

06 May 2022

Rocky View County  
County Hall  
262075 Rocky View Point  
Rocky View County AB T4A 0X2

**ATTENTION**

**Mayor Kochan,  
Deputy Mayor Kissel, and  
Councillors Boehlke, Hanson, Samra, Schule, and Wright**

**RE: BYLAWS C-2193-2021, C-2194-2021, C-2195-2021, and C-8298-2022  
(Associated Planning Files PL20210078, PL20210079, PL20210080)  
AMENDMENTS TO BE HEARD ON 31 MAY 2022**

On behalf of Duhra Financial Ltd and Amar Developments Ltd (Duhra) and as the applicant, I wish to write **IN SUPPORT** of the above-mentioned bylaws to be considered on Tuesday, 31 May 2022.

Rocky View County Council's referral from a Public Hearing meeting of Council held on 30 November 2021, that stated:

*MOVED by Councillor Samra that Bylaws C-8193-2021, C-8194-2021, C-8195-2021, and C8210-2021 be referred to Administration to work with the applicants and the community to return to Council with a complete and comprehensive plan for the entirety of Cell D addressing the following:*

- *Traffic;*
- *Municipal Reserves and parks; and*
- *Lot sizes*

Based on Council's direction, the following actions have occurred over the past three+ months:

- a public open house was held on 3 February 2022, with approximately 50 people in attendance. Comment sheets were provided with 35 providing full support. None was opposed;
- up to ten meetings and telephone conversations with Ms. Rani Duhra and myself with Cambridge Park Homeowners' Association (HOA) representatives, either individually, or collectively, and
- two recorded (minutes) meetings on 25 February 2022, and 27 April 2022, with Rocky View County Administration, Duhra, and Cambridge Park HOA.

Overall, we comfortably feel we have addressed the main concerns of the residents. The proposed Direct Control (Bylaw C-8298-2022) has been crafted to accommodate most of the residents' concerns, and are highlighted as follows:

- For Permitted Uses, only Dwelling, Single Detached homes;
- For Discretionary Uses, no Dwelling, Manufactured Homes, or Vacation Rental homes;
- A minimum lot width of 13.41 metres (44 feet);
- A lot area range between 0.045 hectare (0.11 acre) and 0.076 hectare (0.18 acre), except for non-rectangular lots, then a maximum lot area of 0.15 hectare (0.37 acre); and
- architectural guidelines for the residential as well as the local commercial developments.

In addition to this Direct Control, the South Conrich Conceptual Scheme has imbedded policies to create attractive streetscapes by providing sidewalks and boulevard trees on both sides of the pavement; a park to accommodate a children's play area, seating, plantings, and a pathway; the commercial site, located on Garden Road, is intended for local support.

We are asking for your support, allowing Duhra to proceed in creating an attractive, well-planned neighbourhood for single-detached residential housing and local commercial uses within the Cambridge Park community. In addition, a positive decision on May 31<sup>st</sup> will provide Duhra with the ability to complete the water line, thereby connecting the Prince of Peace development to a much-anticipated potable water source.

We will be attending the Public Hearing on May 31<sup>st</sup> and will be able to speak directly to you should you require any further clarification. Thank you.

Respectfully Yours,



**N. Darrell Grant**

*Community Planner. Urban Designer*

Box 285

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obo Duhra Financial Ltd and Amar Developments Ltd

245025 Meadowridge Road

Rocky View County AB T1Z 0J5

cc    *Ms Rani Duhra, Duhra Financial Ltd / Amar Developments Ltd*  
      *Ms Oksana Newmen, File Manager, Rocky View County*  
      *Legislative Services, Rocky View County*  
      *Ms Sandra Jory, Sage Properties*  
      *Mr. Dharminder Premi, President, Cambridge Park Homeowners' Association*

# MINUTES



ROCKY VIEW COUNTY

## CAMBRIDGE PARK HOA / AMAR DEVELOPMENTS

<b>Date:</b>	Friday, February 25, 2022	<b>Time:</b>	2:00 p.m. to 3:30 p.m.
<b>Location:</b>	Rocky View County Hall 262075 Rocky View Point, Rocky View County, AB T4A 0X2 Committee Room		
<b>Chair:</b>	Brock Beach, Acting Executive Director		
<b>Attendees:</b>	<p>HOA: Dharminder Premi, President HOA Phase 1 and 2; Jatinder Sandhu, Secretary HOA, Charanjit (CJ) Warring, Vice President HOA, Jessie Singh, Treasurer;</p> <p>Rocky View County: Byron Riemann, Acting CAO; Brock Beach, Acting Executive Director, Community Development Services; Dominic Kazmierczak, Manager, Planning; Rhonda Pusnik, Executive Assistant (minutes).</p> <p>Amar Developments: Rani Duhra, Owner/Operator; Darrell Grant, Planner; Shiraz Remtulla, Engineer – Jubilee Engineering; Daniel Bliss, Engineer, Bunt Engineering; Manjit Duhra.</p>		

Item	Topic	Action Items
1	<b>Welcome and Introductions</b> <ul style="list-style-type: none"> <li>Round table introductions made.</li> </ul>	
2	<b>Pre-Agenda Discussion</b> (Brock) <ul style="list-style-type: none"> <li>RVC here to mediate the process. Allow each group time to talk. Try to get time for each item on the agenda to speak and be fair.</li> <li>We had an internal discussion – need to establish a positive go-forward. We need to work on a trust going forward between the groups.</li> <li>Pose the following question – what has each group done to build trust currently, and what are you willing to do to go forward to build that. Let's start with that. Show that we want to work together.</li> </ul> (Jatinder) <ul style="list-style-type: none"> <li>We have open mind and good intention to work positively. Didn't want to prepare presentation; we are nobody to dictate how to do business. Not here to tell Rani how to do business. Have to make money. If I'm building a house, CJ has no right to tell me to change room size. But if something is bothering him, it's my responsibility to find a solution. Good neighbour.</li> <li>We love the community. Want to stay longer. Need to discuss list concerns of community. No rec rooms. No park. It really bothers us; we are doing this work. Not personal interest. We want to put a caveat that these four guys can go into park, and then we'd be ok. Just want to get some solutions from developer.</li> <li>Phase 4 etc. Commercial, nobody liked that. Smaller things – want solution. If we get something for the community, we will acknowledge it in community</li> </ul>	

Item	Topic	Action Items
	<p>events that it was given by developer. If you can give community something, we will fully convince community to let something go off too. Open mind set, clear and positive.</p> <p>(Brock)</p> <ul style="list-style-type: none"> <li>Appreciate that Rani has looked at this cell and reconsidered B-LOC to RES. Element of trust. She's in the right direction. Good starting point.</li> </ul> <p>(Byron)</p> <ul style="list-style-type: none"> <li>To rephrase – you enjoy living there. You are looking for a complete community, which means more recreational amenities. Trying to finalize the vision you hoped you would have in that area.</li> </ul> <p>(Dharminder)</p> <ul style="list-style-type: none"> <li>South Conrich Conceptual Scheme – the vision. We really appreciated that vision. That's why we are there. Volunteer/ help out / put in trees. We are looking for support, and we will support back if we get what we are looking for.</li> </ul> <p>(Rani)</p> <ul style="list-style-type: none"> <li>Thanks for arranging this meeting. Big step forward. We all have a vision. Want to overcome difficulties; move forward. Generally, we will have that vision in place. Simple reason we changed to RES is because we wanted to do the right thing, in a good way. We did take those steps to change our development. That's what we did to compromise. Development at the time in phase 1 - those times were different. Infrastructure cost has gone up, and land cost. It's totally different than it was 10 years ago. I couldn't do what I did 10 years ago now; not feasible. Hope residents see that – times have changed. It's not me as a developer that is having these issues, it's across the board. No developer is making ½ acre or ¼ acre lots anymore. Infrastructure cost is too high.</li> <li>You are hearing property values going down – no, they will go up. You have a limited market - the only ones with those size lots; buyers will come to you because that product won't be available. We propose lot sizes that aren't small. Proposing smallest lot is 44 ft, and very small amount of those. Up to 69 feet wide. You'll have people who can't afford 50+ foot lots / 4,000 sq ft homes at \$1m+. Some first time homebuyers can only afford \$8-900k. Advise of builders – we planned what we have. What is needed now. It fits in well, smallest home will be 2,400-2,500 up to 5,000 - that's the square footage. Current in Phase 3 are 3,000-5,000 sq ft. Comparable. Phase 4 lot sizes are a bit smaller, but homes are the same. Those are concessions.</li> </ul> <p>(Byron)</p> <ul style="list-style-type: none"> <li>Vision – what in your mind speaks to a complete community. Completion of project – what's it going to look like. RVC has to provide service after – what does that look like.</li> </ul> <p>(Rani)</p> <ul style="list-style-type: none"> <li>Seeing community is going to be a good final product. Curb and gutter. Tree lined boulevards. Lots more trees. Lot sizes are different, but we have ability to do that – boulevards to put trees in. Introduce playground. The main road will be nicer, curb and gutter and trees. Vision – city community with smaller lots and estate areas. Nice gateway into estate area.</li> </ul> <p>(Jatinder)</p> <ul style="list-style-type: none"> <li>This is country-style living – we have never seen town house in country. Doesn't match. Concerned.</li> </ul>	

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	<p>(Dharminder)</p> <ul style="list-style-type: none"> <li>Phase 4 concern. We want to see how we plan to leave the entire community. Park – is it a park? We have plans, we have plans that we’ve shared. We started working on some of this, and that’s the reason - if there is no playground, you’ll add more population, based on density. Will double population. 2,700 people when done. Phase 1 and 2 has 111 and 147. 250 homes. Proposal to add 200 more. Double population with smaller homes, younger families, more kids and youth. Rec facilities are required and needed to flourish. New city communities - they put in amenities. In Phases 1 and 2, there are bigger lots, phase 3 is smaller, and phase 4 smaller too. Where will they go? If we are looking for another piece of land to do this (Open green space)? Most of MR is along railroad tracks. That’s a setback; it isn’t useable. Kids can’t play on a berm. Can’t build on it. It’s a setback that is required by law. Shouldn’t be MR; shouldn’t be greenspace.</li> </ul> <p>(Darrell)</p> <ul style="list-style-type: none"> <li>Vision – I’m not an investor in community. Our vision originally was a business campus area. It was on all the community plans, Conceptual Scheme, etc. Everyone knew that anything off future Garden Rd was going to be identified as non res. That was buy-in originally.</li> </ul> <p>(Byron)</p> <ul style="list-style-type: none"> <li>Dominic, can you confirm that?</li> </ul> <p>(Dominic)</p> <ul style="list-style-type: none"> <li>I don’t have the previous version of the Conceptual Scheme in front of me; don’t want to comment.</li> </ul> <p>(Darrell)</p> <ul style="list-style-type: none"> <li>Vision - diverse community. Housing sizes can vary. When a developer works on a community in Calgary, they must provide a range of housing types. City has moved away from estate and more into diversity, more inclusive. That is the vision. Times change. Studies change. Costs go through roof. We have to deal with that. Still proposing <i>some</i> commercial. Have a mixed housing product that responds to Byron’s comment.</li> </ul> <p>(Byron)</p> <ul style="list-style-type: none"> <li>There is a different vision on either side of the table: Community as a whole, and application. At the end of the day, is there a common ground? We all have visions; how do we find a way to support a community. County has to agree to vision to understand our capital obligations to make this a community as a whole. Three-way understanding. Need to get on the same page.</li> </ul> <p>(Jatinder)</p> <ul style="list-style-type: none"> <li>That applies only to the city. We are country living; it’s different. If we are looking for row housing, we could live in the city. Came to this community for country living.</li> </ul> <p>(Darrell)</p> <ul style="list-style-type: none"> <li>MDP speaks to diversity of living. There is discussion of this becoming a hamlet with a well defined boundary.</li> </ul> <p>(Byron)</p> <ul style="list-style-type: none"> <li>Decision point is in there (Council chambers); it is for Council to make that decision. Just need to get to a successful conversation. We (Administration) can’t defend principles either way.</li> </ul>	

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	<p>(CJ)</p> <ul style="list-style-type: none"> <li>We are stuck on the vision.</li> </ul> <p>(Byron)</p> <ul style="list-style-type: none"> <li>Move on to agenda.</li> </ul> <p>(Rani)</p> <ul style="list-style-type: none"> <li>County is recognizing diversity of times; approved Conrich Crossing. It's the coming of the area. Already been introduced. Recognize that this change has to take place. Trying to integrate with what is there and what can work. That's our issue and plan.</li> </ul>	
<b>3</b>	<p><b>November 30 Council Motion</b></p> <p>(Brock)</p> <ul style="list-style-type: none"> <li>Brock read out Council motion.</li> </ul>	
<b>3.1</b>	<p><b>Lot Sizes</b></p> <p>(Brock)</p> <ul style="list-style-type: none"> <li>Kind of discussed lot size already; anything further to add?</li> </ul> <p>(Dharminder)</p> <ul style="list-style-type: none"> <li>Basically, when we look at the South Conrich Conceptual Scheme, there was one 1 unit per acre (UPA). Community members have noted concerns about bigger lot sizes. At the last open house, had some discussion, but weren't clear. There were pictures, but not everyone engaged. One section says town homes coming. Darrell mentioned park, but the letter we received from the County doesn't show a park. Not sure what was presented, but it was different at open house. Lot size is a concern because we are out of the city. We didn't sign up for smaller lots. We understand real estate markets are hot, but this defeats the purpose of Country Residential style living. Looking forward to country style living. Lot sizes can be compromised if we can get open community space.</li> </ul> <p>(Brock)</p> <ul style="list-style-type: none"> <li>Proposal of lot sizes doubles the size of community. Concern is where do those people do recreation and have amenities.</li> </ul> <p>(Darrell)</p> <ul style="list-style-type: none"> <li>UPA for Conceptual Scheme; correct. This was never brought up at any other application. Phases 1, 2, and 3; other than phase 1, a small portion, none of them were at 1 UPA. We've done stats. Overall, 1.7 UPA. If we can overcome that, we feel it is reasonable approach. Smaller lots and greater density, but anticipation that we are going to form part of Conrich hamlet; HOA lands are not excluded. See no reason why boundary couldn't be brought down and then we could all conform to the density. Lot size – price point, question of affordability. Concern about residential having similar lot sizes for the rest of the community is commendable, but we have to look at cost etc. to make that work for every development.</li> <li>With regard to additional amenity – we are stretched again. In the beginning of the process, open house in July for previous applications, we weren't presenting any open space. First time we heard of this from community. That's when we looked at it and deferred it to the last application. This is the larger application for phase 4, we are showing a tot lot, which accommodates a children's play area; that was at community's request. A playground area. That's what we've provided. In the application package that goes out to</li> </ul>	

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	<p>residents, it's a land use map. Doesn't necessarily show all open space. Park space falls into land use that surrounds that area. You will see later on when we do subdivision, you'll see MR. Council approved the larger parcels in previous applications. MR is already in place, surrounding the space. MR is identified for linear open space, pathways, walkability.</p> <p>(Dharminder)</p> <ul style="list-style-type: none"> <li>• Zoning is Direct Control?</li> </ul> <p>(Darrell)</p> <ul style="list-style-type: none"> <li>• Direct Control is submitted to County as well; not sure if it was circulated.</li> </ul> <p>(Dominic)</p> <ul style="list-style-type: none"> <li>• No, but it is available.</li> </ul> <p>(Dharminder)</p> <ul style="list-style-type: none"> <li>• Can't we find something that is existing so that everyone understands?</li> </ul> <p>(Darrell)</p> <ul style="list-style-type: none"> <li>• I have it (DC) here; it is part of submission package. Can they (HOA) look at it?</li> </ul> <p>(Dominic)</p> <ul style="list-style-type: none"> <li>• It is a recorded request.</li> </ul> <p>(Byron)</p> <ul style="list-style-type: none"> <li>• Do you want to see it?</li> </ul> <p>(Dharminder)</p> <ul style="list-style-type: none"> <li>• Yes.</li> </ul> <p>(Byron)</p> <ul style="list-style-type: none"> <li>• We can send it out. No concerns?</li> </ul> <p>(Darrell)</p> <ul style="list-style-type: none"> <li>• No.</li> </ul> <p>(Byron)</p> <ul style="list-style-type: none"> <li>• Rhonda will send out the DC Bylaw.</li> </ul> <p>(Brock)</p> <ul style="list-style-type: none"> <li>• The Conceptual Scheme itself talks about 1 UPA; there is a policy item that says 2007 adoption. South Conrich Conceptual Scheme anticipated higher density for Cell D.</li> </ul> <p>(Byron)</p> <ul style="list-style-type: none"> <li>• Your area will stay as Country living. The concern is densification, but there is a boundary of space between this and that. Is there something that would further outline that it is still Country? We heard from Rani about trees, curb and gutter etc. Is that still the position that it isn't enough?</li> </ul> <p>(Dharminder)</p> <ul style="list-style-type: none"> <li>• It's not enough. There is talk about condos. They will be taking that road in and out. There will be a bottle neck. We aren't entering into Country-style atmosphere.</li> </ul> <p>(Byron)</p> <ul style="list-style-type: none"> <li>• Only taking that road for a short period of time until Alberta Transportation (AT) severs that intersection. In the future, it won't be your primary access. If there is a buffer, that your Country lifestyle is preserved, but there is a buffering, what does that look like?</li> </ul> <p>(Dharminder)</p> <ul style="list-style-type: none"> <li>• Road will come, but we have no timeline. Could be 20 years.</li> </ul>	<p>RVC to submit DC Bylaw to HOA for information.</p> <p>POST MEETING NOTE: Rhonda emailed DC and related land use map to HOA.</p>

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	<p>(Byron)</p> <ul style="list-style-type: none"> <li>Or it could be 5. Or somewhere in between. AT makes that call. AT has served us notice that they are very interested and that your community is very concerned. So, it's already started to dictate a timeline.</li> </ul> <p>(Dharminder)</p> <ul style="list-style-type: none"> <li>When interchange comes, it wouldn't be as much of an issue.</li> </ul> <p>(Byron)</p> <ul style="list-style-type: none"> <li>We don't want to separate the communities -we want transitional.</li> </ul> <p>(Dharinder)</p> <ul style="list-style-type: none"> <li>Yes.</li> </ul>	
3.1.1	<p>(Darrell)</p> <ul style="list-style-type: none"> <li>Clarification – Condo: Oksana asked as well, with no road pattern. Response is that this is a condo-type development. Doesn't mean high density. Could be single or semi-detached. In this case, it <i>could</i> be row housing, but it isn't our intent. Vision – seniors' housing. Thought about 4-story housing. Wasn't necessary to have that type of form when your culture embraces 4 generations under one roof. We can't be exclusive about that. Looking at Prince of Peace with semi-detached product; that is what we are envisioning. Just shared that with Oksana. The district does offer townhouses; we would put our best foot forward that we would look at Direct Controlling this property as well and restricting that type of product. Original DC – big orange area on map – this was more of trying to protect what you asked for. Minimum 44 ft lot is still our ambition. But we are looking to add some "oomph" to the proposed DC that would use the R-SML base land use district, used in Conrich Crossing at McKnight/Conrich Rd. DC restricts it to minimum lot size of 0.11 acre, max size restricted to 6,500 sq ft; however, pie shaped, higher square footage. 16,000 sq ft. Minimum parcel 44 ft. That's what we have submitted on the DC portion of the lands to seek approval and to give some finesse to the R-SML district.</li> </ul> <p>(Byron)</p> <ul style="list-style-type: none"> <li>R-MID: question to HOA – if Prince of Peace style formation is developed, what are your thoughts?</li> </ul> <p>(Dharminder)</p> <ul style="list-style-type: none"> <li>There is a lot of single family, it should be ok. But why not <i>all</i> R-SML so it is clear and defined?</li> </ul> <p>(Darrell)</p> <ul style="list-style-type: none"> <li>Living with minimum 44 ft lot in this area as well, singles only; issue because Prince of Peace is built using semi-detached. So this DC wouldn't work.</li> </ul> <p>(Rani)</p> <ul style="list-style-type: none"> <li>We were planning to do a seniors' development, to avoid the impact heard from HOA of the high rise seniors' housing. Like Prince of Peace but higher scale. Modern. Gated. Bungalows with attached garages. 2 units at a time. Self contained. Some amenities for seniors as well. A nice feature to have in a community. If it's a really big problem, if we <i>had</i> to do R-SML, I would. Units would be selling \$800k each. Next generation, it's a bit difficult for them. Maybe they want to have their seniors close by. Drop off for child-care. Good option. Good thing to have a mixed bag like this.</li> </ul>	



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	<p>(Dharminder)</p> <ul style="list-style-type: none"> <li>Thank you for clarification. Document we saw still said condos. Just perception.</li> </ul> <p>(Rani)</p> <ul style="list-style-type: none"> <li>I appreciate that. Alarms would go off in my head. We do not want to put townhouses. Will put DC to put semi-detached bungalows, or single family.</li> </ul> <p>(Brock)</p> <ul style="list-style-type: none"> <li>Could look like R-MID is a set land use. That allows for more higher density. Rani is stating that she is willing to look at a DC Bylaw that would have components of R-MID, but would eliminate opportunity for townhouses.</li> </ul> <p>(Dharminder)</p> <ul style="list-style-type: none"> <li>We can take that back to community. Thanks for clarification.</li> </ul> <p><i>**side conversation – gated community.</i></p> <p>(Byron)</p> <ul style="list-style-type: none"> <li>Twinge – gated...</li> </ul> <p>(Dharminder)</p> <ul style="list-style-type: none"> <li>It would be nice to gate the whole community. Lots of requests to just gate the whole community.</li> </ul> <p>(Byron)</p> <ul style="list-style-type: none"> <li>That's County-wide; unfortunately, that's a different ball of wax</li> </ul> <p>(Darrell)</p> <ul style="list-style-type: none"> <li>Won't propose DC until we hear from community.</li> </ul> <p>(Byron)</p> <ul style="list-style-type: none"> <li>Commit to get back to RVC on thoughts on DC Bylaw.</li> </ul> <p>(Rani)</p> <ul style="list-style-type: none"> <li>Request a week's time? There is a process.</li> </ul> <p>(Darrell)</p> <ul style="list-style-type: none"> <li>It's circulated as-is. We can and put into Oksana's hopper. If there is a DC, I don't think it's an issue to deal with, at this time.</li> </ul> <p>(Dharminder)</p> <ul style="list-style-type: none"> <li>Yes, one week to present DC option to community and respond to County. March 7 due date.</li> </ul>	<p>HOA to discuss with community the DC Bylaw option that would restrict development type to ensure no townhouses. Respond to County by March 7, 2022. POST MEETING NOTE: HOA requested a few more days' time.</p>
<b>3.2</b>	<p><b>Traffic</b></p> <p>(Brock)</p> <ul style="list-style-type: none"> <li>Byron just gave information on the interchange.</li> </ul> <p>(Dharminder)</p> <ul style="list-style-type: none"> <li>Have we done more studies? How much traffic on this development? We didn't get a clear answer last time as to what the size of the road would be.</li> </ul> <p>(Darrell)</p> <ul style="list-style-type: none"> <li>Shiraz or Daniel to verify. There is a lot of technical stuff; we are compounding with what we heard from community in terms of landscaping and roads. County cross-sections are void of trees. We are proposing a curb and gutter / urban look, with tree line assignments on both sides of streets. Cross-section is the City of Calgary residential standard, and they have tree line assignments on both sides of the street. Not apparent on map, but two lanes of travel and parking, and side walk on both sides. Modified Urban Residential proposed for all internal roads. Cambridge Park Blvd would be Modern Industrial Commercial. 11.5 metres on a 25 metre right of way. Same as what is in Phases 1 and 2 and 3 (Cambridge Park Boulevard).</li> </ul>	

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	<p>(Dharminder)</p> <ul style="list-style-type: none"> <li>Going to look like two cars going each way?</li> </ul> <p>(Rani)</p> <ul style="list-style-type: none"> <li>No, that's the city.</li> </ul> <p>(Darrell)</p> <ul style="list-style-type: none"> <li>Two travel lanes. Separate walks. Walks not against the curb. Can't do that under current swale type standard in the comm today. Swales get wet and the County wouldn't want to put trees in the ditch. So, we are filling the ditch, curbing it, running it off to the Storm water pond. Putting in trees, unencumbered. Lots of tree planting to County standards.</li> </ul> <p>(Dharminder)</p> <ul style="list-style-type: none"> <li>Median?</li> </ul> <p>(Darrell)</p> <ul style="list-style-type: none"> <li>Median makes no sense.</li> </ul> <p>(Byron)</p> <ul style="list-style-type: none"> <li>Would be an operational nightmare.</li> </ul> <p>(Dharminder)</p> <ul style="list-style-type: none"> <li>What about traffic study?</li> </ul> <p>(Darrell)</p> <ul style="list-style-type: none"> <li>Volumes are 5,000 vehicle trips per day on Cambridge Park Boulevard. Submitted to the County.</li> </ul> <p>(Byron)</p> <ul style="list-style-type: none"> <li>Complete traffic from whole community on 284 or 285?</li> </ul> <p>(Daniel)</p> <ul style="list-style-type: none"> <li>Most is going to go to 285 because it doesn't make sense to go through the community.</li> </ul> <p>(Byron)</p> <ul style="list-style-type: none"> <li>Phases 1, 2, and 3 is included in the 500.</li> </ul> <p>(Darrell)</p> <ul style="list-style-type: none"> <li>Originally there was discussion about cut-through traffic. Traffic propensity is to go to Calgary or McKnight Boulevard. Garden Road is a private road – only intended for emergency use. Being used more as an exit out of community. There would be propensity for traffic to travel through community. This was planned in a way to make it not go direct through the community. Once Garden Road is open down to future interchange or north to McKnight Blvd., this traffic will have low propensity to go east other than to go to visit in the communities.</li> </ul> <p>(Byron)</p> <ul style="list-style-type: none"> <li>284 swings to the new alignment, the lower Conrich development. Phase 4, there is a new roadway that goes in there to draw people to the interchange, rather than go through the community. Phase 4 coming forward would dictate when those roads go in. AT has served us to close that intersection, but we have said they have to put something else in if they are going to do that.</li> </ul>	
<b>3.3</b>	<p><b>Phase 4 Park</b></p> <p>(Dharminder)</p> <ul style="list-style-type: none"> <li>Location of park has moved; wondering why it was moved closer to commercial area, and how big is it.</li> </ul>	

Item	Topic	Action Items
	<p>(Darrell)</p> <ul style="list-style-type: none"> <li>It's about 0.4 of an acre. Not ½ an acre, but more than a ¼. I can get the exact area. I can get it for you. County has to review this as well. Parks department will need to review this, whether there is a need or not.</li> </ul> <p>(Dharminder)</p> <ul style="list-style-type: none"> <li>How do you envision this to be?</li> </ul> <p>(Darrell)</p> <ul style="list-style-type: none"> <li>This is very conceptual. There is a degree of certainty as we move forward, and then we get into the details as we move toward subdivision and road construction. Sizeable for a play area and a pathway system, benches, tree plantings according to park standards.</li> </ul> <p>(Dharminder)</p> <ul style="list-style-type: none"> <li>Disappearing after approval?</li> </ul> <p>(Darrell)</p> <ul style="list-style-type: none"> <li>Would be part of a Conceptual Scheme amendment that would show this plan as a concept in the document you are wanting to see.</li> </ul> <p>(Byron)</p> <ul style="list-style-type: none"> <li>That would be a separate title, so it can't disappear.</li> </ul> <p>(Dharminder)</p> <ul style="list-style-type: none"> <li>Study on that?</li> </ul> <p>(Darrell)</p> <ul style="list-style-type: none"> <li>County evaluates that. Just responding to desire for open space.</li> </ul> <p>(CJ)</p> <ul style="list-style-type: none"> <li>Appreciate that.</li> </ul>	<p>Darrell to provide exact size of park to HOA.</p> <p>-POST MEETING NOTE: Darrell confirmed: 0.38 acre.</p>
<b>3.4</b>	<p><b>Landscaping</b></p> <p>(Dharminder)</p> <ul style="list-style-type: none"> <li>Touched on that. Trees and pathways. We are ok with that.</li> </ul> <p>(Byron)</p> <ul style="list-style-type: none"> <li>is there plans to screen the new road?</li> </ul> <p>(Darrell)</p> <ul style="list-style-type: none"> <li>There is a 10 m MR strip running parallel with pathway, with whatever trees will fit.</li> </ul>	
<b>4</b>	<p><b>Lot 112</b></p> <p>(Brock)</p> <ul style="list-style-type: none"> <li>From listening to both sides, looking for an overall vision. Lot 112 feel that is core amenity space within community, not just cell D.</li> </ul> <p>(Dharminder)</p> <ul style="list-style-type: none"> <li>When we do community events, that's where we conduct those events. We maintained it for the last 12 years. When we purchased our homes, it was supposed to be a playground. We have plans to do better with that piece of land – or another piece of similar land – for youth and seniors. Need recreational area for 3,000 people that will be living there can use. Tennis courts, basketball courts. We don't have ownership of the land. Policy says community owned. When Council saw this in 2010, it was supposed to be central common over and above MR. That's our concern. Can we resolve that with Phase 4?</li> </ul>	

Item	Topic	Action Items
	<p>(Jatinder)</p> <ul style="list-style-type: none"> <li>Rani indicated that this wouldn't change, and we appreciate that. Can we change the ownership to who maintains it? That's a request. We don't want this for ourselves, it's a vision. When we did the BBQ, we couldn't use it or put a tent on it because we don't own it. If this many people are coming, we need space. 0.4 acre is not a big space for the whole community.</li> </ul> <p>(Brock)</p> <ul style="list-style-type: none"> <li>As clarification - when the (BBQ) permit was applied for, there is MR adjacent to 112, and it looks like 1 property. When you applied, direction was given that permit wasn't part of lot 112; the County owns the MR. We didn't say Rani said you couldn't use (Lot 112). We gave permit on land we own.</li> <li>Secondly, there is an encumbrance that is on the titles that shows that the HOA is the party that maintains the MR, including 112. There is an agreement in place that you are to maintain it. Just as context as to where we are.</li> </ul> <p>(Rani)</p> <ul style="list-style-type: none"> <li>Amar owns that area. It's intended to be open space as a park. That is what's being done and moving forward is our intention. To be clear, for County purposes, our intention, we are proud of this community and want to finish Phase 4 as soon as possible. Intention is to do Residential development. However, we do have commercial zoning. We want to be able to move forward with this project and complete it. Lot of factors. County has made a commitment to Prince of Peace to bring water line down to them. We would prefer to go residential route with consensus of the community and move forward in a peaceful, nice way where everyone is happy. Hoping option we provided is a good compromise.</li> <li>Going back to park, it has always been intention to keep it as a park. Once we've completed the community (phases 1-4), we will be donating it (Lot 112) to the County of Rocky View as MR - if we are able to at least move forward with development and complete it. Once it is done, we will donate it to the County. That was out intention, and it remains that way today.</li> </ul> <p>(Byron)</p> <ul style="list-style-type: none"> <li>Condition of approval?</li> </ul> <p>(Rani)</p> <ul style="list-style-type: none"> <li>Yes, need to get approvals. Need to get community completed. Once completed, we will hand that over. Until then, we have no problem giving approval to put up a tent or any other community event. We want you guys to use this. You are maintaining it, you should be able to use it.</li> </ul> <p>(Dharminder)</p> <ul style="list-style-type: none"> <li>Thank you. We appreciate that. Commercial/Industrial put the bad taste in everyone's mouth. Past issues, court cases, etc. We'd like to work together to move forward.</li> </ul> <p>(Rani)</p> <ul style="list-style-type: none"> <li>Want peaceful life. I live in community next door; I don't want bad feelings. Want friendly environment. You are my friends and neighbours. It's stupid that it's come to this. But let's put this in the past and move forward.</li> </ul>	<p>HOA to discuss proposal with community; support proposal through development and Lot 112 will be donated to County. HOA to</p>

Item	Topic	Action Items
	<p>(Jessie)</p> <ul style="list-style-type: none"> <li>We will work with Community to convince them to work with you. Good meeting. Positive. We will work with community to work together.</li> </ul> <p>(Jatinder)</p> <ul style="list-style-type: none"> <li>Will answer on this on same day – March 7.</li> </ul> <p>(Dharminder)</p> <ul style="list-style-type: none"> <li>We are having an open house; we will invite you. Everyone wants a positive thing.</li> </ul> <p>(Rani)</p> <ul style="list-style-type: none"> <li>Everyone is tired. Want to finish this and make everyone's life easier. Open that road and get on with it.</li> </ul> <p>(Byron)</p> <ul style="list-style-type: none"> <li>Confirm - comfortable that, as a condition of approval for phase 4, there will be expression of dedication of Lot 112 as MR.</li> </ul> <p>(Rani)</p> <ul style="list-style-type: none"> <li>Yes, but we want to see final approval. Don't want to see this battle.</li> </ul> <p>(Byron)</p> <ul style="list-style-type: none"> <li>Commitment from both sides.</li> <li>Dominic, does that make good sense to us?</li> </ul> <p>(Dominic)</p> <ul style="list-style-type: none"> <li>Subdivision is for phase 4. Lot 112 is other division. Can't condition as Subdivision for phase 4. Conceptual Scheme indicates that it will be open space.</li> </ul> <p>(Byron)</p> <ul style="list-style-type: none"> <li>Trying to find a way forward.</li> </ul> <p>(Brock)</p> <ul style="list-style-type: none"> <li>There might be options. Dominic is expressing that dedication of MR is already done for that phase. During this approval, transition of Lot 112 may have to be a sale agreement.</li> </ul> <p>(Dominic)</p> <ul style="list-style-type: none"> <li>Transfer of land. Land titles. Mechanism needs to be right.</li> </ul> <p>(Darrell)</p> <ul style="list-style-type: none"> <li>Policy is vague under the common area; however, it is written up in the text.</li> </ul> <p>(Dominic)</p> <ul style="list-style-type: none"> <li>That can be firmed up. Subdivision gives firm dedication. Conceptual Scheme is high-level.</li> </ul> <p>(Brock)</p> <ul style="list-style-type: none"> <li>There is a commitment from Rani to you as a community. We will figure out the technical side, but she is committing that there will be a transition of that land to the community with approval of this approval up to subdivision.</li> </ul> <p>(Rani)</p> <ul style="list-style-type: none"> <li>This was our intention right from the beginning. Want to make sure that we can complete that development.</li> </ul> <p>(Dharminder)</p> <ul style="list-style-type: none"> <li>Good we got this on the table. Trust broken on both sides. Want to make sure it is done right.</li> </ul> <p>(Rani)</p> <ul style="list-style-type: none"> <li>Put past in the past.</li> </ul>	<p>respond with Community feedback by March 7.</p> <p>HOA to invite Amar to Community Open House.</p> <p>RVC to confirm details of how to do transfer of Lot 112 upon completion.</p>

Item	Topic	Action Items
5	<b>Other Topics</b> (Brock) <ul style="list-style-type: none"> <li>Any other items you wanted to discuss?</li> </ul> (Dharminder) <ul style="list-style-type: none"> <li>We are on good terms. We can have another meeting ourselves to discuss.</li> </ul> (Jessie) <ul style="list-style-type: none"> <li>Appreciate closing this on a positive. Appreciate everyone helping and coordinating.</li> </ul> (CJ) <ul style="list-style-type: none"> <li>Open mind set. It's proven that everyone had an open mind.</li> </ul> (Rani) <ul style="list-style-type: none"> <li>If there are other issues, We'll gladly meet with you.</li> </ul> (Jatinder) <ul style="list-style-type: none"> <li>We will send you an invite.</li> </ul>	

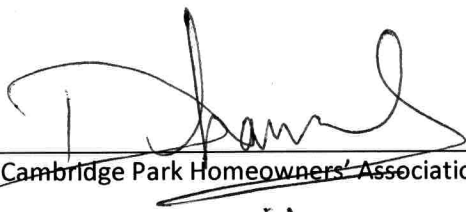
**Approval of Minutes:**



Rocky View County

April 5, 2022

Date



Cambridge Park Homeowners' Association

11<sup>th</sup> March 2022

Date



Amar Developments

March 31/2021

Date