



## Shawnee-Evergreen Community Association - Directors' Meeting Minutes

Date:	Tuesday May 16, 2017
Location:	South Gate Alliance Church library (Room 101) - 1436 James Mckevitt Rd SW

### Attendees:

<u>Directors:</u>							
Sarah Breu		X	Richard Dingwall		√	Zeinab El Kady	X
Liala Elrafihe			√	Ian Jobe	X	Ajay Khanolkar	X
Michael MacLeod		X	Barbara Murray	X	George Payson	X	
Sharon Raduloff		X	John Raich		√	Norm Rousseau	√
Brad Smith			√	Peter Snell		√	
<u>Guests:</u>	Marcello Chiacchia (Genstar)			Mike Selinger (Cardel)			
	Jillian McKenzie (Cardel - Land Administrator)						
<u>Members:</u>	Eric Burnet (Beacon Hill Director)			Divona Herzog			
	David Jacobs						

1. A quorum of directors (5 or more) being present, the meeting was called to order at 7:07 P.M.

2. Review and acceptance of Agenda

Motion:	Accept Agenda as presented.
Moved by:	Norm Rousseau
Seconded by:	John Raich
	Carried

3. The Manor Village at Fish Creek Park - Trish Weatherup, Lifestyle Marketing Coordinator

- Planned opening is March 2017
- 255 suites including 67 independent in north building (mostly 2 bedroom), 74 assisted living in south building along with 114 dementia units on first 3 levels.
- Expect opening of show suite in the late summer.

4. Shawnee Park Update

- See Appendix "A"
- Cardel can not guarantee non-use of generators for phases 5 and 6 since they are at the mercy of Enmax. Peter will prepare a letter to the City expressing our concerns.

5. Acceptance of Previous Directors' Meeting Minutes

Motion:	Accept Minutes for April 18, 2017 Board of Directors' Meeting as issued.
Moved by:	Liala Elrafihe
Seconded by:	Richard Dingwall
	Carried

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6. President's report

- Letter to DCU re Development Permit process to be issued "as is".

7. Treasurer's Report

- See Appendix "B". Funds available up by \$629 from last report primarily due to membership fees of \$720.

Motion:	Accept Treasurer's Report as submitted.
Moved by:	Norm Rousseau
Seconded by:	John Raich
	Carried

8. Other Director reports

1. Development

- South Gate Alliance has requested approval for a 32-child care facility.

2. Social

- Easter Egg Hunt – Nil
- Stampede Breakfast – Richard will pick up pancake mix. Volunteer status will be reviewed at June 20 Board meeting.

3. Cardel Rec Centre South

- Nil

4. Trico

- Nil

5. Beacon Hill

- Nil

9. Old Business

6. Recreation Committee

- David elaborated on the Cardel/Genstar response to the Recreation Committee requests.

10. New Business

7. Traffic Calming

- Request for speed bump removal from Brian Brenneman on Evergreen Hill. He will attend June meeting.

8. Sam Okasha traffic hot spots

- City has received and is reviewing requests.

9. DCU Traffic Bus tour May 10

- Peter summarized traffic issues discussed at the tour including 6<sup>th</sup> Street and Shawnee Drive SW cross walk and painting of crosswalk east of Shawnee Court on Shawnee Drive SW.

10. CECA/SECA boundary change

- Peter will advise CECA that SECA has no interest in pursuing at this time.

11. Adjournment

Motion:	Meeting be adjourned at 8:45 P.M.
Moved by:	John Raich
Seconded by:	Richard Dingwall
	Carried

Minutes prepared by: Peter Snell

**Next meeting: Tuesday June 20, 2017, 7:00 PM in library at South Gate Alliance**

## **APPENDIX “A”**

### **SHAWNEE PARK UPDATE TO SECA**

**May 16, 2017**

#### **OFFSITE WORK:**

- Intersection Upgrade Status:
  - 1) Shawnee Drive and 6<sup>th</sup> St.: start beginning of May, completion beginning of June
  - 2) Shawnee Boulevard and 6<sup>th</sup> St.: start beginning of May, completion beginning of June
  - 3) Shawnee Drive and Shawnee Gate: start beginning of May, completion beginning of June
  - 4) James McKeivitt and Shawnee Gate: start beginning of May, completion beginning of June
  - 5) James McKeivitt and Shawnee Street: start May 9, completion approximately mid-July
  - 6) James McKeivitt and Evergreen Street: TBD

#### **1. Will the City of Calgary provide a lighted cross-walk at the intersection of Shawnee Drive and 6<sup>th</sup> St.?**

The City has advised that they have completed an assessment and that the lighted cross-walk is not warranted. SECA will continue to express their concerns through 311 calls. Cardel is not prepared to include this within the scope of the Shawnee Park development budget.

May 16, 2017: Graywood has advised that through their DP they will be contributing to the cost of the lighted cross-walk, but that it will be scheduled and constructed by the City.

#### **STRIPPING AND GRADING:**

##### **1. The community is not satisfied with the current efforts to control dust. What will be done to improve this?**

The development must abide by the erosion and sediment control plan that is approved by the City of Calgary. The plan is put in place before, during, and after both stripping and grading as well as subdivision construction. Stockpile areas have been sprayed with a tackifying agent to reduce dust. On areas of construction, watering trucks have been used to suppress dust on temporary roadways where there is on-site construction traffic. Frequency of watering during 2016 exceeded that of a typical greenfield development but will be re-evaluated in the spring of 2017 again to ensure reasonable measures for the development are taking place. Although this will be an ongoing priority area of concern during the construction, Cardel is not prepared to take whatever measures are necessary, regardless of cost, to eliminate dust.

April 18, 2017: Cardel/Genstar targeting to finalize 2017 stripping and grading program by May 31. SECA will be advised of the program at their June 2017 meeting.

#### **UNDERGROUND AND PAVING:**

- Phase 5 underground construction started May 4. Underground and paving is expected to be completed by mid-July.

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- Phase 6 targeted to start the week of May 8 and underground / paving is expected to be completed by mid-July.

### **SHALLOW UTILITIES ENERGIZATION:**

- Phase 5 targeted completion August 31.
- Phase 6 targeted completion September 15.

### **LANDSCAPING AND PARK CONSTRUCTION:**

- Phase 5 and 6 landscape buffer work, including removal of tree stumps, planting of new trees, and retaining wall construction being planned for completion prior to house construction. Current target for completion is August 15.
- Phase 7 park construction still being evaluated for construction 2017 or later.

#### **1. How will the drainage be managed between the central park area, west of Phase 5, and the adjacent residents, given the current low grades and concerns from residents about flooding?**

Work has started on the detailed design of the park. The northernmost portion of the area will remain as the low point because drainage through the existing infrastructure, which is outside the Shawnee Park property boundary, forms part of the approved master drainage plan. The park design will include rain gardens and drainage pipes that will capture storm water and drain it back to the storm system in Shawnee Boulevard. Any runoff that is not captured by the park will drain through the existing infrastructure.

#### **2. What is the plan to address the current status of the undeveloped MR area, west of Phase 6, prior to completion of the MR?**

The situation is being reviewed and a decision made to ensure the curb appeal is reasonably maintained prior to actual completion of the park, which is planned as scope of work within the Phase 7 development at this time. The surface area has been cleaned up and the excavation area screened from the street.

February 21, 2017: Preliminary landscaping drawings are being developed. Scope of work will be evaluated within the 2017 work plan.

#### **3. What is the status of the southwest MR park plan?**

SECA Recreation Committee submitted their thoughts on Green Space and Pathways Development to Cardel and Genstar on March 17. Cardel, Genstar and their landscape architects met on April 20 to review same and have subsequently responded back to the SECA Recreation Committee on May 2, 2017.

### **DEVELOPMENT PERMITS:**

- Phase 7 approved. Construction in 2018.
- Phase 8 approved. Construction in 2018.
- Phase 9 and 10 approvals targeted for Q4, 2017. Construction TBD.

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- James McKeivitt Entry Feature: DP approved. Construction commenced at the end of April and completion is targeted for May 31.

### **SITE MAINTENANCE:**

- What needs attention?
- Throughout the construction season, the following will be the site maintenance program:
  - o Street sweeping will be conducted Fridays on a weekly basis.
  - o Garbage cleanup will be done on an as-needed basis.
  - o All other site maintenance on an as-needed basis.

### **CARDEL HOMES UPDATE:**

- Phase 2 showhomes still on schedule for a June 3 “soft” opening. Contingent on status of adjacent servicing and road access.
- Phase 5 sales release targeted for May 13.
- Marketing team proceeding with additional project signage throughout May.
- Community Event for August 12 being evaluated by marketing team.

### **OTHER:**

#### **1. What options are available to reduce the construction noise resulting from the earthworks and servicing?**

This issue has been discussed with the contractors. Efforts will be taken to ensure equipment moves efficiently on the site and that work occurs within approved bylaw hours. Reducing the volume or eliminating back up warning alarms is not an option because that is a violation of the safety code. It is understood that this is frustrating for the residents but it is a reality for the development of the project. Activity will cease substantially during the winter season.

#### **2. Why was the Phase 4 pathway installed directly adjacent to the neighboring property line, resulting in damage to homeowner trees?**

The location of the pathway was finalized and approved by the City. Unfortunately, some damage did occur to neighboring trees because of the construction logistics required, but any damaged trees will be assessed in the spring of 2017 and replaced as deemed necessary by a qualified arborist. It is understood that the neighboring residents are aware of this action plan. The need for a curb along the west portion of the pathway will be evaluated given concerns raised that drainage is spilling over in to neighboring properties. Genstar and Cardel to further evaluate on site on Nov. 16 and advise.

February 21, 2017: Cardel and Genstar will evaluate further in spring, 2017.

April 18, 2017: Cardel will prepare a response letter to the resident concern.

May 16, 2017: Response letter was sent to Diane Colley Urquhart and resident on April 21, 2017.

## APPENDIX "B"



### TREASURER'S REPORT

	<u>REPORT DATE:</u>	<u>2017-05-16</u>	<u>2017-04-18</u>	<u>CHANGE</u>
<u>Assets:</u>				
Cash	\$	750	\$ 570	\$ 180
BMO Chequing	\$	1,676	\$ 1,263	\$ 413
Cheques to be deposited	\$	40	\$ 100	\$ (60)
Casino Chequing	\$	67,634	\$ 67,634	\$ -
PayPal	\$	306	\$ 153	\$ 153
Accounts Receivable (Trico)	\$	-	\$ (15)	\$ 15
BMO Mutual Fund	\$	16,305	\$ 16,301	\$ 4
Assets:	\$	86,711	\$ 86,006	\$ 705
<u>Liabilities:</u>				
Playground Fund	\$	(67,281)	\$ (67,281)	\$ -
Accounts Payable	\$	(473)	\$ (397)	\$ (76)
Liabilities:	\$	(67,754)	\$ (67,678)	\$ (76)
Funds Available	\$	18,957	\$ 18,328	\$ 629
<u>2017 Memberships YTD:</u>				
Regular		78	40	38
Associate		4	2	2
Total		82	42	40
<u>2016 Memberships Final:</u>				
Regular		567	567	0
Associate		4	4	0
Total		571	571	0
<u>Funds Available Change:</u>				
Membership fees	\$	720	36 paid	
Gift received	\$	75	Trico	
Total income	\$	795		
Easter Egg Hunt	\$	(19)		
Bank charges	\$	(16)		
Web site	\$	(46)		
Printing & Miscellaneous	\$	(85)		
Total expenditures	\$	(166)		
Net change	\$	629		