



**West Springs Cougar Ridge Community Association**

Upstairs Meeting Room, West Springs Co-op  
917 85 Street SW, Calgary, AB, T3H 4C8

**Tuesday, Jan. 28th, 7:00 p.m.**

**Minutes of the WSCRCA Planning Committee Meeting**

**ATTENDANCE:**

**Planning Committee WSCRCA Directors :** L. Nessel, S. Berman, E. Teasdale

*Regrets:*

**Planning Committee Members:** D. Field, M. Hammerlindl, D. Ho, D. MacLeod

*Regrets:* P. Sinclair

**Guests in Attendance:** B. Lee (IBI Group); A. Polini (IBI Group); D. Civitarese (City Of Calgary, Senior Planner); K. Smith (CRRA, President); K. Brockman (WSCR Resident); M. Tsoi (WSCR Resident); E. Kinee (WSCR Resident); L. Kinee (WSCR Resident); E. Bauer (WSCR Resident); B. Wasylichuk (WSCR Resident)

**Late Arrivals:** 7:30 p.m. approx.: B. Wasylichuk

**Early Departures:** 8:00 p.m.: B. Wasylichuk; 8:35 p.m.: B. Lee (IBI Group); A. Polini (IBI Group); D. Civitarese (City Of Calgary, Senior Planner); 9:30 p.m.: S. Berman, E. Teasdale

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**Call to Order and Quorum:**

Meeting called to Order by L. Nessel at 7:05 p.m.

Committee members: 6 of 8 in attendance. L. Nessel acted as Chair.

**Approval of Agenda**

Agenda was approved as circulated.

**Approval of Minutes**

Nov. 28th, 2020 Planning Committee minutes were approved and signed by the Chair and Vice-Chair.

**LOC2014-0072 430 - 85th St. S.W., Ripley Lands**

- B. Lee of IBI Group presented update to this Land Use Change application.
- The last public Open House for WSCR residents regarding a prior version of this application was in May 2017.
- The last presentation by the applicant to the Paskapoo Slopes Joint Advisory Committee (PSJAC), which includes the WSCRCA, regarding the prior version of this application was in Nov. 2018.
- The revised application presented is for 60 condominium units (100 units were proposed in 2017; 70 units were proposed in 2018).
- Change of use from SFUD to M-2 d60 (Multi-Residential Medium Profile); S-SPR (Special Purpose School, Park and Community Reserve); S-UN (Special Purpose - Urban Nature)
- ASP would need to be revised to allow increase in density
- Site is 7.59 acres/3.07 hectares
- 2/3 of the property would be protected as ER/MR and dedicated to the City.
- Development to be on the disturbed SW corner
- Access road 85th St. SW to be raised 3-4 m
- Currently the ASP allows for 23 units: 3.00 upa (7.49 upha). The proposed 60 units equates to 7.91 upa (19.54 upha).
- The proposal is to build 3, 4-5 storey, stepped, slope adaptive buildings of 20 condos each, with underground parking.
- The underground parking currently allows for 1.2 parking spots per unit, but will likely design above that at the DP stage.
- The PC expressed concern regarding potential overflow parking onto surrounding streets at 1.2 parking spots per unit.
- L. Kinnee mentioned there are 2.3 parking spots per unit at the Cougar Ridge Landing condos (66 units) + 12 visitor spots.



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- Concern was mentioned that with transit almost 1 km from the site, residents will likely choose to drive vs. take transit therefore more parking will be required than for an inner city condo development.
- A pedestrian/trail access & point of entry would be made along the western edge of the property to the trails on the Paskapoo Slopes, along the utility corridor.
- MR proposed around the condo buildings with public easement.
- SERVICES: Water now available from 85th St. SW; Sewer/storm water to be installed down slope, Haus property will tie in.
- K. Smith (CRRA) requested that the future condo owners be members of the CR Residents Association.
- WSCR Residents present expressed concerns regarding the increased traffic at the 85th St. & Paskapoo Dr. SW intersection.
- D. Civitarese (City of Calgary, Senior Planner):
  - The requested increase in density would require an amendment to the current ASP (Canada Olympic Park And Adjacent Lands Area Structure Plan).
  - The amended application will be circulated to all relevant City departments for comments (2-3 weeks)
  - The City's Corporate Planning Applications Group (CPAG) will respond with comments regarding the requested increase in density.
  - CPAG is to investigate hosting another PSJAC meeting and/or public Open House. Now sure if it is a requirement at this stage.

#### LOC2019-0144 West Springs Landing:

- The WSCRCA PC has not yet been circulated on this application.
- Nothing new to report.

#### West Calgary Ring Road:

- WSCRCA Planning Committee members: D. Field, E. Teasdale, and D. Ho. E. Teasdale representing WSCRCA in discussions with AT.
- DB2 section from Old Banff Coach Rd to Hwy 8 will be awarded in the spring 2020. Construction could begin as early as March, 2020.
- Contractor has been granted a noise exemption permit by the City to allow piling operations to start as early as 7am on weekends.
- Controlled Blasting:
  - The contractor is using controlled blasting to excavate up to 20 metres of bedrock in order to achieve the required grades.
  - Blasting resumed Jan. 22.
  - AT held 2 information sessions for residents regarding controlled blasting in Nov./19 and Jan./20. Another session is to be held on Feb. 12th. Additional session to be held in March.
  - Contractor has established a *consistent* blasting schedule in response to residents concerns. Blasts will occur 3 pm to 5 pm, Monday to Saturday. On occasion the blasting schedule will change. Residents that have signed up for email notifications will be given advanced notice via the email distribution list.
  - Every Tuesday, AT will publish the seismograph reports on their website for the previous week. Data to date show that blasts are below safety threshold for framed residential homes.
  - Regarding resident complaints of property damage: AT offered house inspections for residents along the TUC. These will be the benchmark for damage. To date some widening of drywall cracks has been reported. The contractor is willing to work with his insurer for compensation to homeowners regarding damage to houses after the blasting is completed. Residents with rodent damage to yards are advised to submit claims to their personal home owner insurance.
  - Blasting should be done by July 2020: contract is for 10 months.
- Pathway along west edge of Cougar Ridge:
  - Construction fencing has been installed and allows for access to the informal path along west edge of CR, and to access points to north and south (OBCR) paved paths.
  - K. Smith: 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.
  - Planting trees along the path will help with noise attenuation.
  - **ACTION:** CRRA Requests the WSCRCA to also push for a formal path. Need a letter from the Board 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.



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**WSCRCA Traffic Update: D. Ho**

- Bow Trail Widening:
  - Dec/19 saw completion of (1) the pathway extensions on the N and S side of Bow Tr. from 85 St to OBCR/Strathcona Blvd. (2) an at-grade pedestrian crossing with signals near 77 St SW.
  - Remaining intersection work, Bow Tr and 85 St, and landscaping will be completed in spring 2020.
- Old Banff Coach Road widening between 85 St and 77 St.: completion to be determined.
- WS and WR schools, 89 St and 9 Ave traffic/pedestrian complaints. City to do a traffic study in the spring.
- CR Landing & OBCR:
  - L. Kinnee reported that residents of CR Landings have concerns re the new condo development, The Views, on CR Landing SW wrt traffic exiting onto OBCR.
  - Excessive speeding on OBCR, and existing residents experience traffic congestion exiting onto OBCR, even without the addition of the new residents from The Views.
  - D. Ho has liaised with CHPHCA about the issue. Possibly looking into real time speed signs for drivers on OBCR.
  - Advised CR Landing residents to call 311 often with complaints of speeding, congestion etc in order to get City to recognize their issue.
  - Will put on list of areas of concern in WSCR.

**LOC2019-0177 Medicine Hills Land Use Change, Paskapoo Slopes**

Currently there are 3 different Direct Control Districts for Blocks A, B, H & I in the Trinity Medicine Hills Development.

- Blocks A and B are based on C-COR1 (Direct Control 339D2017)
- Block H is based on C-COR1 (Direct Control 66D2019)
- Block I is based on C-R3 (Direct Control 341D2017)
- Land Use Districts are not changing. Applicant is proposing to combine the 3 Direct Controls into one DC District with 3 sites. Each site would retain original base district and district rules for height, density etc.
- Applicant asking for additional commercial uses & sign types, as well as lifting restriction on commercial uses on ground floors for site 1&2.
- CPAG and applicant to host a meeting with PSJAC to present the changes: TBA

**PLANNING COMMITTEE FURTHER DISCUSSION:**

- After guests departed, the PC discussed points to consider in Comments to the City regarding the Ripley Land Development. To be further discussed between PC members via email.
- **ACTION:** L. Nessel to contact File Manager for date of comment deadline, open house and PSJAC meeting.

**Meeting Adjournment**

The meeting was adjourned at 9:40 p.m.

**Next Planning Committee Meetings:**

**General:** Feb. 25th, 2020, 7:00 p.m. at Upstairs Meeting Room, West Springs Co-op Grocery Store, 917 85 Street SW, Calgary

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

Signed by:

Chair:

Date: March 5, 2020.

Vice Chair:

Date: MARCH 6, 2020