



# 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

February 12 2013 – 7:15 pm  
Pierson Hall, Parkdale Community Centre

### Approved MINUTES

Committee Members	Present	Regrets	Guests	Affiliation
Judy Hoad	X		Tara Tegtmeyer	New member
Derek Brown	X		Ryan Hall	City of Calgary, LUPP
Deb Curley	X		Justin Rebello	City of Calgary, OLSH
Kara Hallett	X		Joseph Silot	City of Calgary, DBA
Doug Hemstreet	X		Ken Melanson	City of Calgary, DBA
Colynn Kerr		X	Chad Russill	NORR Architects
Steve Lemp		X	Natalie Badenduck	NORR Architects
Ruby Miller		X	Larry Hamm	Calgary Housing
Traci Nayeri	X		Lisa Thomas	Calgary Housing
Vince Walker	X			
David Wing				
Bill Biccum				
Vi Todd		X		

#### 1. Call to Order

##### 1.1. Agenda confirmed.

#### 2. Guests/Presentations:

**2.1. Ryan Hall, The City of Calgary, Land Use Planning and Policy:** The Neighbourhood Activity Design Brief will be presented to Calgary Planning Commission and City Council as a statutory document, most likely in May 2013. One component will be a requirement for low impact development as required by the Province, which specifies a decrease in return of water to the river. There will be a focus on land use, urban design, public realm and parking management. Ryan is collaborating with Road, Parks and utilities on setbacks, parking, etc. There will be community open house on March 21 and three issues as well as the entire plan will be available for comment:

- New crosswalk at 3<sup>rd</sup> Ave. by Parkdale Crescent (near Minit Lube);
- New parking configuration in crescent with perpendicular spaces and no central parking, and two handicap stalls at the north end. Net parking is an increase of three from 49 to 52. Future spaces may be developed on 3<sup>rd</sup> Ave.
- New social area adjacent to front of Lazy Loaf.

The newsletter is delayed allowing Ryan to submit a notice for the February edition. The public can provide comments online for a three week period.

Doug will work with Ryan to set up a discussion with businesses on the crescent.



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Ryan will return to the committee meeting in April.

- 2.2. Justin Rebello, The City of Calgary, Office of Land Services and Housing:** Justin circulated a copy of the land use re-designation and road closure that was approved by Council on February 11 2013, as well as the modified list of permitted uses. The next phase is the DP application which will be presented to the community at an open house on February 21, 7 to 8:30 pm.

The draft DP is for a four storey building with 235 sq. m. commercial space on the 3<sup>rd</sup> Ave. frontage, and 25 residential units, 4 x 3 bedrooms, 10 x 2 bedrooms and 11 x 1 bedroom. A parking relaxation will be requested. Affordable housing research shows a parking use of 60%.

The use of security cameras was raised. CHC indicated none will be on the outside of the building. In response to question about outside storage on balconies, CHC no outside storage is permitted and strict guidelines will be enforced.

There was a discussion about the corner façade on 3 Ave. and a suggestion that balconies might break up the mass. It was noted that the corner units do have balconies on the side street frontage and this provides better sound protection. Also, the corner is glassed allowing light to pass through, breaking up the façade. The committee did not pursue the balcony issue.

- 2.3. James Robertson, Andrew Wallace, West Campus Development Trust: Judy Hoad declared a conflict on this item and abstained from discussion. Vince assumed the Chair for the duration of the item.** James and Andrew updated the committee on their progress for the planning of west campus lands. Five communities, Varsity, University Heights, St. Andrews, Montgomery and Parkdale have participated on the Master Plan Stakeholder Working Group. The emerging vision is for a fully integrated, multi generational community with ~60% housing, ~ 30% office and ~10% support retail. There is a proposal for a pathway loop around the entire site, and a pedestrian crossing on Shaganappi Trail. Montgomery is concerned about AHC and UofC parking impacts. An architectural framework will be part of the plan. Broader public engagement on the emerging plan will take place in early March. Mobile signs will provide information.

### 3. Minutes January 8, 2013:

The minutes of January 8 2013 were confirmed with the following amendments:

- Correction to date
- Vi Todd noted as attendee on January 8 2013
- 2.2 – style to fit context of existing style along 3<sup>rd</sup> Ave. NW

### 4. New applications:

- 4.1. DP 2012-4124 712 33A St. NW, Accessory Garage with secondary suite:** This is a resubmission. The committee noted it is a very large suite over a three car garage, with potential privacy impacts to the rear properties, and a potential to exceed site coverage when the existing bungalow is redeveloped. Judy will submit a letter to The City on Feb. 13, noting the PCA concerns.



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## 5. Updates:

5.1. **DP2012-4496 916 32 St. NW:** City approval.

## 6. Committee and other Business

6.1. **SSASPG:** Vince provided a short verbal update and will forward the minutes when available.

6.2. **Foothills Medical Centre:** The proposed parkade on the ridge above Parkdale was discussed. Deb will try to get more information and keep the committee informed.

## 7. Unfinished Business

7.1. No update on the crosswalk by Extreme Bean. (Judy)

7.2. Templates for Minutes, neighbour notification, letters circulated for committee use.

7.3. Tara, on behalf of Brookfield, indicated a site survey of the lands at 29<sup>th</sup> St. and Parkdale Blvd. has been completed and site geo holes to be drilled next week.

8. **Next Meeting:** March 12, 2013. Judy will be absent and it was agreed by the committee that Steve Lemp (in absentia) be appointed as Acting Chair.

9. **Adjournment:** Meeting adjourned at 9:35 PM.