



AGM Report 2020 – 2021

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Covid seems to have taken its toll on the pace of development this year, as it has been relatively quiet. The following will break up the year's C&P activities into 4 groups: 1) Major developments underway, either already with development permits or actively moving toward development permit approval, 2) Possible Major Developments in an exploratory phase, 3) Minor Developments, and 4) City Initiatives. If any of these categories have an omission, please let me know and I will make the correction.

MAJOR POSSIBLE DEVELOPMENTS

ARMY & NAVY

We assume this one is still moving forward, but we heard no updates regarding this project. As such, there is nothing to report...

PRAIRIE SKY GONDOLA

The Prairie Sky team reached out to us recently to set up a meeting, which will be happening in a few days. They have updated information about the project that they are now in the process of sharing with stakeholder groups. We will distribute updates as warranted.

ARCHIBALD BLOCK / THE BARON

As far as we understand, the status of this project has not changed this year. The provincial heritage minister asked the developer for a Historical Impact Assessment Report regarding the property, and that is the last we have heard. We assume that this report is still in process.

MAJOR DEVELOPMENTS UNDERWAY OR APPROVED

101 ST AND 85 - ROHIT

After working with the developer to address some of our concerns about this project (e.g. the monolithic massing), some of which they addressed, and some of the which they simply ignored, they proceeded with their rezoning application. CoE approved.

83RD AVE AND 99 ST

After a long hiatus in which the status of this development was unclear, work suddenly started on site. The foundations of the previous building have been removed, pit excavated, and geothermal is being installed. We assume that work will proceed through the winter.

URBAN GREEN

Another project that had a very long hiatus, we understand the project is proceeding (I have not visited the site to see where it is in the process).

87 AVE & 99 ST CENTEX GAS BAR/CONVENIENCE STORE

After Centex's loss at the SDAB, the project sat dormant for most of this year until recently when work proceeded, and appears to be following the initially approved DP which was the community's preference. It looks like it should be finished soon.

STATION FLATS & CoE PARKLAND

This project seems to have been on a fast track. This is the "temporary" commercial space on the existing park north of the MKT station, and a residential development to the south of the station over the existing parking lot. Because of its location (not actually in a neighborhood covered by a community league) and zoning (DC1), it was not required to follow the standard public engagement process. We were alerted to the proposal, wrote letters expressing concerns about the physical form of the development and the process itself, but in the end had little leverage to work with to influence much. Initially the city approved the residential portion while the park portion was on hold, but now both parts of the project seem to have been approved.

RITCHIE MILL

We met with the owner/developer of this site, which was a refreshing change. He was committed to following best practices, involving heritage consultants from the beginning, and had solid reasons for the changes he wanted to make to the property. This has since been approved by the city.

COMMUNITY INITIATIVES

WHYTE AVE PUBLIC SPACE SURVEY

We joined a group consisting of other community leagues and Paths for People to put together a survey for public engagement regarding the public spaces of Whyte Ave, meaning the streetscapes, space allocated for different modes of transportation, parks, benches, transit stops, etc. The intent was to get ahead of gauging community priorities before the city starts its engagement efforts on updating the planning work around Whyte. We contributed to some editing of the survey, and distribution to our members. Everything after -- compiling the survey results, and putting together the final report, were handled by Paths for People. We no longer have involvement with the project, but anticipate it being a valuable resource once engagement around public space planning for Whyte starts.

COE INITIATIVES

CoE ZONING BYLAW RENEWAL

This is the first major update to the zoning bylaw in 40 years. We are currently at stage 2 of 4, in what is a multi-year process. The EFCL has been the primary community oversight of the process, but we have been monitoring its progress as warranted.