



West Springs Cougar Ridge Community Association

Upstairs Meeting Room, West Springs Co-op
917 85 Street SW, Calgary, AB, T3H 4C8
Tuesday, Feb. 25th, 2020. 7:00 p.m.

Minutes of the WSCRCA Planning Committee Meeting

ATTENDANCE:

Planning Committee WSCRCA Directors : L. Nessel

Regrets: S. Berman, E. Teasdale

Planning Committee Members: D. Field, D. Ho, D. MacLeod, P. Sinclair

Regrets: M. Hammerlindl

Guests in Attendance: M. Fercinito (WSCR Resident, Cedar Springs HOA President); K. Cholowsky (WSCR Resident, Cedar Springs HOA Treasurer); S. Cholowsky (WSCR Resident); K. Anderson (WSCR Resident); P. Farrell (WSCR Resident); A. Tany (WSCR Resident); C. Wang (WSCR Resident); Y. Zheng (WSCR Resident); E. Sien (WSCR Resident); G. Clark (WSCR Resident); S. Clark (WSCR Resident); P. Connolly (WSCR Resident); K. Martin Klein (WSCR Resident); A. Klein (WSCR Resident); M. Laing (WSCR Resident); B. Laing (WSCR Resident); M. Zorosky (WSCR Resident); S. Sabad (WSCR Resident); C. Clark (WSCR Resident); E. Venter (WSCR Resident); S. Vaseghi (WSCR Resident)

Late Arrivals: 7:20 p.m.: D. Ho

Early Departures: Approx. 8:30 p.m.: All 21 guests departed.

Call to Order and Quorum:

Meeting called to Order by L. Nessel at 7:07 p.m.

Committee members: 5 of 8 in attendance. L. Nessel acted as Chair.

Approval of Agenda

Agenda was amended & approved to move SB2020-0029 to 1st item.

Approval of Minutes

Jan. 28th, 2020 Planning Committee minutes were approved.

SB2020-0029, 882 - 77th Street SW Subdivision application

- 21 residents representing 16 residences adjacent to the property in question attended, including members of the Cedar Springs HOA.
- Residents reported that 24 properties back on to the property in question: 12 on West Cedar Pt, 12 on West Cedar Place. (PC counts 26, including 1 on Westbury Pl. & 1 on West Cedar Rise).
- Parcel is the very narrow "handle" of a panhandle acreage parcel, on E side of 77th St, north of 9th Ave SW.
- Width = 15.23m (50 ft), length = 183.78 m (603 ft). Area = 0.69 acres.
- Owned by Adhem Kadri, Deertrail Dev't Ltd. The original acreage was owned by Mr. Kadri's father.
- Currently vacant with birch and aspen trees.
- SB2020-0029 is an application for subdivision to accommodate a 4 UNIT, bare land CONDO development
- The history of this property was discussed:
 - Annexation from Rockyview left some unusual land parcel configurations.
 - In 2000 the parcel was surrounded by acreages. LOC2000-071, Bylaw 125Z2000, approved Dec. 11, 2000, changed the zoning of this parcel to DC allowing for 1 residential residence, and changed the land use for the east 1/2 of the main acreage property to RM-1. The west half had already been rezoned to R-1.
 - Land to the south was rezoned in 2001: LOC2001-003; Bylaw 70Z2001, July 17, 2001. West Cedar Point. CPC notes that attempts to incorporate the "panhandle" into the West Cedar Point application were unsuccessful & indicate that the panhandle lot can be incorporated within any future application with its adjacent parcel to the north. This did not happen.
 - Land to the north was rezoned in 2002: LOC2002-031; Bylaw 49Z2003; May 12/26, 2003. West Cedar Place.



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SB2020-0029, 882 - 77th Street SW Subdivision application continued:

- LOC2016-0218, Bylaw 312D2016. Owner applied for land use change to R-1s to allow for secondary suite as well as primary residence.
- Preapplication discussions with City regarding applying for increased density for 4 units. This was apparently rejected.
- Residents backing on to the property sent many letters of opposition in 2016.
- WSCRCA PC also sent emails to CPAG regarding their opposition to this application.
- Land Use Change to Rs-1 passed by Council Dec. 5, 2016
- Adjacent Residents and Westpark RA are very concerned that Applicant is now attempting to get an effective increase in density to 4 units without requiring approval by Council, when such increase was not permitted in 2016.
- Application meets all setback, parcel coverage, and density requirements.
- Discussions around concerns for emergency and garbage vehicle access, close proximity of proposed buildings to residential fences to south, shadowing, impingement on sight lines, surface water drainage, narrow utility easement, water/sewer drainage, and that the application does not fit in with the surrounding single family homes.
- Although this is a subdivision application, ONLY the applicant can appeal a negative decision to the SDAB. Residents/CA's cannot appeal a positive decision.
- Residents discussed acquiring legal advice before submitting letters by March 10th deadline.
- **ACTION:** WSCRCA PC to send in comments to File Mgr by March 10th, 2020. L.Nesset to draft letter and send to PC members for comments.
- **ACTION:** L. Nesset to send request to Councillor Davison to submit comments on this application.

Ripley Land Development, 85th St. & Paskapoo Dr. SW

- The WSCRCA PC has not yet been circulated on this application.
- Councillor Davison was to attend the Feb. 11, 2020, WSCRCA BOD meeting to give update on this application. However, this meeting was cancelled.
- **ACTION:** L. Nesset to contact Ward 6 office for the update.

West Calgary Ring Road:

- WSCRCA Planning Committee members WCRR reps: D. Field, E. Teasdale, and D. Ho.
- E. Teasdale representing WSCRCA in discussions with AT.
- **Controlled Blasting:**
 - AT held 2 information sessions for residents regarding controlled blasting in Nov./19, Jan./20 and on Feb. 12th/20. Five residents attended the session in Feb.
 - Additional public session to be held on March 11th at WinSport.
- **Noise Attenuation:**
 - The VRCA shared a Feb/2020 letter from Minister McIver with the West Ring Road Communities Action Group, regarding the group's desire to acquire sound attenuation measures "at a higher level of service" (larger / longer sound barrier) than required by provincial standards.
 - However, AT will continue to follow AB requirements.
 - AT would support community discussions with the City of Calgary for higher noise attenuation measures.
- **Pathway along west edge of Cougar Ridge:**
 - **ACTION:** D. Field to talk to contacts at Bike Calgary wrt what actions they are taking towards pathways along WCRR.
 - K. Smith (President of CRRA): The CRRA has been working with AT, our MLA, and City Councillor to come up with a plan to formalize this path. The AB infrastructure engineers already have a design for this path, working with Ellis Don.
 - **ACTION:** CRRA Requests the WSCRCA to also push for a formal path. Request a letter from the WSCRCA BOD to the City and Alberta government (Councillor Davison and MLA Nicolaides) to complete the pathway connectivity from Paskapoo area to West Springs after construction of the WCRR is complete. K. Smith has emailed a summary of past actions (see separate report in GDrive) and will attempt to attend the March 10th, 2020, WSCRCA BOD meeting to discuss.



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WSCRCA Traffic Update: D. Ho

- Around WS and WR schools, 89 St and 9 Ave, traffic/pedestrian complaints have been received.
- **ACTION:** D. Ho to confirm with the City regarding a traffic study of the area in the spring

LOC2019-0177 Medicine Hills Land Use Change, Paskapoo Slopes

- **ACTION:** L. Nessel to contact File Manager for date of comment deadline, open house and PSJAC meeting.

Meeting Adjournment

The meeting was adjourned at 9:13 p.m.

Next Planning Committee Meetings:

General: Mar. 24th, 2020, 7:00 p.m. at Upstairs Meeting Room, West Springs Co-op Grocery Store, 917 85 Street SW, Calgary

General: Apr. 28th, 2020, 7:00 p.m. at Kitchen Meeting Room, Amica Seniors Residence, 10 Aspenshire Dr. SW, Calgary

Signed by:

Chair:

Date: March 28th, 2020

Vice Chair:

Date: March 28th, 2020