



# PARKDALE COMMUNITY ASSOCIATION

3512 5th Avenue NW, Calgary AB, T2N 0V7  
 Tel: 403.283.5767 E-mail: [office@parkdalecommunity.com](mailto:office@parkdalecommunity.com)

## Planning & Development Committee Meeting January 12, 2016 – 7 p.m. Parkdale Community Centre

### APPROVED MEETING MINUTES

Committee Members	Present	Regrets
Judy Hoad	X	
Derek Brown	X	
Deb Curley	X	
Mark Ericksen		X
Kara Hallet	X	
Doug Hemstreet		X
Colynn Kerr		X
Steve Lemp	X	
Paul Mercer	X	
Traci Nayeri	X	
Vince Walker	X	
Florentine Strzelczyk		X
Matt Kennedy		X
Anouk Kendall		X
Vi Todd	X	
Rob Wenarchuk	X	

Guests	Affiliation
Abid Khan	Property Owner
Max Tayefi	Architect
Sakhawat Ali	Realtor
	Construction Company
Jason Streich	Community Member
Colin Brandt	PCA Board – Chair
Audrey Smith	PCA Board
John Balkwill	PCA Board

**1. 7:00 p.m. – Welcome**

1.1. Confirm Agenda - Agenda confirmed

1.2. Approve Minutes of October 13, 2015

Motion to Approve: Vi Todd                      Seconded by: Kara

Vote: all in favour                      Passed Unanimously

1.3. Minutes today: Derek Brown

## 2. Committee Business

### 2.1. Enhancing Parkdale Plan

Paul and Judy presented a brief overview of the *Enhancing Parkdale Plan* document for the benefit of the Board Members present. A planning document was needed as there is little chance of the City ever developing an ARP for our community. Without an ARP the City can essentially approve any redevelopment they wish. Because of this Rollin Stanley (City of Calgary Chief Planner) had suggested we develop our own with some City input. As it turned out there was little help forthcoming, but luckily the U of C requested our community be used in a project they were developing. The plan presented was one of four submissions made by students from the U of C Dept. of Environmental design as part of their Master's Thesis and was selected by the P&D Committee as the best of the four.

The presentation to the Board is required so, if they approve, they can pass a motion at the next meeting to formally approve the document prior to implementation. The plan would then be presented to Druh and City Planning Dept.

- ✓ The students began Jan 2015 and finished in October 2015
- ✓ A City Planner (Desmond) aided the students with the plans development and attended the various open houses
- ✓ It is an excellent very comprehensive document written after extensive research both with the community at large and the P&D committee covering everything from laneway housing to parks and foot paths
- ✓ It contains a tool kit to assist with 3<sup>rd</sup> Ave. upgrades and enhance pedestrian sensitivity
- ✓ The document has been presented previously at 3 open houses in Parkdale plus the presentation to the U of C department
- ✓ Will assist the PCA in making reasoned, consistent decisions on planning matters and should eliminate ad-hoc decisions
- ✓ The P&D Committee will have a document to use for all future developments as it provides appropriate guidelines for development within the current land use
- ✓ It is a living document and changes can be made over time if and when required
- ✓ It gives energy and direction for PCA to enhance the public realm
- ✓ The plan could be used as a model by other CAs similarly lacking an ARP

The Board members present were very positive and will take it to the January Board meeting for approval and implementation. Also a motion will be presented to provide funding for printing more copies of the document and a link to the document will be provided on the PCA website.

## 3. New Applications:

- 3.1. DP2015-1572 3536 3 Ave NW – Semi-detached dwelling, accessory residential building, garage. PRESENTED BY: Abid Khan, Max Tayefi and two colleagues

- This development was put before the committee last November. The applicant stated he had adopted all of the P&Ds comments but would like our approval of the over height relaxation on 3<sup>rd</sup> floor (their lot length is 110 ft. not the usual 120 ft. so they have to go up to get the floor area) The applicant presented many photos of existing three level properties in Parkdale assuming the P&D had approved them. Most of the completed homes do comply with the bylaw by incorporating three levels with a flat or low slope roof. The larger multi-family and four-plex developments in the photos were built on lands zoned for that use, which the subject property is not.
- P&D previous letter to The City clearly expresses the committee's position and unless a revised set of plans is circulated to the committee by The City, no further letter will be submitted.
- Judy will prepare community comments and circulate to the committee prior to sending to the applicant.

### **3.2. SB-0404-2924 6th Ave NW – Tentative Plan, Residential**

- The P&D had no comments on the proposed subdivision plans.

## **4. Committee Business**

**4.1. 2016 Minutes Sign up** – the minutes sign up sheet for 2016 was circulated and will be forwarded to the Committee

**4.2. SSASPG Report**: Vince presented an overview of the latest SSASPG developments – a complete report will be in the Newsletter.

- Foot Hills Hospital - power plant upgrade is being planned
- Foot Hills Hospital - temporary decant parking lot site picked close to the Children's with construction this year
- Mkt Mall – Sport √ upgrade to 25000 ft<sup>2</sup> DP underway (includes additional 125 u/g stalls)
- Stadium - Cobbs will have to relocate as probably unable to restore
- Stadium – DP this month for overall redevelopment
- Rundle School Site – 4 assisted living structures proposed for the site redevelopment

**4.3. Westmount Charter School Traffic Committee Report**: Nothing to report

## **5. New Business**

**5.1. SDAB2015-0164 911 33A ST NW Home Occupation (class 2 - massage therapy/esthetics – 1 year)**: The proposed business use was reviewed and P&D unanimously agreed that we do not support the Appeal and fully support the neighbours' objections and request the SDAB not support the Appeal. (Business located in a semi-detached rental property).

## **6. Next Meeting - 2016-2-9**

- **Adjournment** - Meeting adjourned at 9:15 pm.