

Sunnyhill Housing Co-operative Ltd.
787 3 Street NW
Calgary AB T2N 1P1
403-270-8405

Planning and Development Meeting – Open to Membership

Monday, December 16th, 2019
7:00pm – 9:00pm
Calgary Curling Club, 720 3 Street NW

Meeting Minutes

Attended: Kevin Chaney (4), Ben Arkell (10), Nathan Erickson (12), Richard Harrison (18), Philip Cox (22), Renfrew Stewart (28), Debbie Willis (34), Marion Gauzer (734), Jacky Durrie (738), David Broadhead (744), Jean-Pierre Dandurand (747), Don McCabe (755), Karol Garner (762), Brenda Morgan (764), Rose Ing (768), Peter Clyne (771), Cindy Schnee (801), David Sargent (801), Eric Moschopedis (803), Mia Rushton (803), Brenda Willman (809), Sherry Kozak (817), Herta Fidler (821), Coeur Riley (823), Belle Auld (825), Bob Bott (837), Helen Wirrell (839), Romelia Geamanu (847)

1. Call to order: 7:10pm
2. Opening remarks and introductions:
 - a. The motion that will be discussed details how to look after the 4 1 bedroom units in the event that they will be displaced. This motion will be put forward at the January 2020 GM
3. Approval of proposed agenda:
 - a. M/S/C Helen/Cindy
4. Business:
 - a. Review and discussion of One Bedroom motion approved by P&D (no vote. Will be brought to GM in new year)
 - i. Sunnyhill needs to ensure that if we move forward with building the 16 unit building that the 4 1 bedroom members will be taken care of
 - ii. Questions:
 1. P&D needs to ensure that they are budgeting for the displacement costs
 2. Is it an option to house these Members in other Co-ops during the building phase?
 - a. Yes, this option is being considered
 3. Is there an option to house these 1 bedroom members in any available 2 or 3 bedrooms at SHC?
 - a. Some 1 bedroom members may have mobility restrictions that the stairs will be problematic

- b. Planning and Development update:
 - i. Urban Matters presentation of recommended next steps
 - 1. Accessibility target 20% of units accessible:
 - a. Recommendation: 16 new age in place units
 - i. Membership aspirational goal
 - ii. Meaningful accessibility
 - iii. Satisfies CMHC preservation funding
 - iv. Land purchase option – City of Calgary
 - v. Partnership opportunities – Capital budget, operating proforma
 - b. Next steps:
 - i. National housing feasibility funding application
 - ii. Engage non-profits, interim housing for displaced members
 - iii. Include displacement costs in capital budget calculations
 - iv. City of Calgary – land purchase letter of intent
 - v. Accessibility funding – “visitability”
 - 2. Schematic Designs:
 - a. Keep inexpensive
 - b. Environmental ethic
 - c. Update esthetics but keep it feeling like home
 - d. Siding options:
 - i. Pine tar, which is pine sap. Natural materials. Will have an odor for about 4 weeks, much like a campfire that has been put out
 - ii. OrganoWood is environmentally classified wood that gives a long life and a beautiful silver grey hue. The patented technology gives the timber rot protection, creates a water repellent surface and improves the flame protection. OrganoWood withstands harsh environments and takes on a beautiful silver grey hue when exposed to the weather and wind
 - 3. Sustainability target 25% reduction in energy consumption:
 - a. Current insulation is R10, target is R35
 - i. Roof upgrades – recommend 12 inches of rigid insulation
 - ii. Standing seam metal roof – very strong and will last for 25-50 years and will work for solar
 - iii. Remove eaves for continual insulation using a hidden gutter system
 - b. Recommendation:
 - i. Phase 1 – Building Envelope 25% - 40%
 - ii. Phase 2 – High Efficiency Furnaces 15%
 - iii. Phase 3 – Air-source Heat Pump 10%

- c. Next Steps:
 - i. National Housing Feasibility Funding Application
 - ii. Energy Audit
 - iii. Structural Investigations
 - 1. Wood pilings
 - 2. Faux-Columns
 - 3. Wall/roof configurations
 - iv. Design specifications
 - v. Capital Budget/Operating Proforma
- 4. Stakeholder Engagement:
 - a. Sunnyhill Membership
 - b. CMHC
 - c. City Affordable Housing
 - d. REDS (Real Estate & Development Services)
 - e. City Planning
 - f. Non-profit providers
 - g. Councillor Druh Farrell
 - h. Community
 - i. Engagement Results:
 - i. REDS support for land agreement: favor book value sale
 - 1. Book value is available
 - ii. Eligible for City HIP Funding – (New units)
 - iii. Planning – Support 3 storeys, maximum 100 units, parking
 - iv. Right-of-way, greenspace, municipal pathway
 - v. Partnership Opportunities – non-profit interest
 - j. Recommendations:
 - i. Membership Aspirational Goal
 - ii. Meaningful Accessibility
 - iii. Satisfies CMHC Preservation Funding
 - iv. Land Purchase Option – City of Calgary (3-story, 100 units)
 - v. Partnership Opportunities – Capital Budget, Operating Proforma
- 5. Asset Management Results:
 - a. Good Position, plenty of information
 - i. Building Condition Assessments
 - ii. Financial Models
 - iii. Forward Planning
 - b. Top Risks:
 - i. Wood pilings beneath foundation
 - ii. Underground infrastructure (water lines), beneath foundations
 - iii. Building Envelope Deterioration
 - iv. Expiring Land-Lease

- c. Recommendations:
 - i. Investigate wood pilings, sub-foundation water lines
 - ii. Preservation Funding, address building envelope
 - iii. Co-investment Funding
 - 1. Age-in-place units
 - 2. Accessibility
 - 3. Land purchase, secure future
 - iv. Level of Service (Quality, Quantity, Reliability vs
 - v. Risk (Economic, Volunteer)
 - vi. Succession planning, training

6. Program Review:

a. Task 1:	Project Initiation	100%
b. Task 2:	Accessibility Analysis	100%
c. Task 3:	Sustainability Opportunities	90%
d. Task 4:	Design Schematic	100%
e. Task 5:	Stakeholder Engagement	75%
f. Task 6:	Asset Management	100%
g. Task 7:	Recommendations	90%

7. Next Steps:

- a. Draft applications for funding. Lee is available to assist
 - i. National Housing Strategy
 - ii. Preservation Funding
 - iii. Feasibility Funding
 - 1. Will probably take 6 months to get a response
- b. Budget 2 years for construction

8. Questions:

- a. Can we meet the First Calgary Mortgage Requirements:
 - i. We can show that the process has been started
- b. We should have a conversation with First Calgary to outline the plan

5. Adjournment: 8:36pm