

President 2020 Report

Resiliency and perseverance. It appears to be the words of the year. Phase One of the pandemic thrust us all into a world of closure, isolation and trepidation! We've all faced adversity and trials before – but nothing like COVID. It threw us into unknown waters and we did our very best to survive. I'm incredibly proud of the “resiliency” our leadership team displayed in those days. The Board met regularly; far more than our annual monthly schedule. The staff shifted from in-person community engagement to managing everyone and everything online, working through programs, agreements, planned events, financial matters with renters, program contractors and customers, organizations who use our facilities, while still maintaining our facility and initiating projects, taking advantage of the closure. I was so proud of us all! Surely, we would stay afloat for these few months of pandemic. All would be back to normal by September right? We could do this! We're a resilient people! SACA facilities were fully closed from April to the end of August but hope was returning; we opened cautiously after careful planning and preparation on a restricted basis in September.

Then, Phase Two landed upon us all. It severely tested our resolve to stay hopeful and engaged. We grew tired of saying “you're muted!” Netflix felt more like an addiction than a friend. Family relations were strained and we so needed to give and receive hugs. We became incredibly familiar with “Zoom fatigue” and grew weary of masking our faces (and our feelings). The common call from health officials and elected leaders was to “persevere.” We resonated with feelings of weariness and struggled to feel connected. Our hope for a return to something resembling “normal” was now pushed back to January. SACA closed again and offered online programs but it just was not the same as being together. We became more aware of not only the limitations of restrictions, but the losses from restrictions. People's mental health challenges were becoming increasingly obvious. Social isolation was leading to emotional vulnerability. We all felt at least a taste of it.

Then came Phase Three and if COVID wasn't concerning enough we were introduced to variants. The pandemic became far more personal and “in here” more than “out there.” Many of us encountered the virus personally. Some were mildly sick; others devastatingly so. Resiliency and perseverance seem like impossible demands. We are tired. We are so done with all the upheavals. How does one write an annual report amidst such realities? Thriving seems like a stretch in defining us all right now.

SACA operated with a historically small Board of six members in 2020 which presented us with additional workload. I am incredibly grateful for their collective faithfulness and wisdom throughout the challenging year (Ike, Colin, Keely, Mike, Katherine) focused on the pandemic challenge while still managing their director portfolios and advocating for the community the best we could. I am also especially grateful to our GM Ruth for her work in 2020. She is the one who kept us current on ever changing and complex restriction requirements (restrictions for both facility and offerings) and how to adapt to them; coordinate the engagement and administration involved with the many users of the community centre; lead execution of a number of SACA initiatives during its closure and prepare detailed reporting requirements in order to obtain City financial relief support. Ruth kept the community virtually connected through regular messaging on all media platforms. The good news. After significant investment in time and effort involving a number of potential candidates, three new directors were appointed to the Board for 2021.

In order to ensure we understood risks, minimized liabilities and prepared appropriately for opening carefully, we sought legal expertise and leverage this fulsome report to move forward. As President, I was regularly meeting with other community associations to share experiences

and practices as well. As a result, we developed a much deeper understanding of how to protect the organization and revised our administrative practices and procedures to protect those using our facilities.

In summary typically, SACA depends on five sources of revenue – Restricted funding (earmarked for a specific mandatory purpose, cannot be used for discretionary reasons) includes 1. Casino proceeds and 2. grants for earmarked projects; Unrestricted funding (can be used for SACA expenses) includes 3. membership dues; 4. Program revenues; 5. Rentals (LEAF funding is restricted to the landscape maintenance annual program). These funding sources permit us to provide programs, services and events at minimal or no cost and to execute the necessary projects to maintain our facilities. Like many other organizations, SACA has been profoundly impacted by COVID-19. In 2020, SACA had little traditional revenue and was almost completely dependent on support payments from all three level of governments. Even with these relief payments, SACA operated at a loss in 2020 and continues to deplete its financial reserves in order to maintain operations. SACA reduced expenses to cover only essential costs; volunteer effort displaced expenses to some extent that has minimized our losses as well.

The future? The City wants us to succeed. If SACA (or any other community association) didn't offer community services that we provide on a volunteer basis, it would have to take over and provide them at a cost. However, Casino source funding is shrinking and likely to become more constrained; City services have been transferred to community associations (e.g., LEAF) and/or have been reduced. The Province is looking at ways to reduce grant funding; for the first time in SACA history, the Province recently denied a SACA capital funding project application needed to maintain our facility, HVAC equipment and main hall ceiling. There is more competition for grants and SACA has been on the short end of recent applications. The future is uncertain but I have lived long enough to see opportunities come from troubling times and I expect the same will occur this time. Much of the SACA Strategic Plan highlights a need for the organization to become more self-sustaining and so the COVID-19 situation may just accelerate that objective. In addition to the individual director reports that are provided with the 2020 AGM, I have shared SACA's Strategic Plan (5-10 years forward) and SACA's Annual Business Plan on a regular basis through monthly updates and the website.

Thank you SACA members for maintaining your membership especially during 2020; your membership renewal especially encouraged us to carry on. Thank you also to those who have made a point to let me know you have enjoyed the monthly articles I author in the Scenic Review and e-newsletter. I have always responded to individual queries but that activity seemed to have increased in 2020 maybe because more of you were at home. In 2021, I stepped down as President having served my full tenure of over six years which is determined by SACA Bylaws; I have stayed on the Board as Past President and Treasurer. It has now been 20 years since I started on this SACA journey, having served in a number of director and committee roles and I always consider it a privilege to support you and the community we share together. At this stage, I am more interested to act as a mentor and 'pass the baton' to successor Board members. In many ways, we have been a model community association, leading, assisting and sharing best practices with other community associations. It may be your time to carry on the success of the Scenic Acres Community Association so contact us to find out more.

Scenic Acres Community Association (SACA) in a nutshell

The Scenic Acres Community Association is a self-funded, volunteer-based not-for-profit organization founded in 1985 operating under the Alberta Societies Act. It is 1 of 155 community associations that operate in the City of Calgary. SACA operates with a volunteer Board of

Directors, a part-time General Manager (supported by a small team of staff members and contractors), many invaluable Volunteers and those who choose to be Members. SACA advocates for the community as a whole as well as represents it before governments, especially the municipal government, on a wide variety of issues. The Board is responsible for the fiduciary duties of the Association, which includes all aspects related to financial, legal and ethical practices. The General Manager and staff oversee SACA's virtual and physical operations. Volunteers support SACA both with their membership purchase and their time contributing to various events and programs.

Respectfully,

Jim Palmer

Vice President's Report

Vice President: The Vice-President supported the President and all Directors as needed during the year. In 2020, the Vice-President chaired the LEAF Committee and the Engagement Committee. A substantive undertaking in 2020 was the drafting of the LEAF/SACA protocols clarifying responsibilities and financial controls for our program. Thank you to Barb, Ruth and Jim for their assistance on that project. Also, a note of appreciation to Pat, Julie and Amanda who left our admin team in 2020 and to Suzanne, Katherine and Ryan who left our Board in 2020. While the pandemic has presented ever changing operational and health challenges to us all, it has been impressive to see the thoughtfulness of neighbours throughout our community this past year, including random acts of kindness like cookie gifting, grocery shopping and snow plowing as neighbours sought to help and brighten someone's day. This made our volunteers' efforts even more special, knowing they were dealing with challenges in their daily lives, yet still volunteering to help their community. THANK YOU!

LEAF: The LEAF program manages the care of our community's public green spaces and the installation of enhanced landscaping features. Our volunteer LEAF Committee of Barb, Colin, Darrel, Julie, Lorna, Ricki and Simone continued to masterfully manage our program throughout 2020. Our program contracted work to Foothills Landscaping for turf maintenance (after the COVID related June hiccup), to Pixie Gardens for the planting and care of flowers in 38 planters and 21 in-grounds flower beds and to Big Man Landscaping for special projects, turf maintenance and neighbourhood shrub bed clean up. New projects included the initial planting at the renovated "Fort" park garden, located west of the tennis courts and improvements at the Scenic Acres Link beds. Also, new in-ground beds were prepared at Scenic Cove and Scenic Glen Close in the fall. Year end 2020 saw the LEAF program in solid financial position, with the City confirming we have \$92,740 on account.

Community Engagement: The Community Engagement Committee looks to promote community pride, interest and participation through low cost fun events. Our unofficial motto is "food, fun and fellowship". The pandemic and related health restrictions made it nearly impossible to plan and execute events in 2020. The committee of Amanda, Janice, Keely, Michelle, and Sandy considered a number of possibilities but out of caution for safety and public welfare conducted one physically distanced event, the Canada Day drive-by parade. It was great to see all the smiling, physically distanced faces along the route, including the residents of Revera, and those who decorated their vehicles, houses and themselves to celebrate. Look for a repeat of the event this year! An application was made to the City's Community-Initiated Public Art Microprojects in the hope of decorating more community utility boxes. We were not successful but look forward to more opportunities in the near future.

Respectfully,

Ike Zacharopoulos

2020 AGM Community Development Report

The purpose of the SACA Community Development Committee is to:

- provide local knowledge and a sense of community character, needs and context to planning decision makers such as City Administration and Council.
- respond to the City's Development Authority by commenting on discretionary development permits and land use redesignation (rezoning) applications.
- be a positive and pro-active force in the direction, development and evolution of the physical environment of the community;
- be mindful of the community's role in the overall development of Calgary, including relationships with neighbouring communities and the role of the Municipal Development Plan and Calgary Transportation Plan ;
- promote community interest and facilitate community dialogue and education on planning and development issues;
- support the role and involvement of community groups and individuals in planning and development issues and processes; and
- further the goals of Scenic Acres residents by supporting high quality development and community planning in the Scenic Acres community.
- participate in appropriate City projects, initiatives, studies and policy development.

Community Development Committee members are:

- Colin Yeo, Chair and SACA Board Director
- Bill Mah
- Dean Petrillo
- Julie Zacharopoulos (advisor)
- Anita Lamarche (advisor)
- Paul Swinton (advisor)

2020 Development Permits

Relaxations	Home Business	Secondary Suites	Other
9	3	4	1

SACA objected to two secondary suite development permits. In both cases, the DPs were not issued.

There was significant resident opposition to three of four secondary suite applications but they were approved as they met the limited and narrow criteria needed for a secondary suite. Calgary allows secondary suites in all land districts, including R-C1. The Development Authority does not consider densification (effectively turning one dwelling into two), user issues, traffic or parking as relevant

planning matters which most affected residents find objectionable. This frustrates many Scenic Acres residents in proximity to these developments. The City has a goal of providing a variety of housing types in all communities and secondary suites are one way to achieve this goal. We also noted that two of the secondary suites are for multi-generational family members.

The Community Development Committee sends those residents who objected to the secondary suite links to the Community Standards Bylaw and the City's parking bylaws. We encourage residents to use 311 to file complaints relating to community standards and parking infractions.

Guidebook for Great Communities

2020 saw a significant and sustained engagement effort on the Guidebook for Great Communities.

SACA had six concerns with the Guidebook:

- Ensuring density increases only in appropriate areas
- Ensuring single-family neighbourhoods are respected and maintained
- Ensuring parks, green spaces and open areas are protected
- Insufficient infrastructure
- The loss of community-specific policies and contextual development
- A lack of engagement.

As an update, these concerns were sent to the Ward 1 Councillor who, together with other Council members, proposed a motion to send the Guidebook back to administration for revisions. Ultimately, the renamed Guide for Local Area Planning was made a non-statutory reference document for City planners. In the future, the statutory planning document will be a Local Area Plan which will include Scenic Acres. This will be developed in consultation with Scenic Acres and adjacent communities within the next 5 to 10 years.

5651 Nose Hill Drive NW Property Sale

The former Marquis Development is located at Nose Hill Drive and 85th Street. It is a small parcel of undeveloped land at 5651 Nose Hill Drive. Marquis was successful in re-designating the property from S-FUD to M-H1 Multi-Residential – High Density Low Rise District. This zoning will allow for a low rise apartment complex of 150 to 200 units and will be 6 to 7 storeys high (22m, 72 feet high). Calgary City Council approved the re-zoning on June 11, 2018. The property has recently been sold to an Alberta numbered company and discussions between the new owners and the City have begun.

Scenic Grande Opens

After about three years of construction, Revera's assisted living facility opened in the fall of 2020 with residents moving in. We welcome this new development to our community and welcome all our new neighbours.

Traffic

Traffic issues were less prominent during 2020 with schools being closed for part of the year. Congestion still occurs at the beginning and end of the school day and traffic education and enforcement continues to prevent accidents. There is continuing concern about speeding in the long playground zone adjacent to Ecole du Nouveau Monde. This will be addressed in 2021.

Respectfully submitted,

Colin Yeo
Director, Community Development

SACA Facilities - AGM Report for 2020 business

2020 was certainly a challenging year. We started off with plans for completing some significant building lifecycle projects and applied for number of grants to support the costs. The impact of the various imposed lockdowns and the associated impact to revenue has certainly had an impact on our ability to complete projects and we had to make a significant pivot towards risk mitigation and cost control through the first half of 2020. The outlook for 2021 is so far looking more positive and we hope to pick up where we left off with our facilities projects.

Projects being progressed include:

- HVAC system replacement: we were partially successful in our application for the replacement of the HVAC system for the main building, including improvements to the access arrangements to the plant enclosure. However, the City has requested additional engineering design completed (at the City's expense) prior to full approval to proceed, which is now in progress.
- Roof replacement: We were successful in our application for partial funding of a replacement of the existing ~30 year old cedar shingles to the main building roof. Approval is linked to the HVAC system upgrades and timing of both projects will follow the engineering design study.
- Main Hall ceiling: the acoustic ceiling finish continues to fail and we were approved in principle for replacement. However, again, the specifics of the replacement requires further review with the City's facilities team.
- Plumbing upgrades: We were successful in our application for partial funding of various plumbing replacements, which will proceed in 2021 as revenues allow.

Projects on hold:

- Parking lot: Unfortunately our grant application for replacement of the parking lot lines, parking bumpers and accessible parking signage was unsuccessful. Our thanks go out to the Chandos Construction/Revera team for replacing the parking lot bumpers free of charge. We will look to complete the other projects (lines and signs) as revenues allow.

Projects completed:

- While the pandemic brought challenges, it did provide us with an opportunity to patch and repaint the interior of the building (something which is difficult to schedule when the building is in full use). We look forward to being able to welcome users back into the building.

I would like to make a special mention, and express our heartfelt thanks, to Cindy Hallet and the Schooner Playground Committee for their tireless efforts and fundraising to get the replacement playground in the schooner close area over the line last year. It has turned out so well!

While not strictly 2020 business, I wanted to take this opportunity to mention that although the Palmer Board Room has been rented out completely until the end of May 2022, the remainder of the facility, including outdoor spaces, is still available for both SACA programs and private bookings. The significant revenue this long term rental brings should help partially offset the impact of the Covid 19 pandemic.

Respectfully,
Mike Fursier, Director - Facilities