



Shawnee-Evergreen Community Association - Directors' Meeting Minutes

Date:	Thursday July 6, 2017
Location:	South Gate Alliance Church library (Room 211) - 1436 James Mckevitt Rd SW

Attendees:

<u>Directors:</u>							
Sarah Breu		X	Richard Dingwall		√	Zeinab El Kady	X
Liala Elrafihe		X	Ian Jobe		√	Ajay Khanolkar	√
Michael MacLeod		X	Barbara Murray		X	George Payson	√
Sharon Raduloff		√	John Raich		√	Norm Rousseau	√
Brad Smith		√	Peter Snell		√		
<u>Guests:</u>	Marcello Chiacchia (Genstar)			Mike Selinger (Cardel)			
	Kevin Buchanan (Pasquini)						
	Diane Colley-Urquhart			Anthony Samson (Community Liaison-Ward 13)			
<u>SECA Members and Other Community homeowners:</u> See attached Attendees list							

1. A quorum of directors (5 or more) being present, the meeting was called to order at 7:05 P.M.

2. Review and acceptance of Agenda

Motion:	Accept Cardel Agenda (Appendix "A") as presented.
Moved by:	Norm Rousseau
Seconded by:	John Raich
	Carried

3. Shawnee Park Grading Program

- After Brad's introductory comments, Diane Colley Urquhart indicated that she was there to hear concerns and determine what role the City could play in minimizing the negative impact on Community quality of life.
- After much discussion regarding the negative impact on surrounding homes because of stripping and grading of the entire Shawnee Park site in 2017, Cardel agreed to take comments heard into consideration and issue a letter to Brad outlining their position before the end of July 2017.
(Note: Copy of Cardel letter is attached as Appendix "B".)

4. Adjournment

Motion:	Meeting be adjourned at 9:00 P.M.
Moved by:	John Raich
Seconded by:	Richard Dingwall
	Carried

Minutes prepared by: Peter Snell

Next meeting: Tuesday September 19, 2017, 7:00 PM in library at South Gate Alliance.



July 6, 2017 Special Directors Meeting Attendees

<u>Name</u>	<u>Address</u>
1. GABRIATH, BILL & ANITA	220 SHAWNEE GARDENS 17204
2. SHARON RAUOLOFF	1041- SHAWNEE DRIVE 17045
3. KROKOM, MERLYN & MADELENE	14018 Evergreen Dr. SW 17017
4. KATHY SOMMERSTAD	14002 EVERGREEN ST SW
5. Connelly, Del & Bonnie	14010 Evergreen St SW 17166
6. Bernice Louise Doreau	54 Skutumpah Cr SW. 17205
7. Walter Sexwith	58 " " "
8. Robert J. Cury,	14022 EVERGREEN ST. SW

July 6, 2017 Special Directors Meeting Attendees

in file as 924

9.	ANDY VOLINER	919 SHAWNEE DRIVE	17211
10.	Alycia Barnett	14014 EVERGREEN ST	17046
11.	Paul & Michelle Bauer	30 SHAWNEE GROVE	
12.	Randall Beames	1328 Shawnee Rd	17165
13.	Steve Feary	1332 SHAWNEE RD	17212
14.	Jan & Barry Rooke	14148 EVERGREEN ST	17164
15.	Heaven Wynn	14166 Evergreen ST	17181
16.	Richard Ungersell	14311 Shawnee Bay	17019
17.	Steve Payson	Beacon Hill Circle 6 th St.	
18.	Jan & Bob	998 Shawnee Dr SW.	17057
19.	Ethel Richei	1025 SHAWNEE DR SW	17043

D
D
D
D
D

July 6, 2017 Special Directors Meeting Attendees

20. MANUSUKH & RASHMI THAKKAR	927 SHARNEE DR S.W. Calgary	17217
21. Susan Boulette	14338 Evergreen St SW	17218
22. Dina Herzig	244 Shawnee Gardens SW	17086
23. Michael Herzig	244 Shawnee Gardens SW	
24. MICHAEL + JULIE KERR	14342 Evergreen ST. SW.	
25. TED ALLEN	212 Shawnee Gdns S.W.	
26. Josette Bown et	959 Shawnee Dr. S.W.	
27. NORM ROUSSEAU	14014 Evergreen St SW	17046
28. Alex & Kathie Fowler	14136 Evergreen St SW	
29. Ajay Khamolkar	704 Shawnee Dr. SW	17044
30.		

D

D

SHAWNEE PARK MEETING

July 6, 2017 – 7pm

In Attendance:

- SECA board members
- Community residents
- Diane Colley-Urquhart
- Cardel, Genstar and Pasquini and Associates representatives

Agenda:

1. Goals of the meeting: Brad

- 1) Cardel/Genstar to better understand the concerns of SECA and the residents with respecting to grading the remainder of the site in 2017.
 - 2) SECA and the residents to better understand why Cardel/Genstar recommended that the entire site be graded in 2017.
 - 3) Identify options to consider going forward.
- No firm decision will be made at the end of the meeting. Cardel/Genstar will consider all feedback and respond in writing back to SECA with a final recommendation at a later date.

2. Role of Diane Colley-Urquhart: Brad

3. Rules of the meeting: Brad

- 1) All discussion must relate only to the proposed future grading plan.
- 2) Show respect for each other. Let's keep our emotions in check.

4. Cardel/Genstar team introduction: Mike

5. SECA and residents to present their concerns: SECA board and residents. (Any questions will be noted and addressed during the presentation or right after.)

6. Genstar presentation on the grading analysis: Marcello/Kevin

7. Additional questions from SECA and the residents: SECA and residents

8. Summarize options to consider going forward: Mike and Brad

9. Set target date for Cardel/Genstar to respond back to SECA.



July 21, 2017

Attention: Brad Smith – SECA President

Subject: Shawnee Park Stripping and Rough Grading

Dear Brad,

After further review of the various factors and constraints associated with the stripping and grading of the remaining lands of the Shawnee Park development and consideration of the comments received from the Shawnee Evergreen Community Association (SECA) and the existing residents in the area, the following are the conclusions arrived at by Cardel Homes and Genstar Development Company.

Cardel Homes, through the management of Genstar Development Company, will be stripping and grading the majority of the Shawnee Park development lands (north and south of Shawnee Drive) beginning in August, with completion in late Fall, 2017.

The 2017 Stripping and Grading Program

The 2017 stripping and grading operation will include the following (see attached Figure 1):

- Removal and chipping of only designated trees, with the approved bylaw.
- Stripping of loam in the area to be graded and stockpiling of same in the NW corner of the development.
- Cut and fill grading of the majority of the remaining lands to achieve a proper earth balance that will avoid the potential future need to truck in fill from outside the community (see attached Figure 2).
- The excavation and backfilling of a borrow pit in the SW corner of the lands.
- The fulfillment of the Provincial approval and requirement to fill in the two existing wetlands by April, 2018.
- The removal of the existing fill pile on the north side of Shawnee Drive.
- During and at the completion of grading activities, the City of Calgary approved Erosion and Sediment Control (ESC) plan will be implemented and maintained.
- A tackifier will be applied and maintained over all graded areas, to essentially glue down the soil and minimize the dust coming off the site.

Residential Considerations

Cardel and Genstar met with SECA on June 20, community residents on July 6, and received emails from residents over the month of June and July 2017. The following are issues discussed and suggestions made by the residents that will be implemented (see attached Figure 1):

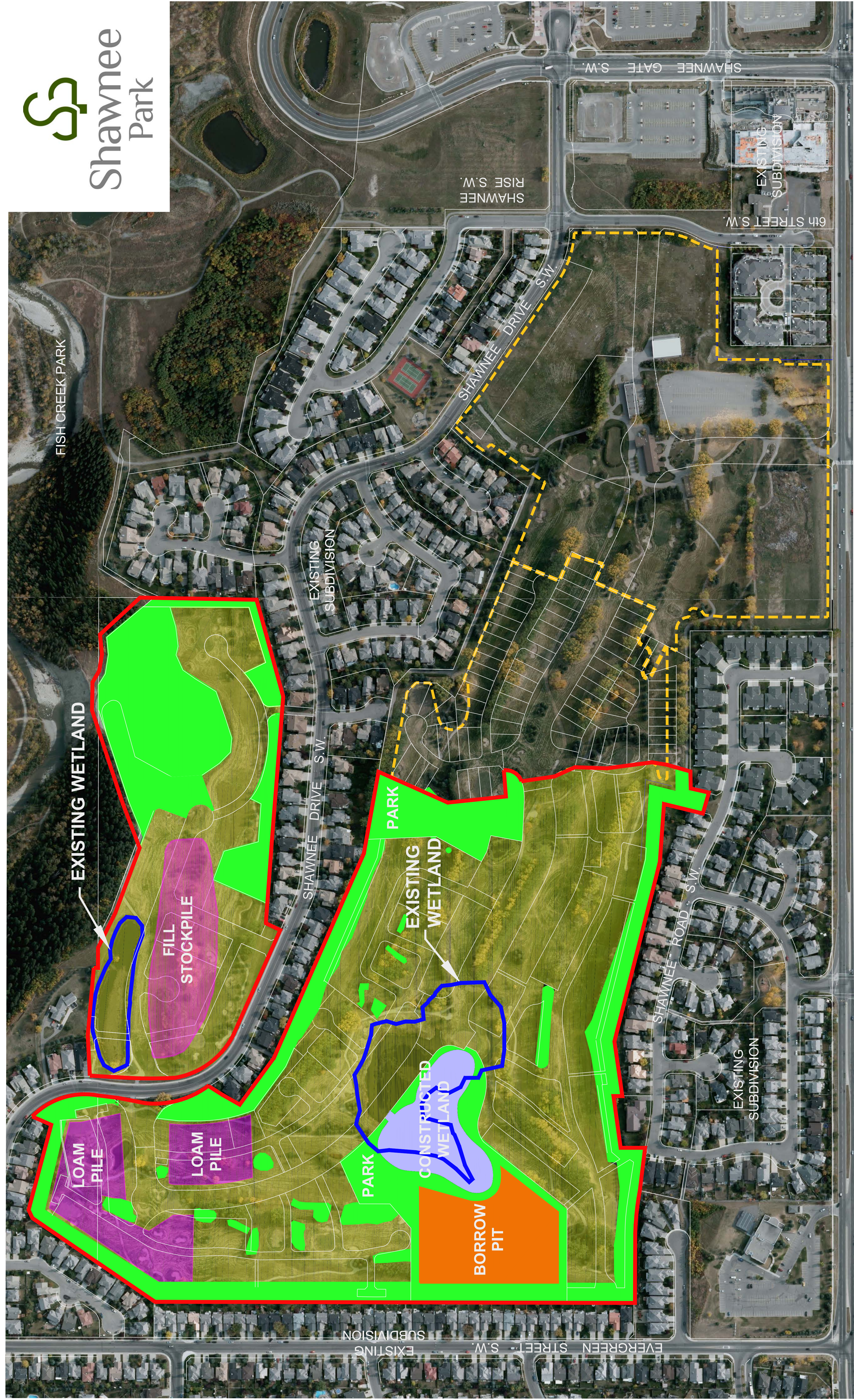
- The sides of the loam piles that are not actively used to extract loam from will be hydro-seeded to establish grasses that will minimize windblown soils and reduce visual impact.
- The 20m buffer area will not be graded leaving the existing tree stands and other vegetation as is. Where possible, additional buffer area will be left ungraded and will be adjusted in the future during construction of the adjacent phase.
- Where there is no conflict with future tree removal in the landscape buffer or future development permit requirements, new tree planting in the buffer will be completed in 2017 and 2018 to enhance screening
- Various protected tree stands within the interior lands, that form part of the current overall community concept plan, will remain.
- A 2.35 acre park in the centre of the development will be landscaped by the end of 2018 that will bring additional green open space into the community.
- A 9.73 acre constructed wetland and park in the SW corner of the development will be constructed with the adjacent phases, estimated to be in 2020. Again, this will bring additional green open space to the community.

Sincerely,



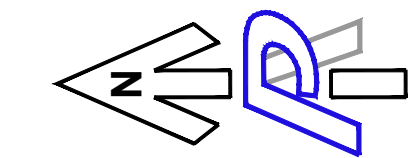
Mike Selinger
Regional President, Cardel Homes

cc. Marcello Chiacchia, VP, Genstar Development Company
Mayor Naheed Nenshi
Councilor Diane Colley-Urquhart
Rafal Cichowlas, Senior Planner, South Area Planning, City of Calgary
Jihad Bitar, Planner, Community Planning (South)

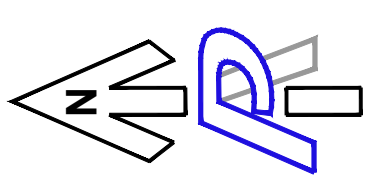


LEGEND

- Stripping and Grading Boundary
- MR, Tree Protection & Landscape Buffer Zone
- Rough Grading Area

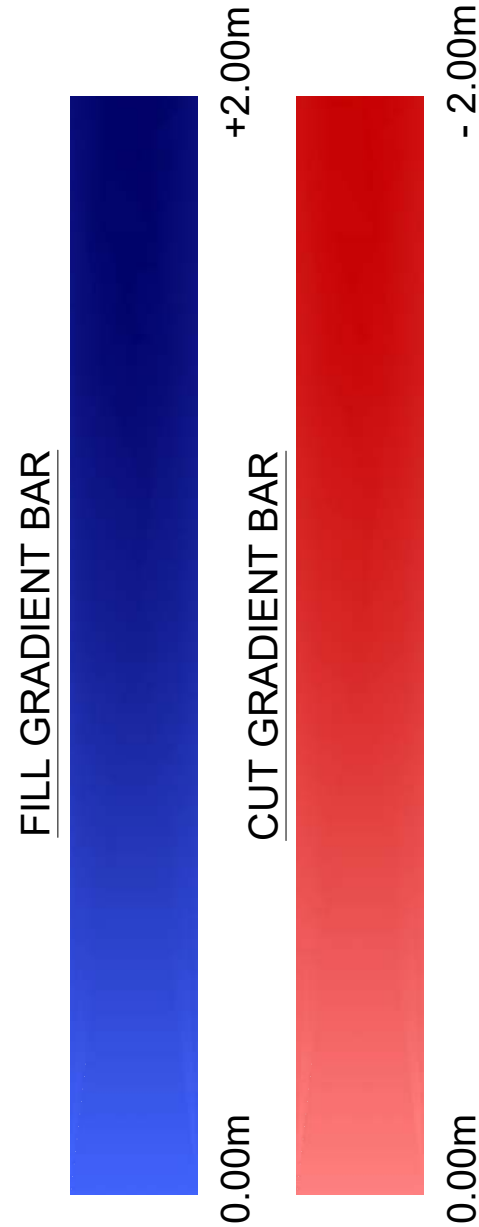
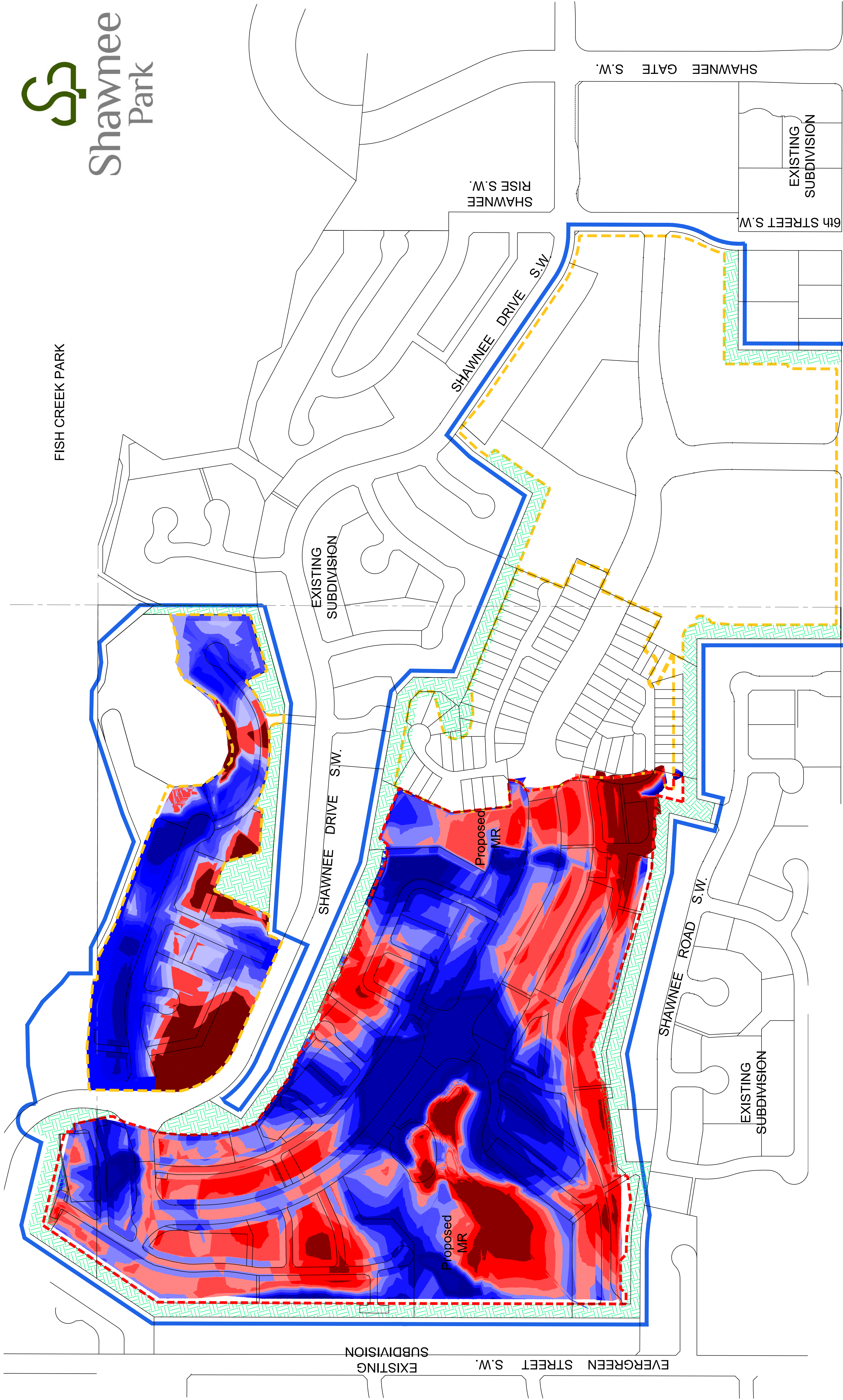


Shawnee Park



Shawnee Park

FISH CREEK PARK



CARDEL HOMES

GENSTAR
BRINGING LAND TO LIFE

Shawnee Park
Striping & Grading
Fig 2 - Cut & Fill Plan
July 2017

Information is approximate and subject to change.

PASQUINI &
ASSOCIATES
CONSULTING LTD.