

CKE Community Association Board Meeting



Date: November 28, 2024

Time: 7:30pm ~ brought to order at 7:32 pm

Location: CKE Hall

Present - (Highlight yellow):

Glen Haslhofer	Debra McArthur	Jessica Kopitar	Doug McNeill	Claudia Woolner
Zonita Haggis	Suzanne Brown	Lance Titchkosky	Jim MacLean	Sherri Balm
Rodney Smith	Matthew Watt	Harry Schaepsmeier	Alanna Roberts	

Observers / Guests:

Christa Zaharychuk (NPC - City of Calgary)	Kourtney Penner (Ward 11)	Nagwan Al-Guneid (MLA Calgary-Glenmore)
Cst Michael Colbert	Sonja Sahlen (Ward 11 Office)	Lauren Duiven/Vicki Duiven (Office of MLA Nagwan Al-Guneid)
Ken Smith and Kevin Cullen Calgary Police Service		

MOTION: to approve the current agenda. Made by Zonita Haggis, seconded by Harry Schaepsmeier. All in favour. None opposed. Motion carried.

MOTION: to approve October Board meeting minutes. Made by Harry Schaepsmeier, seconded by Jessica Kopitar. All in favour. None opposed. Motion carried.

Calgary Police Service-Residential Traffic Presentation: Ken Smith and Kevin Cullen

- Their team focuses primarily on playground zones and daytime traffic.
- They use citizen feedback to shape response and also use “targeted visibility”.
- Residents who have a particular concern can submit a Traffic Service Request using the form found on the website: <https://www.calgary.ca/cps/traffic/traffic-service-requests.html>
- The more info in the comment section, the better.
- They are primarily concerned about consistent issues, rather than a single vehicle speeding through a playground zone.
- Discussion about inherent perceived safety issues at some cross-walks (especially: (i) interior of Heritage Drive from Haysboro for kids crossing Heritage to get to the Chinook Park school given the greater risks in crossing with four lanes of traffic and some of the challenges in seeing

the flashing light if the sun is in the driver's eyes; and (ii) some of the cross-walks on Elbow Drive and the risks of drivers being inattentive in lanes 2 and 4).

- Q: Is it possible for the CPS to do some sort of public service reminder after time changes in the fall and pedestrians crossing in darkness about the importance for drivers to remember that pedestrians will be harder to see.
- Q: Is there a video that might be made for schools by CPS reminding students of things to be particularly vigilant about when crossing major streets (e.g., crossing one lane at a time and not assuming that lanes 2 and 4 are going to stop, being particularly careful when crossing a street in front of a larger vehicle that masks visibility of the pedestrian to drivers in the next lane)?
- **Note: 73rd Ave near the soccer fields and tennis courts sees a lot of parked cars and children once spring soccer starts. If we want to request some periodic monitoring for speeding cars through the playground zone, we would need to request that from our CRO officer in due course.**

Calgary Glenmore MLA Report: Nagwan Al-Guneid/Lauren Duiven/Vicki Duiven

- No Report

Calgary Police Service Report: Cst. Michael Colbert

- Report shared by email with the Board and the regular attendee list and discussed at the meeting in the absence of Cst. Colbert.
- Some infrequent car prowlings and some incidents at Rockyview Hospital. A break and enter into a school's storage shed in Kelvin Grove.
- An uptick in other communities in unattended vehicles left warming up being stolen, so residents should be aware of this risk and attempt to mitigate it. **We should note this in our e-newsletter as part of our normal update.**

Ward 11 Office Report: Kourtney Penner/Sonja Sahlen

- Report shared by email with the Board and the regular attendee list, with highlights discussed at the meeting.
- Verbatim extracts of topics of greatest impact on CKE copied below.
- **Glenmore Landing Update**
 - The current Glenmore Landing application was presented to Calgary Planning Commission (CPC) on November 7, 2024 and is item 7.2.21 on the agenda for the Tuesday, December 3rd Public Hearing of Council (probably at around 1pm, but anyone wishing attend should confirm the agenda for the day).
 - <https://pub-calgary.escribemeetings.com/Meeting.aspx?Id=0c76cc80-1355-49dd-a040-a47f02cf57c7&lang=English&Agenda=Agenda&Item=47&Tab=attachments>
 - Documents, Minutes and Video of the Planning Commission's November 7th Committee meeting can be found here [Calgary Planning Commission - November 07, 2024](#).
 - Full update and details available here [Kourtney Penner Ward 11 - KOURTNEY PENNER](#)
 - **See additional comments in the Planning Director notes below.**
- **Chinook Community Local Area Plan-Phase 4**
 - This LAP is for certain communities north of CKE, such as Mayfair/Bel-Aire.
- **Calgary Plan**
 - The City Building Program team is pleased to share the **final draft of the Calgary Plan**. The Calgary Plan will guide how Calgary will grow and change over the next 30 years and set the direction for future land use and mobility decisions and inform servicing and investment decisions.
 - The Calgary Plan has evolved through three phases of engagement and many conversations with thousands of Calgarians over the past year, and we are excited to

share this final draft. We want to thank everyone who has been a part of this journey as we could not have reached this milestone without you.

- Please note, this is a draft, and further changes may be incorporated before the final version is submitted by Administration for recommendation to the December 11th Infrastructure and Planning Committee of council and Public Hearing of Council early 2025.
- This document is a merger and update of the 2020 Municipal Development Plan and Calgary Transportation Plan. Decades of planning, experiencing, learning and refining from previous versions of Calgary's municipal development plans have shaped the content of the Calgary Plan.
- The City Building Program team and the Federation are collaborating in developing a walk-through workshop with the Community Associations Representatives. The purpose of the workshop is to clearly describe important aspects of the final draft of the Calgary Plan.
- **Saturday, December 7, 9am-noon, Edgemont Community Association Calgary Plan Release: [Community Association Information Session - Federation of Calgary Communities](#)**

City of Calgary NPC Report: Christa Zaharychuk

- Report shared by email with the Board and the regular attendee list, with highlights discussed at the meeting.
- Various grant opportunities noted in the Report.
- City moving from a continuous intake process to an annual grant round structure in 2025 in order to prioritize applications based on needs of community partners. Updated guidelines expected to be released in April 2025, with an ability to receive applications under the new process anticipated next summer.
- There is a place to see up to date snow clearing information and to sign up to receive alerts about bans and check the map showing road conditions and plow locations. <https://www.calgary.ca/roads/conditions/snow.html>. **We should note this in our e-newsletter.**
- There is a space on Calgary.ca in which the City has pre-organized timely updates for Community Associations to put in their newsletters. The Community Association can choose the level of detail it wishes or just copy the applicable information it wishes to share. <https://www.calgary.ca/communities/newsletter-content.html> **We should look at this when preparing our e-newsletter and our print version.**
- The Calgary Police Service is encouraging Calgarians to establish a *9 p.m. Routine* to help them secure their property before heading to bed. Offenders will often go down a street checking vehicles and houses for doors left open. By simply locking your door you could avoid waking up to an intruder in your home or your property missing. Adapt the routine to make sense for your home and habits. The routine recommends:
 - Removing valuables from vehicles.
 - Ensuring vehicles are locked, windows are closed and if possible, parked in a garage.
 - Closing garage doors and windows.
 - Locking any person-doors in the garage, including those leading into a house.
 - Checking that all house doors – front, back, side and garage – are locked.
 - Ensuring all windows are shut.
 - Turning on an exterior light. **We should note this in our e-newsletter.**
- Federation of Calgary Communities is holding an online/virtual workshop on the Calgary Plan Release Saturday, December 7th, 9:00am-12:00. <https://calgarycommunities.com/events/calgary-plan-release-community-association-information-session/>
- The update on the engineered walkways will take some time.
- Could not find a Proof of Filing for 2023 from the Province in our records, so have requested one from the Province. It appears from our records that the required submission had been made, though. The City is comfortable that the filing had been made given that the Province did not have any issues with the 2024 filing.

Monthly Hall report: Jennifer Sherstabetoff

- There were some delays in installing the new lights.
- A good month for rentals.
- Christmas market set for December 7th.
- Will reach out to the City about hosting a Park and Play session with the City. **Jen to reach out to the City rep.**
- Potential new client for advanced dog training (show level dogs). Jen to pursue.
- Discussion about increasing usage of the gym during the day time during the summer. Proposal to reduce the rental rate significantly on weekdays in July and August.

MOTION: Motion to approve a significant reduction of the rental rate for use of the gym during the day time period (i.e., 8am-5pm) during weekdays during July and August. Made by Zonita Haggis, seconded by Deb McArthur. All in favour. None opposed. Motion carried.

Treasurer's Report: Matthew Watt

- Report shared by email with the Board.
- Cash balance increase of \$16,000 from prior month.
- Cash readily available: \$184,000 (\$50,000 of which is a redeemable GIC that is designated as a cash reserve)
- One-year term GIC expiring in about four months (not included in the \$184,000 above): \$50,000
- Unspent casino funds not included above with restrictions on use: \$92,000
- Total: \$326,000
- Given expiring GIC and the likelihood of further significant interest rate declines prior to expiry of that GIC, discussion about adding another one-year \$50,000 GIC now and the shift of the current expiring one-year GIC back to the regular cash position once it expires. **Matt and Zonita to address this.**
- Matt wants to hire someone on a temporary basis to address some old prior period reconciliation book keeping issues with accounts.

MOTION: Motion to approve the Treasurer's Report. Made by Jim MacLean, seconded by Suzanne Brown. All in favour. None opposed. Motion carried.

MOTION: Motion to: (i) acquire a new one-year term GIC now; and (ii) shift funds from the current expiring one-year term GIC back to general funds after its expiry. Made by Suzanne Brown, seconded by Deb McArthur. All in favour. None opposed. Motion carried.

Planning Report: Rodney Smith, with some continuity items being addressed by Doug McNeill.

- **Glenmore Landing**
 - See the Ward 11 Report for additional context.
 - CKE had previously submitted letters about the proposed Glenmore Landing Development, expressing primarily significant concerns about the process being used (i.e., significant changes to the project relative to what had originally been presented, more recently, concerns about the manner in which interested community members were able to access the documents and, generally, a major perceived concern about the need to ensure that the most directly affected communities felt that their concerns were being heard). We also expressed some particular concern about the likelihood of a significant increase in foot traffic through Eagle Ridge.
 - The Haysboro Community Association held a meeting with interested members of their community earlier this week and there was a subsequent vote by ballot about whether residents were for, against or neutral about the development. **(Results discovered after the Board meeting were 2 neutral, 6 support, 118 opposed.)**

- The Palliser Bayview Pumphill Community Association were very strongly against the project, with principal concerns relating to: (i) traffic and egress; (ii) parking; and (iii) potential risk to the Glenmore reservoir because of the multi-level underground parking facility.
- We reinforced to Sonja Sahlen from Councillor Penner's office at the meeting the major process concerns the CKE Community Association had about the way this approval process was handled because of such factors as:
 - (i) the degree to which directly affected residents appeared to perceive that their concerns were being dismissed summarily;
 - (ii) the modification of plans to include significant potential expansion in a phase two development that was not identified at the time the original proposal was presented for approval;
 - (iii) disclosure of associated studies in a way that created significant barriers for easy review by concerned residents; and
 - (iv) studies that appeared to be created after the initial approval had been granted and that appeared to validate the concerns of residents about egress and traffic issues that would result from completion of the proposed project.
- **Email blast to residents alerting them to the upcoming December 3rd meeting, using primarily the City's information quoted above in the Ward 11 Report. Jim to prepare draft for Zonita.**
- **Sonja to express to Councillor Penner the major process concerns we have about the process used for this pending approval in the hope that the City takes those concerns into account when considering the approval process for other major developments in the future. Of particular concern in this regard is the need to allow residents much easier access to the studies used to support the development, given that the City (rather than the developer) sets the process to be followed for the approval of a development.**
- **1044-78th Ave SW Appeal**
 - The CKE Community Association prepared a letter with respect to the Appeal made by residents with respect to this development. The primarily focus of the letter was to reinforce the need for a process in which concerns of residents are given appropriate consideration on their merits and that those residents feel that they have been heard. The letter also expressed the view that the onus should always be on a developer to make a compelling case as to why any requested relaxation should ever be granted from established standards. An expectation that a relaxation of standards will be granted routinely on request would be very problematic because it largely eliminates the benefit of having any stated standards, while encouraging relaxation requests and greatly increasing the likelihood of appeals by concerned residents (and the need for Community Associations to engage).
 - We expressed a major process concern to Sonja Sahlen from Councillor Penner's office about: (i) the process to be used for the relaxation of standards in favour of the proponents of developments; and (ii) the likelihood of appeals and the potential for Community Associations to need to become involved in circumstances in which residents do not feel that their concerns were treated fairly at the time of their original objections. Concerned residents should always expect an explanation if their concerns are not being addressed.
 - **Doug McNeill to represent the CKE Community Association at the appeal.**
 - **Sonja to express to Councillor Penner the major process concerns we have about an approval process in which residents do not feel that their concerns were considered on their merits, that they receive no explanation (or an inadequate explanation) for**

the rejection of their concerns and the potential major negative consequences if relaxations from established guidelines are granted routinely without a compelling case for the change from the project proponent.

- **8039 Elbow Drive**
 - 12 units proposed on a single pie lot, with six parking stalls.
 - Significant opposition from neighbours.
 - This is the type of development for which it would be very beneficial to have a road map document from the City about the manner in which Community Associations engage when residents are concerned about a particular high density development that may be permitted under the City's rezoning by-laws.
 - Do we organize a meeting for residents, the developer and someone from the City Planning group?
 - **Rodney to advise of next potential steps re residents, developer, City Planning and possibly the community more broadly, as there may be other of these types of developments in CKE.**
 - **Sonja to reinforce to Councillor Penner the need for Community Associations to be provided with additional toolkit type materials about proposed high density developments as soon as feasible.**

Social Report: Suzanne Brown

- Thursday night pickle ball evenings 7-9 to start shortly. \$5/person. Max 8 people. Sign up process for community members.
- Cheers and Beers February 8, 2025.
- Probably a skating party in February.
- Probably a Butterfield Acres Easter event.

General Discussion:

- Confirmation of Sherri Balm as a Director at Large.

MOTION: Confirm Sherri Balm as a Director at Large. Made by Zonita Haggis, seconded by Suzanne Brown. All in favour. None opposed. Motion carried.

- **Glen H to review draft response to potential civic candidates who are trying to meet with the Board.** The response will note that the biggest potential issue we are likely to face as a Board in our interface with the City is in trying to manage the transition to the City's rezoning and potential concerns of residents to high density developments. **Glen to provide the outstanding response to the candidate who had reached out requesting the opportunity to meet with the Board.**
- Discussion about membership drive deferred to the December meeting.
- **Next meeting scheduled for December 19th.**

MOTION: Motion to adjourn the meeting. Made by Matt Watt, seconded by Jim MacLean. All in favour. None opposed. Motion carried.

Meeting Adjourned at 9:40 pm. Minutes taken and completed by Jim MacLean.

Action Items

What	Who	When
Note in e-newsletter in addition to the typical update about crime	Zonita	Next e-newsletter.

What	Who	When
<p>statistics to remind residents:</p> <ul style="list-style-type: none"> -to be vigilant against car thefts when warming up them cars; and -the CPS recommended "9 PM Routine" about securing cars and locking doors by 9 each evening. 		
<p>Advise residents of information available from the City re snowclearing and road conditions with link.</p>	Zonita	Next e-newsletter.
<p>Continued investigation with City about engineered walkway status.</p>	Christa	As feasible over time. (Just retained here so that it's not forgotten.)
<p>Consider available information of relevance from the City's Community Association updates module when preparing e and print newsletters.</p>	Zonita/Lance	Ongoing?
<p>Reach out to City about hosting a Park and Play session in the summer.</p>	Jen	ASAP given their stated deadline for response was earlier in the week.
<p>Add a new \$50,000 one-year term GIC now given pending expiry of the current one-year term GIC. (Current expiring one-year term GIC will see those funds returning to general funds after expiry.)</p>	Matt and Zonita	Soon, as interest rates are likely to be reduced again in December.
<p>Email blast to residents about December 3rd Glenmore Landing Hearing.</p>	Jim-draft Zonita-distribution	ASAP
<p>Doug to attend appeal re 1044-78th Ave SW.</p>	Doug	Upcoming December
<p>Sonja to express to Councillor Penner major process concerns respecting:</p> <ul style="list-style-type: none"> (i) the manner in which relaxations from established standards potentially appear to be granted to proponents of developments; (ii) residents not receiving sufficient explanation when their concerns are not being addressed, such that they do 	Sonja	ASAP

What	Who	When
<p>not feel heard;</p> <p>(iii) manner in which significant amendments to approved developments are processed (e.g., Glenmore Landing);</p> <p>(iv) the potential for residents to be denied access on a reasonable basis to studies supporting a major development project so that they are well equipped to assess the proposal and to respond to it (e.g., Glenmore Landing); and</p> <p>(v) the need for Community Associations to be provided with a toolkit to assist them in navigating the transition to the new rezoning process with their residents and developers.</p>		
<p>Rodney to report back on recommended next steps for the CKE CA respecting the proposed development at 8039 Elbow Drive. Is there some sort of open house required that includes residents, the developer and someone from the City?</p>	Rodney	Prior to next meeting
<p>-Review of draft template response to civic election candidates who want to meet with the CKE Community Association Board.</p> <p>-Provide the response to the candidate that has not yet received a response after completion of the template.</p>	<p>Glen</p> <p>Glen</p>	<p>Next week</p> <p>Shortly after completion of the template.</p>
<p>Thank you to Keith Davies for his ongoing support of the Children's Halloween Party in e-newsletter.</p>	Zonita	Next e-newsletter or website.

Next meeting Thursday, December 19, 2024, 7:30 pm.