Procedures, Committee Structure, Human Resources, Marketing, Promotions and Communication, Programming
<b>Connecting City Resources</b>	Land Needs, Programming Needs, City Information
<b>Financial Management</b>	Financial Best Practices, Annual Financial Statements and Reviews, Grant and Funding Resources
<b>License of Occupation (LOC/Lease)</b>	Initiating LOC/Lease, Land Stewardship, Administration of LOC/Lease, Third Party Agreements, Letter of Understanding, Exiting LOC/Lease
<b>Facility Maintenance &amp; Capital Construction</b>	Capital Construction Projects, Policy and Process, Lifecycle Management of Facilities and Amenities
<b>Connecting City Resources</b>	Navigation and Alignment of City Services, Leverage City Resources to Support Communities, Connections to Other City Business Units and Departments



## VP Planning Non-residential Report

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**October 2016**

### **Foothills Medical Centre Area Communities Working Group (ACWG)**

Next meeting is Thursday October 27<sup>th</sup>. A community update will be sent following the meeting. Removal of the parkade has begun and AHS has received good feedback regarding the temporary lot at ACH and the shuttle service. The backup boiler will be installed mid-November to service the power plant during turbine refurbishing.

### **Calgary Cancer Project**

An open house was held at the Project Management Office in Parkdale the evening of Wednesday, October 12<sup>th</sup>. The TIA update has been submitted to the City and will be shared with the communities once the City has reviewed it.

### **Western Securities - Stadium Shopping Centre**

Nothing to update.

### **West Campus Development – University District**

39<sup>th</sup> St intersection will be completed in the spring of 2017. Signals are going in now and intersection will be open in November. A marketing centre will be open in Feb 2017. Bids are being accepted for the grocery store tenant, hotel and assisted living. WCDDT office is moving to Allistair Ross Technology Centre for more space.

### **University of Calgary**

The summary responses to the feedback given at the LRDP (Long Range Development Plan) open houses in May are available to view online at: [www.ucalgary.ca/campusforward/node/44](http://www.ucalgary.ca/campusforward/node/44).

### **16<sup>th</sup> Ave – 29<sup>th</sup> Street**

Utility upgrades to this intersection will begin in October? General contractor is Standard General and they are delayed. Trees have been removed and staking is in place. Signage warning motorists has been put along 16<sup>th</sup> Ave. Work will be completed late 2017.

### **South Shaganappi Trail Study**

Preferred concept selection is ongoing. Next stakeholder session is Tuesday October 25<sup>th</sup> at Foothills Academy. Preliminary concepts will be reviewed.

### **Crowchild Trail Corridor Study**

Two open houses were held in October. There will be an internal community meeting with project managers later in November.

### **16<sup>th</sup> Ave Corridor Study**

Will begin in 2017 to look at the portion of 16<sup>th</sup> Ave from Shaganappi Trail to 10<sup>th</sup> St.

### **Brentwood Care Centre – Phase 3 Expansion**

Any concerns regarding site work should be directed to Liz who will follow up with Victor Kallos. Doug Bartlett is the Intercare Project Manager (cell 403-605-9286). The concrete floor is being poured. Updates can be found here: <http://www.intercarealberta.com/about-intercare.html>

### **Chief Crowfoot / Rundle School**

The school has been sold to the Maria Montessori Education Centre. Liz has introduced them to the CANA project manager so they can discuss options for use of the school.

### **South Shaganappi Area Strategic Planning Group (SSASPG)**

The SSASPG meeting was held October 5<sup>th</sup>. Next meeting will be November 2<sup>nd</sup>. 16<sup>th</sup> Ave BRT work is continuing – 22 pairs of stops will be upgraded and 7 new pairs will be added. Montgomery has indicated MEC will be moving into Trinity Hills. Varsity is getting a new firehall.

### **Market Mall**

Nothing to update.

Liz Murray



## Treasurer's Report

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St. Andrews Heights Community Association  
 October 24, 2016

**RBC Long Term Investments – Latest Information**

Latest Statement – September 31, 2016	\$251,995.45
(Last Prior Statement: August 31, 2016: \$251,649.91)	

**First Calgary**

September 30, 2016 Balance	\$14,382.58
(August 31, 2016: \$9,485.54)	
September Deposits: \$8,425.41	
Memberships: 0	
September Withdrawals: \$3,528.37	
Large (or unplanned) withdrawals:	
On Call Mouse – Aug, Sep, extra Cleaning ....	\$1071.00
Waste Management (auto withdrawal) .....	\$854.31
David Cary – Reimburse Sep Newsletter print/del	\$403.45
Michael Fuchs – Reimburse for Roto-Rooter.	\$283.50
Next large withdrawals (will be on October First Calgary stat):	
David Cary – Reimburse Oct Newsletter print/del	\$403.45
Waste Management (auto withdrawal) .....	\$343.72
McKenna Psychology – Refund .....	\$305.00

**Deposits**

September 30	\$8,425.41
October 13 (Membership Drive: \$5,405.00)	\$5,825.00
October 20 (Membership Drive: \$770.00)	\$2,055.00

**Receipts – on hand for deposit** (as at October 23, 2016)

(For deposit by month end)	\$0.00
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**Notables**

- Auditor's letter to management
  - Review responses with Auditor
  - Input re: expense governance
- Insurance Renewal - December

Ken Zdunich



## President's Report

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Greetings fellow residents,

Never say never in Calgary – snow in the first week of October!! I guess we're in for a rather bumpy transition from summer to fall to winter! What a jolt having to shovel sidewalks in early October! I know, quit with the whining, this is Calgary.

As you have all noticed, demolition of the Foothills parkade has finally started. Access into and out of the hospital site is a bit challenging. Ken Zdunich has met with Foothills representatives to improve the signage indicating changes to traffic flows and parking options and we expect Foothills will adopt a number of Ken's very practical suggestions. And we have signs on 16<sup>th</sup> Ave. indicating road widening at 29<sup>th</sup> and 16<sup>th</sup> will start this month, so be prepared for further disruptions on surrounding thoroughfares. And of course, the new Cancer Centre has been in the news recently with site preparation to start in late 2017 with the facility to be fully operational by 2024.

The City hosted two open houses on the Crowchild Trail Study in late September. We have requested a special session for SAH residents given the very significant changes being proposed for Crowchild Trail and perhaps more importantly for University Drive as part of the Crowchild trail upgrade. These changes will significantly impact how SAH residents enter and exit our community. The proposed changes are not finalized but Council will be asked to approve most of the changes in principle in December. **We have confirmed with the City our Community Hall for the evening of November 24 for a presentation and Q & A on the Crowchild Trail Study. I would encourage as many SAH residents as possible to attend. I believe we need to fully understand what is being proposed and why and provide our feedback on this very important initiative.**

At the end of September, the Executive met with the new owners of Rundle School (Chief Crowfoot). Servejit Massey is one of the principals behind Maria Montessori Education Centre (she is also the school principal). They have been operating for some 15 years and do indeed have a long-term plan for their new facility. They actually took possession of the school building in October but for operational reasons are unlikely to occupy the school until the beginning of the 2017 school year. Although SAH is quite a safe community, the owners understand that some form of regular activity such as daily parkers would maintain some vehicle and people traffic flow in and around the school. To that end, we are engaging with Rundle school and the construction folks working on the Foothills parkade as well as the Foothills committee we regularly deal with about having some of their staff rent parking at the school for the next several months.

Given we have not seen or heard back from City Streets on the Toronto Cres. no parking initiative, we have requested another site meeting with the Streets' representative. We'll provide the community with an update as soon as we have one.

We are still looking for a volunteer to assume the important role of Hall Rental Coordinator. Please contact me directly if you have an interest. Best regards, Jacques