

CKE Community Association Board Meeting



Date: November 24, 2022

Time: 7:30pm ~ brought to order at 7:34 pm

Location: CKE Hall

Board Members Present (highlighted yellow):

Daniel Kowall	Leigh Gibney	Zonita Haggis		
Glen Haslhofer*	Guy Buchanan	Elysse Dalla-Longa		
Harry Schaepsmayer	Don McArthur	Deb Esayenko		

*Attended via Facetime

Observers/Guests Present (highlighted yellow):

Christa Zaharychuk (NPC - City of Calgary)	Kourtney Penner (Ward 11)	Whitney Issik (Calgary Glenmore Constituency Office)
Jo Williams (Community Member)	Sonja Sahlen (Ward 11 rep)	Jessica Kopitar (Community Member)
Nancy Close (Public School board trustee)	Louise & Jeff Gill (Community Members)	Chris Doyle (Community Member)
Hanita & Chis Simard (Community Members)	Natasha Harckham (Community Member)	Teri Posyniak (Community Member)
Medeana Moussa (Community Member)	Clarence Hooenson (Community Member)	Robyn Messer (Community Member)
Suzanne Brown (Community Member)	Ellen Embury (Community Member)	

MOTION: to approve the current agenda pending date adjustment on minute approval. Made by Don McArthur, seconded by Harry Schaepsmayer. All in favor. Non-opposed. Motion carried.

Email from Guy on October 29, 2022: Guy has submitted a [formal notice](#) that he is spearheading an initiative to have neighbours register a restrictive covenant on their land titles to only allow single family dwellings. Guy will excuse himself from any discussions regarding this initiative. He is to follow direction from the community [survey results](#) when representing the community association in City of Calgary Heritage LAP Planning discussions.

Presentation from IBI and Lindsay Hills Northwest Healthcare Properties & Samuel Alatorre from IBI Group regarding land use change.

- [Draft Direct Control District](#)
- No change on existing building (height, scale, profile, etc.)
- No imminent plan for surface lot development but eventually may be developed.
- Question from Guy: Would you be prepared to conduct an open house for community members?
 - Should be able to be accommodated. Haven't done yet because of uncertainty of in person public engagement since covid.
 - Should be done ASAP as we are working within a tight timeline (~180 day from start to approval)
- Question from Guy: When to get to council?
 - Q1 2023.
- Question from Hanita & Chris Simard: Potential for buildings to be built higher if DC land use is approved - potentially from new ownership?
 - Any further increase in land use would need to be re-applied by any new owner of land.
 - Heritage LAP draft allows for higher building heights than what is being proposed.
 - There are no land use districts that allow for overnight stays except for DC, that is why they are requesting DC.
- Question from Chris Doyle: Why is the surface lot included if it is not intended to be developed.
 - Not intended to be developed immediately. Could be developed in the future.
 - Parkade isn't in the plans for future development.
- Question from Harry: Has a traffic study been completed?
 - Hasn't been completed but would be completed if it was required by the city.

MOTION: to approve October Board meeting minutes. Made by Harry Schaepsmayer, seconded by Don McArthur. All in favor. Non-opposed. Motion carried.

City of Calgary NPC Update (Christa Zaharychuk):

- CFAP a grant that is possible for railing around deck
- Solar funding - waiting to see if there will be a new round of grants.
- Many communities are offering free space in their halls but not offering funding for events.
Action: Christa to send info on best practices.
- City of Calgary Report

Ward 11 Office Update (Sonja):

- [Ward 11 Report](#)
- Coffee with the community was held on Nov 4 with Kourtney Penner. Will not be doing town halls, this is the format that she will be taking. If CKE is interested in hosting let Sonja know.
- President's meeting on January 5.
- 75th Ave and Churchill: traffic study indicated scramble crossing will not be feasible. Sonja will send invite when they go view the intersection (school, parent council, potential to invite owners from Shoppers Drug Mart and strip mall)

Treasurer's Report (Glen Haslhofer):

- [Treasure's Report](#)
- Record month for rental income
- **Action:** Zonita to ask Barry about the 7% increase in CKE Hall insurance premiums.

MOTION: to approve the Treasurer's Report by. Made by Harry Schaepsmayer, seconded by Zonita Haggis. All in favor. Non-opposed. Motion carried.

Discussion on community member hosted event forms.

- Forms look good as is. Will get Jen to implement.

Monthly Hall Report (Jennifer Sherstabetoff):

- [Monthly Hall Report](#)

Planning Report (Guy Buchanan):

- [Planning Report](#)

Social Report:

- N/A

General Discussion:

- **Action:** Zonita Check on the volunteer form inbox. Where is it going?
- **Action:** Zonita Update community email forwarding addresses.
- **Action:** Zonita send out Christina's volunteer info

Presentation from Hanita Symard:

- [Presentation](#)
 - Summary of Concerns
 1. Misrepresentation of the Community by the CA – apartment residents are under-represented, concerned that third party survey conducted through Stone Olafson was biased
 2. CKE's needs are not being served by the CA – declining school enrolment, concerns of N Kelvin Grove in LAP (multi-family units in Neighbourhood Flex, Connector and Commercial Corridors areas that would potentially increase building height from 3-5 stories to up to 26 stories)
 3. Clarification on duties of the CA and PD – How is the CA working with the City? How is the CA keeping residents informed on planning developments? What is the work being done to address our declining population and school viability?
 - calls for CA to take a position on LAP
 - concerned that CA focused on majority rule, rather than represent of all residents
 - conflict of interest with PD and spearheading RC (in opposition to the LAP)

General Discussion:

- Sonja: Was there a way to deter people from outside the community from responding to the survey? **Action:** Guy to check and provide.
- Sonja: What efforts has the board given to distribute information regarding the Heritage LAP. E newsletter, information sessions etc.
- Sonja: Heritage LAP will go for council approval in April 2023 at earliest.

NOMINATION: Daniel Kowall nominates Robyn Messer to Recreation Director, Suzanne Brown to Social Director and Jessica Kopitar to Director at Large. Seconded by Zonita Haggis. All in favor, non-opposed, motion carried.

MOTION: to go in camera. Made by Suzanne Brown, seconded by Don McArthur. All in favor.

Non-opposed. Motion carried.

Guy is volunteering to temporarily step down as planning director and from the CKE board. The board has accepted. This information will be sent out to community members via the website, email blast, newsletter, and social media before November 29, 2022.

Action: Zonita to put on website.

Action: Leigh to send via email blast and put on social media.

Action: Deb to put into January newsletter.

NOMINATION: Harry Schsmeyer nominates Jessica Kopitar as interim Planning Director. Seconded by Don McArthur. All in favor, non-opposed, motion carried.

Next meeting is December 22, 2022 - should meet quorum.

MOTION: to adjourn the meeting. Made by Harry Schsmeyer, seconded by Zonita Haggis. All in favor. Non-opposed. Motion carried.

Meeting Adjourned at 10:24 pm. Minutes taken and completed by Zonita Haggis.