

**West Springs Cougar Ridge Community Association AGM**  
**June 8, 2010 at 7:00 pm**  
**St.Joan of Arc Elementary/Jr High School**

**Board members in attendance:** Lars Lehmann, Sandra Dragich, Wayne Kubasek, Kevin MacDonald, Carrie Smith, Linda Zavarella, Chris Tattrie, Don McLeod, Cara Griffeth & Tom Malyszko.

**Regrets:** Sheldon Ibach, Don Nicholson & Rudy Boonstra.

**City of Calgary community representative:** John Merriman.

**Community members in attendance:** Soleil Hurst, Nigel Cairns, Kevin Cholowsky, Mary Vos, Hank Vos, John Curda, Andrew MacLachlan, Dionne Batchelor, Shannon Nelson Evers.

**Call to order:**

Meeting called to order by Lars Lehmann at 1900 HRS.

**Approval of Agenda & Minutes from Last meeting:**

The WSCR agenda for the meeting was adopted. Minutes from last meeting accepted.

**Agenda/Presidents Report:**

**Agenda:** No new items to add to the agenda.

**Presidents Report: Lars**

**A recap for the year:**

- WSCR CA has had a successful soccer season with 400 children registered for house league soccer. This year soccer was expanded to include U10 boys and girls.
- There has been a lot of development issues-see development for update.
- This year we have developed a new website that should be up and running in a month or two.
- WSCR CA is in a good financial position with strategic plans to expand our fundraising realm to a casino in the fall. This will help fund future sports and social programs for the community. 35 volunteers are needed to make this a success. Please consider volunteering for this event.
- Our 4th annual Community Clean up will be held Saturday June 19, 2010 from 9:00 am –2:00 pm at West Springs Free Methodist Church 742-85<sup>th</sup> Street SW.
- Stampede Breakfast will be held in the field east of St.Joan of Arc School Saturday July 17/10 starting at 9:00 am.
- New schools in our community have helped build a sense of community. We would like to focus on more social programs to help connect with our fellow community members. With that said, anyone who would like to help out and assist with social activities or bring your idea to the table please sign up. We would be glad to have you.

## **Agenda Item**

### **Treasures Report: Cara**

- Total income for 2010: \$42,393, for 2009: \$39,307. This past year we saw an increase in income mainly due to volunteer grants from Encana.
- Expenses increased this year from \$26,248 for 2009 to \$30,584 for 2010. The list of expenditures are as follows: soccer, cougar camp, stampede breakfast, community clean up, insurance, bank fees, advertising, graffiti removal, membership-Gift Tool, miscellaneous and facility expenditures.
- Net income for 2010, \$11,808.

Motion made by Linda to accept the budget, seconded by Tom and passed.

## **Agenda Item**

### **Development Report: Wayne**

Since last year's AGM, there has been a lot of activity within our Community boundaries:

1. A land use amendment for a mixed commercial/retail/residential development was approved by City Council for the SE corner of 9<sup>th</sup> Ave and 85<sup>th</sup> St SW. Highest density and elevations will front 85<sup>th</sup> St and 9<sup>th</sup> Ave tapering down to 2 storey housing at the eastern boundaries. Commencement of construction is unknown.
2. Land use amendments had been previously passed pre-2009 for the re-development of the NE corner of 85<sup>th</sup> St and 9<sup>th</sup> Ave but no further development action has yet taken place. Ultimately the 4 corners are of 85<sup>th</sup> St and 9<sup>th</sup> Ave are to form what we hope to be the vibrant commercial and retail core of West Springs/Cougar Ridge.
3. Traffic lights finally went in at 85<sup>th</sup> St and Wentworth Drive making this intersection a lot safer, especially for cyclists and pedestrians. A set of traffic lights is also planned for this year at the intersection of 85<sup>th</sup> St and 9<sup>th</sup> Ave.
4. Construction of the soccer field at the NE corner of St. Joan of Arc School is almost complete though resumption of construction has not yet commenced this spring.
5. Construction of St. Michael's church on 85<sup>th</sup> St and also First Apostolic Church at the corner of 73<sup>rd</sup> St and Old Banff Coach Road are both underway.
6. Development has begun on the West Grove development of single family housing by Bri-Mor on the south side of 10<sup>th</sup> Ave east of 77<sup>th</sup> St. Ultimately 20 acres will be re-developed.

## **Development continued.**

7. City Council passed an amendment to the ASP on June 7<sup>th</sup> calling for the potential closure of 10<sup>th</sup> Ave east of 73<sup>rd</sup> St to Coach Hill when current acreage owners no longer need access to 10<sup>th</sup> Ave. Also, a motion was passed at the same time calling for the City to proceed with the potential closure of 10<sup>th</sup> Ave west of 73<sup>rd</sup> St to about 76<sup>th</sup> St alignment when 9<sup>th</sup> Ave is completed between 73<sup>rd</sup> St and 77<sup>th</sup> St. The intent has always been to make 9<sup>th</sup> Ave the collector for the area and to close 10<sup>th</sup> Ave permanently to vehicular traffic.
8. City Council also approved Land Use amendments on June 7<sup>th</sup> for 2 WinSport developments on the ridge adjacent to Cougar Ridge. The first is a residential development of single family homes (to be called Paskapoo at Cougar Ridge) west of 85<sup>th</sup> St between existing Cougar Ridge homes and the teahouse, which will complement and blend in with existing Cougar Ridge development. The second is a teaching and spiritual retreat, based on Tibetan values, on the east side of 85<sup>th</sup> St between existing Cougar Ridge homes and the escarpment. Most of the area will be environmental reserve with relatively low profile institutional buildings below the escarpment, pretty much out of sight lines of existing Cougar Ridge homes.
9. Development progress for the Paskapoo Slopes Natural Environment Park on the escarpment stalled this past year due to negotiations with WinSport on the proposed transfer of much of the Open Space within COP to the City to significantly enlarge the effective footprint of the proposed Paskapoo Park from a public perspective. Some of the open space to be transferred would be dedicated to cycling and cross-country skiing trails in partnership with WinSport. Progress has also stopped due to lack of progress in negotiations with a Patterson Heights developer on the east boundaries of the proposed park. The main exhibit and parking area for the proposed park is proposed to be at the north end and west of 73<sup>rd</sup> St. WSCR CA will continue to be represented on the City's stakeholder committee when progress resumes.

## **Questions from the floor:**

**Q:** Is the Petro-Canada gas station going to be built on the south side of 85<sup>th</sup> Street & Old Banff Coach Road SW?

**R:** The land use amendment was approved but with the current economic climate and recent Petro-Canada & Suncor merger, all new Petro-Canada commercial developments are currently being reassessed.

**Q:** Are there future plans to access 69<sup>th</sup> Street from 11<sup>th</sup> Ave SW?

**R:** There are no plans to directly access Coach Hill from any point in West Springs (to prevent WSCR traffic shortcutting through Coach Hill). When 11<sup>th</sup> Ave is built out upon re-development of the acreages, the current barrier at the east end of Wentworth Drive will move to the east end near Coach Hill Road. Emergency access for EMS to West Springs will remain at the current 10<sup>th</sup> Ave barrier at Coach Hill Road.

### **Questions from the floor continued.**

**Q:** Will Old Banff Coach Road be expanded as new developments commence, specifically the new development north of Old Banff Coach Road SW?

**R:** Developers are specifically responsible for upgrades to roads adjacent to where they are developing. The small section of single lane Old Banff Coach Road at about 69<sup>th</sup> St will be widened by the developer when or if The Landings of Cougar Ridge commences construction (or some successor development). Indications are that building could commence at any time as 48 units have already been approved for that land.

**Q:** Can traffic-calming measures be instituted for 9<sup>th</sup> Ave to stop speeding along the road?

**R:** Unlikely since 9<sup>th</sup> Ave is a main collector route and traffic-calming measures are not practical for such routes (public transit, EMS, etc). A speed awareness sign, which is supplied by the City of Calgary to measure and display motorists speeds can be brought out again to remind motorists of posted residential speed limits. This did have a positive impact on speeding on this road in the past. A permanent option could be the placement of a four way stop at 77<sup>th</sup> Street and 9<sup>th</sup> Ave SW once the roadway expansion is completed to 73<sup>rd</sup> Street SW (would have to make a case for that and there are no guarantees). Additionally, the eventual building of housing on the south side of 9<sup>th</sup> Ave should tend to slow traffic down.

**Q:** Will there be road construction on Old Banff Coach Road SW this summer?

**R:** Yes, all summer long, as water lines are upgraded to accommodate new homes and other developments in the area.

**Q:** Land west of CBC towers of approximately 2-3 acres that is owned by the City and is proposed to be developed as attainable housing?

**R:** We have had an initial meeting with Calgary Attainable Housing on this possibility. They are willing to work with the community with regards to architectural guidelines. The Board has lent its support to anything that will make the community a better place. We have communicated to Calgary Attainable Housing that transparency and open communication with the community is expected to make this a success.

### **Agenda Item**

#### **Sports Report: Lars on behalf of Sheldon**

- WSCR has had a positive enrolment response for U4-U10 spring house league soccer program, with U 10 age group as a new addition to the program. Approximately 450 children enrolled for 2010 spring season. There will be two U10 boys team and one U10 girl's team competing with local community house leagues on the west end-Signal Hill, Springbank Hill, Coach Hill, Sunalta and Glenmore. Team uniforms have been ordered and nets purchased.

## **Sports continued**

- Cougar camp dates confirmed, week one August 9-13/10 at Calgary French and International School & week two at St.Joan of Arc School on August 16-20/10. Fees unchanged from last year. Time will be 10:00 am-3: 30 pm for ages 6-12.
- City of Calgary Community & Neighbourhood Services in partnership with your community association-Stay n' Play (ages 3-5 years old 10am-12pm) & Park n' Play (ages 6-12 10am-3: 30pm) adventure together with us this summer-it's free! Check the WSCR website at [www.wscr.ca](http://www.wscr.ca) or City of Calgary website [www.calgary.ca](http://www.calgary.ca) for locations.

## **Agenda Item**

### **Social Report: Lars's for Don**

- WSCR Annual Home Owners Clean-up Event Saturday June 19, 2010 at the West Springs Free Methodist Church located at 742 85 Street SW. between 9:00 AM and 2:00 PM.
- WSCR CA is looking for a social director anyone interested let us know.

## **Agenda Item**

### **Membership: Carrie**

- We have 396 active members. Increase in membership mainly due to soccer enrollment.
- Our website is currently being re-designed. The new website will allow board members to update the site with relative ease. This will happen in the next month or two.

## **Questions from the floor:**

**Q:** What is the difference between Resident's Association and the Community Association?

**R:** The West Springs/Cougar Ridge Community Association represents all the areas within community boundaries. The WSCR Community Association is what many of us consider to be a "traditional" community association

We are a volunteer organization, made-up of residents of West Springs and Cougar Ridge. We represent West Springs and Cougar Ridge in matters relating to land development, roads & transportation, playgrounds and schools.

We also focus on the social and recreational aspects of life in the community, working with the City and local businesses to offer programs, special events and facilities for your enjoyment and education

While there is only 1 Community Association, West Springs/Cougar Ridge has numerous Residents' Associations; typically one for every development in the area. A residents association affects most new homes in the community.

Residents' Associations typically focus on maintaining the landscape within a specific development (such as Wentworth or Springside). They are responsible for working with the City and contractors for maintenance and enhancement of amenities such as boulevards, entrance signage, ponds and other landscape features built into the area by

developers. They do this work through mandatory fees that are attached to the title of each house/condo and grants from the City.

### **Questions from the floor continued**

development to development, but they are always mandatory. By contrast, the annual membership fee for the Community Association is voluntary.

### **Fundraising & Sponsorship: Kevin & Linda**

- WSCR CA applied for and was granted a charitable gaming licence from Alberta Gaming and Liquor Commission to hold a casino fundraiser. This will help fund future programs in the community. The casino will be held at Stampede Casino and we have been granted two nights for two years. The first casino fundraiser will be held in the fall, the date yet to be determined. We will need approximately 35 volunteers and all volunteers must have a criminal check to participate.

### **Agenda Item**

#### **Call for Volunteers, Nominations and Voting:**

**President** Lars Lehmann-not up for re-election

**President Elect**-vacant

**VP of Social**-Soleil Hurst

**VP of Sports Programs**-Sheldon Ibach

**Secretary**-Sandra Dragich

**Treasurer**-Dionne Batchelor

**Membership Registrar**-Carrie Smith

**Newsletter/Communications**-Chris Tattrie

**Planning Chair**-Wayne Kubasek

**Planning Co-Chair**-Tom Malyszko

**Members at Large:** Kevin MacDonald, Don Nicholson, Cara Griffeth, Linda Zavarella, Don McLeod and Trish Cardell-Robertson.

All positions acclaimed members of the board.

**Meeting Adjourned at 2025.**

**Next meeting September 7, 2010 Calgary Co-op, upstairs in the community room.**

**Next newsletter deadline July 30, 2010.**

