

SHAWNEE PARK COMMUNITY ASSOCIATION ISSUES

February 21, 2017

1. How will the drainage be managed between the central park area, west of Phase 5, and the adjacent residents, given the current low grades and concerns from residents about flooding?

Work has started on the detailed design of the park. The northernmost portion of the area will remain as the low point because drainage through the existing infrastructure, which is outside the Shawnee Park property boundary, forms part of the approved master drainage plan. The park design will include rain gardens and drainage pipes that will capture storm water and drain it back to the storm system in Shawnee Boulevard. Any runoff that is not captured by the park will drain through the existing infrastructure.

2. Will the City of Calgary provide a lighted cross-walk at the intersection of Shawnee Drive and 6th St.?

The City has advised that they have completed an assessment and that the lighted cross-walk is not warranted. SECA will continue to express their concerns through 311 calls. Cardel is not prepared to include this within the scope of the Shawnee Park development budget.

3. The community is not satisfied with the current efforts to control dust. What will be done to improve this?

The development must abide by the erosion and sediment control plan that is approved by the City of Calgary. The plan is put in place before, during, and after both stripping and grading as well as subdivision construction. Stockpile areas have been sprayed with a tackifying agent to reduce dust. On areas of construction, watering trucks have been used to suppress dust on temporary roadways where there is on-site construction traffic. Frequency of watering during 2016 exceeded that of a typical greenfield development but will be re-evaluated in the spring of 2017 again to ensure reasonable measures for the development are taking place. Although this will be an ongoing priority area of concern during the construction, Cardel is not prepared to take whatever measures are necessary, regardless of cost, to eliminate dust.

February 21, 2017: Cardel and Genstar currently evaluating stripping and grading scope of work for 2017.

4. What options are available to reduce the construction noise resulting from the earthworks and servicing?

This issue has been discussed with the contractors. Efforts will be taken to ensure equipment moves efficiently on the site and that work occurs within approved bylaw hours. Reducing the volume or eliminating back up warning alarms is not an option because that is a violation of the safety code. It is understood that this is frustrating for the residents but it is a reality for the development of the project. Activity will cease substantially during the winter season.

5. Why was the Phase 4 pathway installed directly adjacent to the neighboring property line, resulting in damage to homeowner trees?

The location of the pathway was finalized and approved by the City. Unfortunately, some damage did occur to neighboring trees because of the construction logistics required, but any damaged trees will be assessed in the spring of 2017 and replaced as deemed necessary by a qualified arborist. It is understood that the neighboring residents are aware of this action plan. The need for a curb along the west portion of the pathway will be evaluated given concerns raised that drainage is spilling over in to neighboring properties. Genstar and Cardel to further evaluate on site on Nov. 16 and advise.

February 21, 2017: Cardel and Genstar will evaluate further in spring, 2017.

6. What is the plan to address the current status of the undeveloped MR area, west of Phase 6, prior to completion of the MR?

The situation is being reviewed and a decision made to ensure the curb appeal is reasonably maintained prior to actual completion of the park, which is planned as scope of work within the Phase 7 development at this time. The surface area has been cleaned up and the excavation area screened from the street.

February 21, 2017: Preliminary landscaping drawings are being developed. Scope of work will be evaluated within the 2017 work plan.

7. What is the status of the southwest MR park plan?

Cardel and Genstar met with representatives from the SECA recreation committee on Jan. 17 to discuss options for the SW MR park plan and generally how the neighborhood is designed overall to allow surrounding residents to access it.

February 21, 2017: SECA committee to submit final wish list to Genstar by Feb. 21.