



PARKDALE COMMUNITY ASSOCIATION (PCA)

3512 - 5th Avenue NW, Calgary AB, T2N 0V7
Tel: (403) 283-5767 E-mail: office@parkdalecommunity.com

PLANNING & DEVELOPMENT COMMITTEE MEETING

April 9, 2013 – 7:00 pm

Parkdale Community Centre - Pierson Hall

Approved MINUTES

Committee Members	Present	Regrets
Judy Hoad	X	
Derek Brown	X	
Deb Curley	X	
Kara Hallet	X	
Doug Hemstreet	X	
Colynn Kerr		X
Steve Lemp	X	
Ruby Millar	X	
Traci Nayeri	X	
Vince Walker	X	
Vi Todd	X	
Bill Biccum		X
Tara Tegtmeyer (non-mbr.)		X

Guests	Affiliation
Janice Cullen	AHS
Shelley Nycz	AHS
Sheena Tagart	AHS
Rob Wenarchuk	Resident & SSASPG rep.
Lorraine Rosenthal	Resident
Thomas Rosenthal	Resident
Florentine Strzelczyk	Resident
Colin Brandt	PCA Communications

1. Call to order

1.1. Agenda Confirmed

1.2. Minutes of March 12 2013 - Final version to be circulated by Deb Curley for online confirmation.

Business arising: Minute takers are asked to complete the Minutes within one week of the meeting. Judy will review and circulate the draft Minutes for approval.

2. New Applications

2.1. Pre DP for 539 35A ST NW - Dan from Serenity homes presented plans for a semi-detached development. He intends to move existing house early July then start construction. No bylaw relaxations are requested and a detailed landscape plan that includes preservation of existing trees was presented, as well as the plan for new detached garages. P&D thanked this applicant for sharing the design and will send a formal response if the DP is circulated. It is likely this development will be approved under the contextual guidelines.

2.2. SB2013-0113 111 35 St NW - No objections. Judy will respond to The City.

2.3. SB2013-0132 538 37 St. NW - This subdivision will allow for two developments, likely to be the first property on the block to be redeveloped. No objections. Judy will respond to The City.

3. AHS – proposed parkade

- **Guests** Janice Cullen, Director Capital Planning Alberta Health Services (AHS), Shelley Nycz, AHS, Site Master Planner, Sheena Tagart Community Engagement Lead.
- AHS representatives circulated a prepared Powerpoint presentation and presented it to the committee. Powerpoint: See attachment.



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- Key points emphasized:
 - Alberta Health Services is under considerable pressure to construct a parking solution ASAP in anticipation of lot 1 failure.
 - AHS has not submitted a Request for Proposal (RFP) for design of the parkade. The RFP process is waiting for City input. They said they heard from Druh Farrell “really good consultants” would be needed to develop a parkade on the escarpment. PCA hopes The City will not accept ANY development on the slope, regardless of the design.
 - AHS has yet to confirm if the slope can physically support excavation and construction of parkade for AHS budget.
 - An escarpment parkade is the only option seriously being considered by AHS at this time.
 - Exploring other options for onsite parking are inhibited by the lack of clarity for:
 - a) size and function of the cancer centre
 - b) size and function of clinical development on the ‘north tower site’
 - c) size and function of clinical development on Lot 1
 - d) traffic flow through the site
 - e) number of daily vehicle visits in Lot #1
 - Offsite parking and shuttle options were vaguely alluded to, and representatives mentioned having in the past explored shuttling from Northland Shopping Center. They noted it was felt that parking capacity at the corner of Bowness Rd. and Shaganappi Tr. is not sufficient to replace loss of Lot 1 stalls. AHS intends to have the ‘leasing group’ provide more detail to us.
 - AHS values a positive relationship with the municipal government and the public (including south Shaganappi communities). A committee has been formed with three representatives from each community - Parkdale, St. Andrews and University Heights - to participate in a working group for the site. The first meeting to occur May 2 at 7pm South Tower room 514, suite 509, was scheduled post the P&D meeting.

Parkdale’s response and action:

1. We will continue to advocate for preserving the escarpment in its natural state. We will continue to remind AHS of their contributions to the development and AHS sign off of the South Shaganappi Area Plan (Ratified by the City of Calgary July 4, 2011), identifying the Southern escarpment as an inappropriate site for any development.
2. We will advocate for extensive traffic study. Steve calculated at minimum, traffic along the escarpment would increase at minimum 10X. AHS reps agreed.
3. Parkdale’s three representatives (Derek Brown, Kara Hallett, Rob Wenarchuk) will only participate in the Foothills Medical Center site working group if the terms of reference do not assume a parkade on the Southern escarpment and there is discussion to develop a master plan. We will do everything we can to support AHS developing a site master plan that supports their needs for patient care, patient and staff parking and efficient traffic flow.



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4. We will continue to outreach to community residents to keep them informed of further developments. P&D will maintain a professional stance in our official communications.

Vi Todd motioned, Steve Lemp seconded, "P&D to deliver flyers to community residents alerting them to the proposal and requesting for their feedback addressed to Alberta's Health Minister." Motion passed unanimously.

The flyer will comprise the front page of the May newsletter.

5. The website will continue being updated as P&D learns more. Colin Brandt and Kara Hallett will collaborate on maintaining the website.
6. We will start compiling a list of people (community residents, Aldermen, MLA's, media representatives) to contact if AHS does not collaborate in good faith for developing a sound master plan. Judy will develop the template.

4. Committee and Other Business

- 4.1. SSASPG and West Campus – Vince to forward minutes from meeting

5. Unfinished Business

- 5.1. Signage at Parkdale Blvd. NW and 3rd Ave. NW – to be tabled until next meeting

6. Next Meeting: May 14 2013

7. Adjournment