



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 November 12th, 2013 – 7:00 pm Parkdale Community Centre - Morpheus Boardroom

Approved MINUTES

Committee Members	Present	Regrets	Guests	Affiliation
Judy Hoad	X			
Derek Brown	X		John Gormley	Land Use Sub-Committee
Deb Curley	X			
Kara Hallett	X		Marcel Hebert	Parkdale CA Board Member
Doug Hemstreet		X		
Colynn Kerr		X	Krista Benham	Phase One Design
Steve Lemp	X			
Paul Mercer	X			
Ruby Millar	X			
Traci Nayeri	X			
Vince Walker	X			
Vi Todd		X		
Florentine Strzelczyk	X			

NOTE: Walkabout with Rollin Stanley at 5 p.m., followed by pizza at 6:30 p.m.

1. Call to order

- 1.1. Agenda Confirmed
- 1.2. Minutes of October 8th meeting approved
 - Letter was sent to West Campus
 - Woods Homes follow-up to be done by Judy

2. Guests:

- 2.1 Krista Benham, Phase One Design** – 116 34A St. NW New detached dwelling proposed
- no formal application yet but submitting for development discretionary use permit soon
 - home owner already acquired the lot to build detached dwelling with 3 storeys at back - although “sunken” 3rd storey
 - Krista says there is a lot of “softening” on the property
 - 10ft ceilings on main, 9ft on 2nd storey and 8ft on loft/3rd storey
 - master bedroom possibly in loft/3rd floor
 - 44.6% lot coverage
 - sunken house with 2300 sq ft above ground development, including loft/3rd floor
 - homeowner wants to build this square footage
 - the committee indicated they do not support 3 storey dwellings
 - P&D will send formal response once formal application made

3. New Applications

3.1 DP2013-3908 Single Detached Dwelling Renovation – 2908 7 Ave. NW

- date extended so committee could review the application
- currently a bungalow; applying to add 2nd floor & expand the back of the current home
- committee wants them to evaluate and comply with the required setbacks plus committee felt visual lack of continuity between 1st & 2nd floors
- Judy will send response

3.2 DP2013-4277 Signage at Chartwell Colonel Belcher

- Judy sent a letter responding to this saying PCA had no comments.

4. Committee and Other Business

4.1 Land use subcommittee terms of reference

- Kara circulated the descriptions
- P&D committee reviewed them and changes were suggested
- will be made and circulated

4.2 Response to Brookfield – for approval

- Rollin Stanley pressed that we should ask Brookfield to send us other examples and info about their previous sites/developments. Rollin repeatedly mentioned what he believed it to be their Altadore project - we should try to emulate the method Brookfield used with that community to develop the site/project.
- Judy will send communication plus suggest early 2014 meeting with committee

4.3 Discussion of contextual approvals

- 4.3.1 DP2013-1128 520 35A St. NW
- 4.3.2 DP2013-3162 518 37 St. NW
- 4.3.3 DP2013-3568 139 34A St. NW

4.4 Kara & Derek spoke about Foothills Hospital Parkade Meeting

- Stantec was hired to evaluate options for the project
- have agreed to look at alternative locations for the 1200 space parkade
- next meeting will be in January

4.5 Vince spoke to the Nov 13th meeting of the SSASPG at UofC dining hall

- possible start date of 2015 for reconstruction of stadium shopping centre

5. Discussion of follow-up with Rollin Stanley:

- committee to send a note to Rollin to thank him for coming
- include Parkdale's population growth stats [up 12%]
- Paul said he would work with the Area Redevelopment Plan as per Rollin Stanley's suggestions. We should request that the P&D Committee be given the maps Rollin was referring to so we can see where we want to focus redevelopment.
- Also will ask Rollin for the map indicating the house values are worth 50% of the property land value.

6. Next Meeting: January 14th, 2014

7. Adjournment 8:55pm