

** 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.