



# 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

March 12, 2013 – 7:15 pm

Orpheus Boardroom, Parkdale Community Centre

### Approved MINUTES

Committee Members	Present	Regrets	Guests	Affiliation
Judy Hoad		X	Janice Cullen	AHS
Derek Brown	X		Shelly Nycz	AHS
Deb Curley	X		Rob Wenarchuk	SSASPG
Kara Hallett	X			
Doug Hemstreet	X			
Colynn Kerr		X		
Steve Lemp	X			
Ruby Miller	X			
Traci Nayeri		X		
Vince Walker	X			
Tara Teghtmeyer		X		
Bill Biccum		X		
Vi Todd		X		

#### 1. Call to Order

- Agenda confirmed.
- Amendment to February 12, 2013 minutes - Add Vi Todd as present – minutes approved

#### 2. Guests/Presentations:

- Janice Cullen, Director Capital Planning Alberta Health Services (AHS), Shelley Nycz, AHS, Site Master Planner, Capital Management

#### Presentation

- Concept for proposed Foothills Medical Centre (FMC) parkade and Cancer Centre presented – FMC South Slope Concept Site Plan - Recommended Option (attachment) and Site Section handed out
- Parkade to be constructed into the south slope, east of the South Tower.
- Cancer Center to be constructed on the surface parking Lot 7 (staff parking) facing 16th Avenue and 29th street on the northeast side of the FMC site.
- Lot 1 (2 level – visitor and patient parking) in front of the hospital entrance is to be demolished with no defined replacement proposal (other than parking will be incorporated).
- The size of the proposed Cancer Centre will require an amendment to the FMC Master plan released ~ 2002. (estimated to be larger than McCaig Tower)
- It was noted that the proposed Cancer Center requires no operating rooms and would cost in the order of \$1B+ to construct. The net add to the existing FMC bed count on completion would be 200 or less (1000, now, 1200 beds max on build-out).
- Tunnel from main building to the Cancer Centre may not be required - TBD



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- There is no net new parking stalls added to the 5000 to 6000 stalls located on the FMC site currently
- Funding for the planning phase (~\$180M) has been set aside but the construction phase funding has not yet been secured.
- It was also noted that that hospital funding from the Province does not include parkades and therefore limits their ability to go completely underground.
- The project was noted as being in the early planning stages but the FMC is planning to release a Request for Proposal (RFP) for planning and design work in the coming months with an anticipated construction start in 2015.
- The timing for the parkade project is driven by the fact that the Lot 1 parkade (believed to have been originally built in the '50's) has reached the end of its lifecycle and will require replacement in 2016. This was cited as the reason for a limited planning and consultation cycle for the new parkade. AHS representatives stated "we have no time to plan".
- The project would involve: (1) construction of the new 1200 stall parkade into the south slope such that (2) the existing Lot 1 parkade (1200 stalls) could be demolished.
- The Cancer Centre would incorporate underground parking such that the Lot 1 site could then be repurposed (there is no plan for repurposing Lot #1 - most likely there will be parking #stalls TBD)
- It was also noted that the existing power plant does not have the capacity to support the new Cancer Centre and that there are significant underground logistical problems with getting utilities to the proposed cancer site.
- A contoured plot plan showing the proposed location of the parkade in relation to the existing buildings was presented in addition to a cross section of the parkade with reference to the existing grade of the slope. No front elevation (what the residents would see) was provided. It was pointed out that the scale of the cross section in relation to the plot plan were not in agreement.
- Discussion around the table raised numerous concerns, the most significant being the lack of planning and consultation being driven by the expiring lifecycle of the Lot 1 parkade (a known liability for some time). This is emphasized by the fact that the old master plan, developed with extensive community consultation, resulting in height setbacks from the 29th street residences and closure of a problematic internal road, is now being quickly modified to incorporate this new proposal.



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## Discussion: Concerns:

- Light pollution, from external and surface lighting of the parkade as well as the vehicle headlights all aimed at the community residents below.
- Noise and air pollution with more traffic along the escarpment,
- Loss of existing green space, the escarpment is a highly utilized green space for walking access to the hospital, walking dogs, tobogganing, running etc.
- Loss of memorial benches and patient outdoor space,
- Sensitive environmental reserve space – as per South Shaganappi Area Plan.
- Diminished property values for multi-million dollar new homes when in close proximity to a concrete parkade
- One of the most valued aspects of a cancer patients dying days is to be able to look out and connect with nature through the spectacular view afforded by the south side of the FMC site. Memorial benches on the escarpment – what is happening the them? TBD
- Taking a community outdoor space used for healthy activities for a parkade,
- Forcing more traffic along the top of the escarpment after promising the community this would not happen.
- Traffic plan, flow and volumes were not presented – concern about congestion and traffic issues along this ring road – this has not been studied and needs to be considered.
- Parkade will be the escarpment view from PCA, playground and ball diamonds as well as St Andrews Toronto Crescent, Wildwood and other neighboring communities.
- Parkade adjacent to an established community is unacceptable.
- Patient, family and visitor navigation will be compromised with distance to main hospital and location of the proposed parkade. South Tower is always a challenge for patients to find, and this will be more so.
- Site Selection drawing does not match the plot plan - one or both are incorrect
- Current power plant is inadequate to support the Cancer Centre, therefore power plant upgrade is also required or built in the new Cancer Centre, Should additional power generation capacity be added at the current power plant site (can be done), there is no easy way to deliver power to the proposed new Cancer Centre site (current Lot #7), due to the path being obstructed by the other buildings in between.
- Visitors, patients and families will find navigation on the FMC site challenging for this proposed parkade site. Patients have difficulty with navigation now when the visitor parking is directly in front of the main building! Distance to the main building, North Tower Health Sciences clinics and food services are unrealistic. Their welfare and wellbeing has not been considered in this proposal.



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## Suggestions:

- Find an alternate location on the site for this parkade as the community does not support the proposed location
- Update FMC Master Plan first and plan for improved flow of the site.
- Re-visit off site shuttle service.
- Use surface Lot 7 for a larger parkade, Cancer Centre location by Lot #8 (demolish North Tower) is a preferred location (as agreed by guests) and would make more sense to the site overall. Consider Cancer Centre on West Campus site.
- Consider the option for staff parkade along 29th ST NW where a surface lot now exists
- Since there is no need for operating theatres at the new cancer centre, why does it have to be on this site? Can the Cancer Centre consider West Campus which would then provide time to properly develop a viable Master Plan to make the site viable for the future? West Campus is presently in the planning stage.
- The only potential option for a parkade at the proposed location would be to tunnel into the hill so the parkade will not be seen, cover it with a green roof to eliminate surface lighting, noise. Sides would be enclosed. Hillside would be preserved. Guests advised this option would be too costly to consider.

**SUMMARY:** The proposal as presented is not supported. This area is designated as an "Environmentally Significant Area" as per the South Shaganappi Area Plan (pg.76 Map 9)

We are aware that additional discussions are pending, and look forward to participating in these discussions.

## 3.0 New Applications:

- DP 2012-4124 712 33A St. NW, Accessory Garage with secondary suite: Appeal filed, date TBD. Steve Lemp may be able to attend and assist. Deb to circulate date to committee when it is determined

## 4.0 Updates:

4.1 No updates

## 5.0 Committee and other Business:

5.1 SSASPG: Vince Walker provided a short verbal update

5.2 West Campus Open Houses - 2015 build, 12,000-15,000 people, 5,000-6,000 units, 1 - 2 Million sq ft offices, 6 Million sq ft residential, 300,000 sq ft retail

Stadium Shopping Centre: University Heights had 200 people show up to voice concerns

Open house February 28, 2013

March 13, 2013 - walking tour at 5:00 leaves from Foothills Church

March 14, 2013 - design session 5:00 - 7:00

5.3 Parkdale Crescent open house March 21<sup>st</sup>

6.0. **Next Meeting:** April 9th, 2013.

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