

Meeting Minutes

Project Name	Jones Estates Land	Project Number	QPD17-050
Meeting Date	December 21, 2017	Meeting Location	Cochrane Ranchehouse
Date Issued	December 22, 2017	Prepared By	Jenn Giesbrecht
Meeting Number	01	Via	In Person
Attachments			

Cc or Present	Name	Company	Phone Number	Ext.	Email Address
Present	Jessica Karpas	QPD	587-350-5172	223	jessica@quantumplace.ca
Present	Jenn Giesbrecht	QPD	587-350-5172	240	jenn.giesbrecht@quantumplace.ca
Present	Uwe Nystrom	GlenVista Condo Board			uwe.nystrom@gmail.com
Present	Graham Hook	Invited Resident	Contact through the President of the GlenVista Condo Board		
Present	Roger Grant	Ad Hoc Committee			
Present	Glenda Mentz	GlenVista Condo Board			
Present	Rod Rutherford	GlenVista Condo Board			
Present	Gary Kooistra	GlenEagles Community Association Rep.			
Present	Sean Collins	GlenVista Condo Board			

Summary

On December 21, 2017, Jenn Giesbrecht and Jessica Karpas (QPD) met with seven members of the GlenVista Condominium Board to discuss the Jones Estates Land project. The intent of the meeting was for QPD to listen and understand the GlenVista Condo Board's concerns and aspirations for the site as well as hear how attendees would like to be engaged on the project.

Discussion Points

Introductory Comments

- QPD thanked the group for attending the meeting. After everyone introduced themselves, QPD explained that the purpose of the meeting was to open the lines of communication between the GlenVista Condo Board and QPD. QPD recognized that the previous applications were not positive experiences for stakeholders and is committed to working with the community to find solutions for the site. QPD noted that while development of some form will occur on the Jones Estates Lands, QPD is committed to working with the community to help inform what that development could look like.
- QPD noted that the approach for the project will be to engage with the community early and consider all input prior to submitting an application. Specifically, QPD will be meeting with the other condo boards in the GlenEagles community as well as the Community Association. Additionally, QPD will be hosting an engagement event for the broader community to attend. This will likely be in the form of a workshop.
- QPD noted that the goal is to submit an application to the Town of Cochrane at the end of January or early February 2018. However, QPD also stated that this timeline is not set in stone and can be adapted based on how our discussions are progressing with the community. Also, engagement does not end when an application is submitted to the Town.

Project Details and Past Experiences

- Generally, attendees expressed a preference for no development on the land and wanted to know what was different about this process from the last ones.
 - QPD recognized that the community's preference for the land would be for no development. However, QPD also commented that it would be beneficial for the community to participate in engagement activities so that in the event that development is approved for the site, the community has had input to what the development will look like.
 - QPD also noted that even though attendees participate in the process, they can still oppose the application.
 - With regards to what is different about this application in comparison to the last one, QPD noted that the previous applicants did not meaningfully engage the community and did not demonstrate that they listened to concerns. QPD and the new landowner are committed to engaging with the community and finding solutions.
- Attendees asked QPD what the landowner's objectives are for the land and what the scale of the development will be. Attendees also noted that they would have preferred to have seen a plan for the site as they don't feel that they can comment until they understand what is being proposed.
 - QPD noted that Hazkar Developments would like to see approximately 20 homes on the site but are willing to explore different options and trade-offs with the community.
 - QPD also commented that they were reluctant to bring any development concepts to the meeting as the intention was to hear from the community first what they would like to see, what they don't want to see, and sometimes bringing a plan gives the impression that the plans are set in stone. QPD did not want to give attendees the impression that plans were finalized when they are not.
- QPD also explained that the application would be for a land use redesignation from Urban Reserve to Residential Single-Detached Dwelling District (the lowest density residential district). QPD noted that at the land use phase we will simply be identifying the proposed land use district. The specific details surrounding the number of units and unit configuration will be included as supporting information to help Town Administration and Council as well as the community understand the vision for the land. QPD noted that the current land use district for the Jones Estates Land does allow for some development including wind turbines or a solar power generator.
- Attendees noted that this development is a major intrusion on their community and expressed concerns related to traffic, the size of GlenVista Place road and questioned whether the road has capacity to service development on the Jones Estates Land. They also noted that development at all scales (whether 16 units or 1 unit), will all have implications for the community. Attendees noted that the area is important for wildlife and that they would like to see the land dedicated as a park as a means of preserving the natural areas that are left in the community.
- The group discussed the reason why GlenVista Place was designated as a public road and why the fence was moved on the property. QPD shared the following information from Alberta Transportation:

I believe this resulted from the 2002 subdivision approval from the Town of Cochrane. Previous functional planning undertaken by Alberta Transportation on behalf of the Town of Cochrane (Highway [1A – Gleneagles Drive](#) Functional/Operational Planning Study) identified a need for access management in this area. When the subdivision application submitted by GlenEagles Development Corp. was reviewed by the department, it was determined that a service dedication would be required along the frontage of the subject parcel, as outlined in Section 15(2) of the Subdivision and Development Regulation. This service road, meant to provide access to the Jones' property (Parcel A), was dedicated as a condition of the subdivision and without compensation. The department was prepared to construct a road within the dedication to provide access to the Jones' property as part of the Highway 1A project. Prior to this occurring, however, GlenEagles Development Corp. advanced their plans to develop the site, which included an internal road to the east edge of the Jones property. By developing the site before the highway upgrading project, the internal road established through development of the site was able to provide suitable access to the Jones property.

- Attendees told QPD that this was a mistake made by Alberta Transportation given that the Jones Estates Land had its own direct access from Highway 1A.

Moving Forward

- QPD let the group know that they are committed to a completely transparent engagement and application process. They explained that all notes from engagement events, application materials and technical reports will be available to the public. QPD clarified that technical reports will be shared after they are accepted by the Town for the purpose of version control. QPD also noted that the engagement and communication will not stop after an application is submitted as there are opportunities to make changes to the application at further stages in the process.
- QPD asked the group how they would like to be engaged on the project and if they have any additional concerns or comments about the project.
 - Attendees noted that they would like to be communicated with through the President of the Condo Board.
 - Attendees also commented that they feel that meaningful engagement cannot be conducted under the current timeline (an end of January submission) and that it would be too rushed.
 - QPD reiterated that they are willing to take more time to engage the community up-front if that's the feedback during preliminary engagement.
 - Attendees commented that they would like to meet the landowner (Amin Samji of Hazkar Developments) to understand if he is a good community member.
 - QPD will see when and if this can be facilitated.
 - Attendees commented that QPD should be doing a maildrop in the other GlenEagles areas (GlenHaven, Summit and The Villas) as QPD distributed to GlenVista Place and Key and GlenEagles Estates Land and Link.
 - QPD will send out information postcards to the other parts of the community in the new year.
 - Attendees commented that QPD should arrange meetings with the other Condo Boards in the area as well as the GlenEagles Community Association. They noted that while GlenVista's primary concern is related to the road access to the Jones Estates Land and associated traffic, other areas have different concerns. For example, attendees noted that residents in GlenEagles Estates will want to discuss the geotechnical challenges in the area as well as the sloping on the site.
 - QPD will contact the other Condo Boards and the community association for an initial meeting. QPD suggests that a stakeholder committee with representatives from each condo board and community association could be the solution moving forward.
 - Attendees stated that QPD has read about the previous application and is aware of the community's concerns. They noted that QPD should meet with the other groups and start developing solutions to these issues prior to meeting with GlenVista again.