

West Hillhurst Community Association Board of Directors Meeting

Oct 11th, 2022 @ 7pm

Attendees: Cher Jacobs, James Heater, Janice Paskey, Peter Stunden, Dale Voight, Christine Brown, Jan Cerny, Dylan Richards, Jordan Stuart

By Invitation: Bryan Polak (General Manager) Brenda Annala (City of Calgary), Karen Dahl, Heidi Brauer

Regrets : Patrick Craddock, Dave Best, Brenda Annala, Karen Dahl

1. Call to Order
 - Quorum confirmed
2. Approval of meeting minutes dated Sept 12th, 2022
 - Motion from Peter to approve the Sept meeting minutes. – Cher 2nd the motion. All in favor
3. City of Calgary update
 - CCG (Capital Conservation Grant) applications received in December will have an 8-10 week turnaround (opposed to the 6-8 weeks). All applications received in December will apply to the 2023 funding maximum.
 - Youth Employment Fall Hiring Event Oct 14th
 - Fire Prevention week Oct 9-15th
 - Federation of Calgary Communities Workshops
 - a. How to Write Great Planning Letters, Lunch and Learn – Oct 26th
 - b. Growing your membership – Nov 1st
 - c. Community Meditation and so much more Lunch and Learn – Nov 9th
 - d. Planning Committee Best Practices – Nov 9th
 - e. Partners in Planning Year End Event – Nov 19th
 - f. Understanding the Planning Hierarchy – Lunch and Learn – Nov 23
 - g. Marking 101 – Nov 24th
 - h. Welcoming and Inclusion: Breaking down Barriers, Lunch and Learn – Dec 7th
 - i. Demystifying Financial Statements – Dec 14th
 - Government of Alberta Community Development – interactive seminars regarding various board roles starting Sept 20th
 - j. Legal Responsibilities – Oct 19th
 - k. Organizational purpose and planning – Oct 26th
 - l. Grant writing 101 – Nov 1st and Dec 1st
 - m. Financial Responsibilities – Nov 2nd
 - n. Risk Management – Nov 9th
 - o. Committees and Meetings – Nov 16th
 - p. Cybersecurity – board roles – Nov 17th
 - q. Building Strong Teams and Effective Relationship – Nov 23rd

4. Financial Audit Review – Heidi Brauer

- Presentation of the year end financial results for June 30th, 2022 by Heidi
- After her review of WHCA financials, her professional opinion is that the financial results presents fairly

5. Riley Area Plan Update – Phil Dack

- Some concerns from the committee regarding how the city is handling the plan
- Focus on higher density housing, especially along 19th, Kensington Rd and 5th Avenue
- Zoning rules changing which will allow current R2 (Residential single or side by side or duplex) lots to be redesignated at RC-G (row of townhouse) without submitting a redesignation approval from the city.
- Phil Dack has requested the City to present information in a town hall meeting regarding these changes
- Meeting regarding lower density areas in West Hillhurst will occur Dec-Jan

6. Committee Reports

Planning

- Potential physiotherapy clinic on 19th Street in wartime home, remain RC-2 zoning, no signage
- New Semi Detached dwelling 2227 Sumac Road NW – requested more info
- Riley Communities Local Area Plan Updates – next working group session Sept 20th, purpose of meeting is to define goals and core values for the plan, ie. Housing diversity, strategic facilities, traffic and pedestrian safety and equitable housing options.
- Sept 28th meeting with Ali McMillian (FCC) and Jennifer Crack (File Manager) to discuss the PC's difficulty determining what makes applications discretionary and how that impacts planning committee's ability to provide accurate comments
- Oct 4th public hearing re: Potential changes to land use bylaw, the city is proposing to add the use of Townhouse to R-CG (ex) Residential Grade Orientated Infill District. Planning committee has submitted a letter not supporting the proposed changes to the land to the City regarding the lack of engagement, lack of cohesive planning, street parking concerns, garbage collection and environmental impacts.

Transportation Committee

- Committee now has 5 members
- 19th street and 2nd ave flashing beacon is temporary (hense the block bases) Will be moved when construction is completed.
- Kensington Road Safety and Resident Petition, spoke to city on Oct 5th with safety strategist, Kensington Road will be discussed with the traffic safety team at the City of Calgary. City does not consider this a collision corridor but is working to mitigate collisions through bump outs, 40km speed limit would not work at the street is designed as a higher speed street. City meeting on Oct 10th, asked councillors office to keep transportation committee in loop.
- 19th street streetscape project is in shambles after the engineer assigned has been pulled off, the current plan was a bike lane on 19th street. CA and community volunteers do not support and does not reflect Phase 3 engagement from community which prioritized sidewalks.

- Petition at 5th Ave and 23rd St NW – concern about safety at this corner, residents would like a crosswalk
- Bike racks in West Hillhurst – project underway
- Transit – WH does not have a BRT and transit service has been reduced over the years.
- LOC at corner of 19th st and 6th Ave – opposed to driveways along 19th street

Community Events

- Halloween outdoor event, Oct 29th 2-4pm, registration online, similar to last year
- Skate with Santa – ice is booked Dec 22nd, 5:30-6:30pm

7. General Manager's update

- Forecast for 2022-2023 is expected to finish with \$71K profit, due to federal, provincial and city grants plus casino funds, arena, health club, gymnasium doing well. Expenses down from last year.
- Greenspace – 5 City requirements, 1. Supporting documentation that CA's leased land are up to date in terms of life cycle maintenance (WAITING). 2. Yearly Budget (DONE). 3. Bank Statements (DONE). 4. A 5 yr sustainability plan budget (DONE) 5. Board Motion (DONE) Just waiting on the updated life cycle report from the new Engineering company, then will sit with Brenda and Chris (City of Calgary) to make sure we are on the right path.
- CCG updates: HVAC- behind schedule, should have venting and HVAC unit installed by mid-October, flooring complete by end of October. We have had to spend extra money for the HVAC project. This is due to the old flooring having 3 sets of tiles on top of each other and the original plywood being nailed and glued down. Costs are plywood for temp flooring, New flooring plywood, junk removal. **JIM put forward MOTION: To apply for CCG additional funding for the HVAC project for up to 75% of \$12,939.68 with remaining funds coming from the WHCA bank account. Jan 2nd the motion. All in favor.**
- ECP – Engineering study for the 4 transformers in our building, Arena Main Floor, Hospitality Room, Plantroom, Telus room. No Costs, money comes out of \$400k CCG amounts. **JIM put Forward the MOTION: To apply for an ECP for the four electrical transformers in our building for an engineer to investigate the noted concern. Jan 2nd the motion. All in favor.**
- AGM is on Monday Nov 14th at 7pm. The Board meets at 6pm to finalize the audit, etc. 2 interested new members. Post Agenda.
- Inspiring Grant Application – January 2023, applying for city grant to paint murals on the outside of the building and adding a garden in front of the go-getters entrance.
- Review of Food Services Survey, 368 responses. 92% were in favor of WHCA opening up a food service area in the community center.
- Christine put forward a **MOTION: The West Hillhurst Community Association Board approves the idea to proceed with the first milestone plan for the re-opening of a lounge/food service facility. Jordan 2nd the motion. All in favor.**

8. In Camera Session (Bryan left meeting)

9. Termination of Meeting