

Williams, Debbie D. (City Clerk's)

From: planning@northernhills.ab.ca
Sent: Thursday, May 24, 2018 6:51 PM
To: Alan Boucher; 'Leah Argao'
Cc: Jim Gordon; 'David'; EAWard3 - Kimberly Jones; Ward3 - Barb Fleet; 'David Hartwick'; 'jeannette vu'; engage@northernhills.ab.ca; admin@northernhills.ab.ca
Subject: RE: Meeting request - The Annex - LOC2013-0091

Hi Alan

I wanted to thank you for taking the time to meet with us to discuss LOC2013-0091. It was very refreshing to have you so willingly meet with the CA and go over your plans.

Based on our discussion last week, the Planning Committee has no objections to the Annex project. The CA would like to be kept in the loop of any further developments and opportunities that arise concerning the items you listed below.

With regards to #3, I will defer to David on this one – I did a brief scan on the internet for any information on the Wagon Trail. Perhaps this could serve as a useful starting point: http://www.paulpettypiece.com/calgary_edmonton_trail.htm

Thank you,
Simon

From: Alan Boucher
Sent: May 18, 2018 3:05 PM
To: planning@northernhills.ab.ca; 'Leah Argao'
Cc: Jim Gordon ; 'David' ; 'Executive Assistant Ward 3' ; 'Barbara Fleet' ; 'David Hartwick' ; 'jeannette vu' ; engage@northernhills.ab.ca; admin@northernhills.ab.ca
Subject: RE: Meeting request - The Annex - LOC2013-0091

Good afternoon Simon et al,

Thank you again for the opportunity to meet on Wednesday to discuss Melcor's Annex project at Country Hills Boulevard and 14th Street NE (LOC2013-0091). I am just following up to provide a brief summary of our discussion:

- 1- Discussion regarding types of uses proposed:
 - Our land use on the lower bench (11th Street) proposes limited scale industrial uses that would be compatible with the area and will have restrictions in place on outdoor storage and activities that could be detrimental (i.e. dust, noise, vibrations). A "Place of Worship" has also been included as a discretionary use, as we are anticipated a church as part of our first phase.
 - Retail and other service type uses are proposed for the upper bench (14th Street). The composition of these retailers would be similar to our existing retail centre in the District and should provide increased retail options and daily convenience needs to residents that travel Country Hills Blvd as part of their daily commute.
 - There was discussion on why no office was being proposed. It was explained that the office market in this area is focused within our existing development in the District, where we have several office opportunities that are ready for development.

- 2- Discussion regarding traffic control on Country Hills Boulevard and 11th Street:

- Additional upgrades to Country Hills Boulevard are currently unfunded by the City. As part of our Annex project we are proposing a series of upgrades to improve traffic flow along CHB, while providing the necessary road connections to service our project. This includes an additional travel lane for traffic between 11th Street and 14th Street and a series of dedicated left-turn bays at those intersections.
- 3- Discussion regarding the historical importance of the “Wagon Trail” that is said to have run through the Stoney Industrial ASP area:
- This is a very important topic to the CA. Melcor has completed all required historical resource clearance for the Annex, however if we dig up anything when we start construction we will undertake proper protocol regarding historical preservation requirements, including engagement with the CA.
 - Melcor is open to working with the CA to explore possible opportunities to pay homage to the history of the “Wagon Trail” in our naturalized open space area once along Nose Creek. David – Can you forward any details you have on this Wagon Trail. I would like to forward to my architect so we can start thinking about how this could be incorporated as feature for our seating nodes proposed along the new regional pathway.
- 4- Discussion regarding the pathway connection from Coventry Hills and access to the MR parcel in the SW corner of the development
- Through discussions it was identified that connecting these sites together would be difficult due to the surrounding site constraints, such as the railway tracks. There was discussion as to whether the MR parcel could be turned into a dog park by the City in the future after the land is dedicated by Melcor as MR.

I hope this accurately captures our discussion. If I missed anything, please let me know. If the CA is comfortable and willing, it would be appreciated to receive a letter of support for our application prior to our Council Public Hearing Date of June 11th. Otherwise we look forward to continuing our engagement with the Northern Hills CA as we move forward on this project and others we are working on in your area.

Thanks again for your time and have a great weekend.

Best regards,

Alan Boucher
403-270-1289

From: planning@northernhills.ab.ca [<mailto:planning@northernhills.ab.ca>]
Sent: Tuesday, May 15, 2018 10:34 PM
To: 'Leah Argao'
Cc: Jim Gordon; 'David'; 'Executive Assistant Ward 3'; Alan Boucher; 'Barbara Fleet'; 'David Hartwick'; 'jeannette vu'; engage@northernhills.ab.ca; admin@northernhills.ab.ca
Subject: RE: Meeting request - The Annex

Leah – it will be tomorrow.

From: Leah Argao <largo.la@gmail.com>
Sent: May 15, 2018 9:16 PM
To: planning@northernhills.ab.ca
Cc: Jim Gordon <JGordon@melcor.ca>; David <dahartwick@shaw.ca>; Executive Assistant Ward 3 <eaward3@calgary.ca>; Alan Boucher <ABoucher@melcor.ca>; Barbara Fleet <ward03@calgary.ca>; David Hartwick <advocacy@northernhills.ab.ca>; jeannette vu <jeannette_vu@yahoo.ca>; engage@northernhills.ab.ca;

admin@northernhills.ab.ca

Subject: Re: Meeting request - The Annex

Can you confirm if we are swapping out to meet thurs instead of wed
Thx Leah

On Mon, May 14, 2018, 10:14 PM <planning@northernhills.ab.ca> wrote:

Fantastic – can I ask that we meet at the Good Earth near the superstore?

Thanks

Simon

From: Jim Gordon <JGordon@melcor.ca>

Sent: May 14, 2018 9:41 AM

To: David <dahartwick@shaw.ca>; Leah Argao <largao.la@gmail.com>; planning@northernhills.ab.ca

Cc: Executive Assistant Ward 3 <eaward3@calgary.ca>; Alan Boucher <ABoucher@melcor.ca>; Barbara Fleet <ward03@calgary.ca>; David Hartwick <advocacy@northernhills.ab.ca>; jeannette vu <jeannette_vu@yahoo.ca>; engage@northernhills.ab.ca; admin@northernhills.ab.ca

Subject: RE: Meeting request - The Annex

Hi all,

Thank you for making the time to meet with us. I've attached a copy of our outline plan report for information ahead of the meeting. If you have any questions on the attached report please let me know.

Alan Boucher from our office can be in attendance on Wednesday but unfortunately I have a conflict. Both Alan and I are available on Thursday.

Sincerely,

Jim Gordon,

Development Manager, Property Development

d | 403.270.1299 c | 403.560.8668

e | Jgordon@Melcor.ca

a| 210, 101 6 St. SW

Calgary, AB T2P 5K7

w| Melcor.ca

WE'VE MOVED!

Please note our new address:

a| 210, 101 6 St. SW

Calgary, AB T2P 5K7

MELCOR DEVELOPMENTS LTD.

From: David [<mailto:dahartwick@shaw.ca>]

Sent: Sunday, May 13, 2018 9:30 PM

To: Leah Argao; planning@northernhills.ab.ca

Cc: Jim Gordon; Executive Assistant Ward 3; Alan Boucher; Barbara Fleet; David Hartwick; jeannette vu; engage@northernhills.ab.ca; admin@northernhills.ab.ca

Subject: Re: Meeting request - The Annex

I will attempt to make it. Wednesday is my only free night with my daughter in May.

David

On 2018-05-13 4:57 PM, Leah Argao wrote:

Works for me

Leah

On Sat, May 12, 2018, 9:53 PM <planning@northernhills.ab.ca> wrote:

Hi Jim -- it will be quite likely that we will need to meet in the evening.
Would you be open to meeting, say Wednesday at 6:00pm?

Jeannette, David, Leah does that work for you?

Simon

-----Original Message-----

From: Jim Gordon <JGordon@melcor.ca>

Sent: May 12, 2018 6:37 PM

To: Leah Argao <largao.la@gmail.com>

Cc: planning@northernhills.ab.ca; Executive Assistant Ward 3

<eaward3@calgary.ca>; Alan Boucher <ABoucher@melcor.ca>; Barbara Fleet

<ward03@calgary.ca>; David Hartwick <advocacy@northernhills.ab.ca>;

jeannette vu <jeannette_vu@yahoo.ca>; engage@northernhills.ab.ca;

admin@northernhills.ab.ca

Subject: Re: Meeting request - The Annex

Yes absolutely, I've got some critical morning meetings on Monday and Wednesday but besides that I can make any other time available.

Can you send over a time that works?

Kind regards,

Jim

Sent from my iPhone

On May 11, 2018, at 8:18 PM, Leah Argao

<largao.la@gmail.com<mailto:largao.la@gmail.com>> wrote:

Jim ..do you have a time to perhaps meet or review this together in the next week Leah argao

On Wed, May 9, 2018, 7:53 PM

<planning@northernhills.ab.ca<mailto:planning@northernhills.ab.ca>> wrote:

Hi Jim

Happy to discuss -- is there a DP number, and have the plans been circulated?

Thanks

Simon

-----Original Message-----

From: Jim Gordon <JGordon@melcor.ca<mailto:JGordon@melcor.ca>>

Sent: May 7, 2018 5:15 PM

To: planning@northernhills.ab.ca<mailto:planning@northernhills.ab.ca>

Cc: EAWARD3@calgary.ca<mailto:EAWARD3@calgary.ca>; Alan Boucher

<ABoucher@melcor.ca<mailto:ABoucher@melcor.ca>>

Subject: Meeting request - The Annex

Hi Simon,

I'd like to get a meeting set up with the community association with respect to our Annex project heading to council on June 11.

Can we set up a meeting with the CA reps in order to present our project and

talk about your concerns?

Kind regards,

Jim Gordon,
Development Manager,
Melcor Developments
(403)560-8668

Sent from my iPhone

Williams, Debbie D. (City Clerk's)

From: de Jong, Joshua A.
Sent: Monday, June 04, 2018 4:25 PM
To: Public Submissions
Subject: FW: June 11, <web submission> LOC2013-0091

Hi, this web submission was received and needs to be included in the comments for this file.

Thanks,

Joshua de Jong, MPlan

Planner, Community Planning

The City of Calgary | Mail code # 8076

P 403-268-5716 F 403-268-1997 E joshua.dejong@calgary.ca

Municipal Building, 800 Macleod Trail S.E.

P.O. Box 2100, Station M, Calgary, AB T2P 2M5

From: kaitlin_0703@hotmail.com [mailto:kaitlin_0703@hotmail.com]

Sent: Sunday, May 27, 2018 8:40 PM

To: de Jong, Joshua A.

Subject: June 11, LOC2013-0091

May 28, 2018

Application: LOC2013-0091

Submitted by: Kaitlin

Contact Information

Address: 16 Covepark Close NE

Phone:

Email: kaitlin_0703@hotmail.com

Feedback:

This space has been surveyed for development for quite some time. It is a natural green space and buffer between the residential community of Coventry Hills and the large developing industrial area around 14 St NE. I hope that you would strongly consider the community and the potential for a beautiful green space or multi-use park space and pathways along Nose Creek in this valley area. It appears to have so many options to maintain its natural state and be a benefit to the surrounding communities. Councillor Gondek received many votes based on her saying at one of the election forums that she would be in favour of saving this natural area and not allowing further development. Please consider your constituents and their wishes for

more pathways and a dog park near their community! This would be such a missed opportunity if developers were allowed to further encroach on this area. I would strongly oppose any further industrial development of this natural area.
