PARKDALE COMMUNITY ASSOCIATION (PCA)

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PLANNING & DEVELOPMENT COMMITTEE MEETING

Parkdale Community Centre January 8 2013 – 7:15 PM MINUTES

Committee Members	Present	Regrets
Judy Hoad, Chair	Х	
Derek Brown	Х	
Deb Curley	Х	
Kara Hallett	Х	
Doug Hemstreet	Х	
Colynn Kerr		Х
Steve Lemp	Х	
Ruby Miller	Х	
Traci Nayeri	Х	
Vi Todd	Х	
Vince Walker		Х
David Wing	Х	
Bill Biccum		Х

Guests	Affiliation
Justin Rebello	The City of Calgary
Jayden Tait	Brookfield Residential
Tara Teghtmeyer	Brookfield Residential

1. Meeting called to order at 7:15 pm

2. Guests/Presentations:

2.1. Justin Rebello, City of Calgary: Justin updated the committee on the development on the Park & Ride site. The Calgary Planning Commission approved the land closure and requested land use. The commercial is to be a minimum of 200 sq. m. and the Commission is recommending removal of the uses requested by PCA. The item will be on the Public Hearing of Council on February 11. Following Council consideration The City will proceed with the site plan and design in preparation for submitting the development permit application. He will bring the draft site plan and design to our next committee meeting on February 12, and take them to a public open house on February 21. He requested PCA comments on the propose DP by March 12.

The committee discussed the opportunity to speak to Council at the Public Hearing and agreed not further action was required.

2.2 Jayden Tait and Tara Teghtmeyer, Brookfield Residential: Brookfield Residential, formerly Carma, has an accepted offer to purchase the site at 29 St. at Parkdale Blvd. NW and is conducting its due diligence before completing the deal. The site is currently R-C2 and they asked the committee for comments on what would be acceptable development on the site. Jayden asked about options for ground floor commercial/restaurant and multifamily development, up to four storeys, and also indicated townhouses could be an option.

** Brookfield clarified that conforming to the current zoning will yield profit for them. They want to maintain positive relationship with the community and seek to build a project that enhances the community. They are committed to making an attractive development at Parkdale's gateway.

The committee noted commercial is not appropriate at that location and said they would be interested in seeing options that are in line with the existing land use. Other comments:

- Parking concerns are paramount for the surrounding neighbours;
- Tall building height will have great impact to the northern neighbours;
- Concern that 'commercial satellite' will detract from the value of our established commercial core;
- May set precedent for 'home occupation';
- Concern increased density will set precedent for redevelopment elsewhere in Parkdale;
- Design is very important. It was noted that 'craftsman style' development was the existing style of the older homes along Parkdale Boulevard and this context should be considered.
- P&D appreciates Brookfield's commitment to communicating and working with the community to create development that enhances Parkdale.

No decisions were made and Brookfield will return when they have specific design and uses.

3. Welcome

The Agenda was confirmed.

4. **Minutes:** The Minutes of September and October 2013 were confirmed.

Moved by Derek, seconded by Vi, the Minutes of November 2013 be approved. Carried. Matters arising: It was agreed that Judy will prepare a matrix to assign responsibility for Committee Minutes (note taking and formal transcribing) to committee members. It will shift on a monthly basis. Members are responsible for finding an alternate if they will not be at a meeting on the assigned date.

Minutes should be completed one week following the meeting so they can be available for the monthly report to the Board of Directors.

5. New Applications

5.1. DP2012-4912 728 33A St. NW: The committee reviewed the application and notes the front façade is very vertical and presents as a flat roof while the rear is sloped. It was agreed the PCA would suggest the front profile be adjusted to present a lower profile (section 4.4.1 of contextual development guidelines), that the site coverage be held to 45% and the removed trees be replace 1:1.

Judy will prepare the PCA response to The City and circulate it to the committee.

6. Updates

6.1. DP2012-0253 3312 3 Ave. NW: Approved.

7. Committee Reports

7.1. SSASPG and West Campus - Vince provided a written update. The update is attached to the Minutes.

8. Unfinished Business

- **8.1.** Improved signage at Parkdale Blvd. and 3rd Ave. NW: Judy reported The City has indicated it is assessing the location.
- 8.2. Standard format for response letters to The City, as well as a Neighbour Consultation letter will be prepared for the next meeting. (Judy)
- **8.3.** Committee celebration: Deb will try to find a Sunday or Tuesday evening for a committee social event.
- 9. Next Meeting: February 12 2013 at 7:15 pm.
- 10. Adjournment

Committee adjourned at 9 pm.