

Sunnyhill Housing Co-operative Ltd.
787 Third Street NW
Calgary, Alberta T2N 1P1
403-270-8405

Sunday, September 27, 2020
2:00pm – 4:00pm

<https://us02web.zoom.us/join/9118691200>
Phone in information: 587-328-1099 Meeting ID 896 0426 4451

Meeting Minutes

Attended: Andrea Bergen (Office Coordinator), Chris Taylor (8), Richard Harrison (18), Philip Cox (22), Yvonne Sabraw (22), Heidi Mithaug-Cook (26), Anna Barrett (26), Sarah Reimer (30), Kris Wenzel (34), Jacky Durrie (738), David Broadhead (744), Sarah Stephens (748), Jane Roberts (767), Cindy Schnee (801), David Sargent (801), Mia Rushton (803), Eric Moschopedis (803), Jaime Muneoka (815), Sherry Kozak (817), Herta Fidler (821), Coeur Riley (823), Belle Auld (825), Buzz Viberg (827), Bob Bott (837), Helen Wirrell (839), Mark Terrell (849)

Special guests: Dustin Couzens (MoDA), Lee Provost (Urban Matters)

Regrets: Brenda Willman (809)

1. Call to order: 2:10pm
2. Set adjournment time: 3:30pm
3. Opening remarks and introductions:
 - a. This is a specific meeting for the Planning and Development motion.
 - b. Previous meeting minutes are still being prepared. They will be available for the October general meeting for approval
4. Approval of proposed agenda:
 - a. M/S/C Bob Bott/Belle Auld
5. Business – Planning and Development:

Moved:

That Urban Matters consultants and MoDA architects be authorized to prepare detailed plans and cost estimates for a new 15-unit building on the site now occupied by units 762-768 based on the “Spaceship” design concept, as recommended by the Planning and Development Committee and the Design Reference Group.

Background:

Our budget is only sufficient for detailed costing of one design option.

The recommendation is based on two months of consultation and collaboration that narrowed our preferences to two design options, the “Village” and the “Spaceship.” Sunnyhill participants found these two almost equally attractive in terms of aesthetics and amenities. However, taking all factors into consideration, including geodetic restrictions, ease of construction, the need to minimize displacement of our members, and the relationship between project costs and our budget, our final and unanimous choice was the “Spaceship” based on careful consideration of the Pros and Cons outlined in the attached documentation.

To summarize the key points, the attached geodetic survey, conducted Sept. 9, 2020, shows the “heights” area now occupied by one-bedroom units. The grade heights in the area are the closest on our land to the City of Calgary’s required minimum main-floor height geodetic (1046.7 metres in our part of Sunnyside). Building here results in the minimum of grade-fill and above-grade foundation work, substantially reducing construction costs. The “Spaceship” can be built in modules and shipped to the site for assembly, reducing construction time and costs. Demolishing any other buildings in the Co-op, even if we could meet the City’s other requirements by doing so, would take out many 2- and 3-bedroom units, which would displace more members, many of them families, than the recommended plan. Further, the new construction is 1 and 2-bedroom only with the potential for only one 3- bedroom unit, so some members displaced in any other plan would not be able to return to Sunnyhill. The overall cost in terms of moving and housing those members who could return from off site, and in terms of the loss of revenue from lost 2 and 3 bedroom units, would critically widen the gap between our income and project costs.

a. M/S/C Bob Bott/ Eric Moschopedis

b. Questions:

Q - Concerns that the new building will block the sun for units #827 and #823

A – a shadow analysis shows that the impact to these 2 units will be minimal.
We can soften the roof arch if required

Q – Coeur would like the elevations so that she can do a shadow study for the time period after 4pm

Q – Will we still have individual HVAC in all units, or will there be 1 HVAC system for the whole building?

A – This will be discussed during design development; we are not there yet. It comes down to budget and need

Q – If we vote for a design today and Membership isn't happy with the outcome of the costing or details, are we able to opt out of the design?

A – Membership makes the final decision. The decision today does not have to be final

Q – Who does additional design questions go to?

A – Planning and Development. There is a Questions portion of their section on the Sunnyhill website

Q – Would like to see the recommended elevations in regard to accessibility

A – The preference is to have the entry from the street in the form of a pathway that everybody could use

MOTION – to extend meeting until 4:15pm M/S/C Richard Harrison/Sarah Reimer

Call the question – Sherry Kozak – motion carried

6. Adjournment: 4:15pm

Respectfully submitted by Andrea Bergen