



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

October 8, 2013 – 7:00 pm
Morpheus Boardroom, Parkdale Community Centre

Approved MINUTES

Committee Members	Present	Regrets	Guests	Affiliation
Judy Hoad		X	Tara Teghtmeyer	Brookfield
Derek Brown		X	Jayden Tait	Brookfield
Deb Curley	X		Justin Seguin	Brookfield
Kara Hallet	X		Faizan Kazmi	DaVinci
Doug Hemstreet	X			Owner, DaVinci
Colynn Kerr	X		Rick Michalenko	City of Calgary
Steve Lemp	X		James Robertson	West Campus
Ruby Millar	X		Travis Oberg	West Campus
Traci Nayeri		X		
Vince Walker	X			
David Wing		X		
Bill Biccum		X		

1. Call to Order

1.1. Agenda confirmed. Additions -

- Woods Homes proposal for new housing
- New lump of dirt at 33 St and 3 Ave by Extreme Bean
- Questions for Election/Candidates

1.2. Minutes of June 11, 2013 - approved

2. Guests/Presentations:

2.1. Ryan Tait described progress on the 29 St and Memorial Drive site.

- It is a 30,000 square foot site.
- Settled on a “town house” presentation, max height of 3 stories with center access through 29 St or along 31 St. No access from Memorial Drive. Four separate buildings - 2 with 6 units, 2 with 7 units. All units have 2 car spaces - double or tandem, range of 1100 - 1400 sq. ft/unit
- No commercial planned
- Have met with the City, Currently zoned RC-2, applying for MC-1



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Landscaping provided in some detail, with assurances that it will be over landscaped as per Brookfield processes

Transportation and water levels are still being discussed

Presented photos of other projects – modern boxy design is not appealing for this site – preference is to respect the historical homes along Memorial – advised would consider a arts and crafts style, are not planning a modern style for this site

Concerns discussed about privacy and shading for the homes to the north

Stated shading will not be an issue and landscaping will help in the summer months

Requested a response on the project from P&D - Kara to prepare and vet through the committee

Willing to tie LUA to plans if this plan is agreeable to expedite the process

Architect is Rositch and Hemphill from Vancouver – known for use of natural materials.

Alderman Farrell wishes higher density at this site.

2.2. Faizan Kazmi, DaVinci Homes, site at 3Ave and 37 St.

Work to commence at DaVinci site on 3Ave. Sales start Oct 30/13 and 2 units are already being held. Construction to commence in March 2014.

New proposal for location at 37 St and 3rd Ave.

Seeking to build 6,8, or 10 units at this site.

Questions re: design- though not specified, not in context with community, underground versus surface parking issues, current state of site is not maintained - questions about intent of proposal as it acts as a major site for entry to Parkdale and could be too great contrast with existing Point McKay exterior fencing

Agree to not support any re-zoning of this site. D. Curley will call Faizan Kazmi to provide committee decision.

2.3. West Campus Development Trust

Rick Michalenko is the City Planner involved. He requested comments about the project from the community/committee to be sent to him by e-mail by October 15, 2013:

rick.michalenko @calgary.ca

All committee members encouraged to respond

James Robertson presented the current state of the project for questions and information.

Transportation issues will be developed. If there are transportation issues, please send to Rick and he will review with transportation lead – unable to attend this evening.

West Campus will likely not be the prime builder but will sub-contract

Questions as to whether this will become a “student housing “project

The three guests wished to be transparent and collaborative with the community and acknowledge the transportation concerns.



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Consensus within the committee is that they have provided an acceptable presentation and proposal for this complex site

3. Demolition of Trees, tree removal process

This issue continues to grow and plague all development in Parkdale.

Developers are clear cutting lots prior to submitting a DP and appear to take no responsibility for tree saving or replacement.

Letter to be sent to Calgary Parks and Recreation, Mayor Nenshi, Alderman Farrell

4. Updates:

4.1. 919 32 St NW City approval. Neighbour worried about drainage onto his site.

4.2. 522 37 St NW City approval Sept 20

5. Woods Homes

Article about a new building to allow families a space to stay – Ruby Miller read about this and queried if others had any information – need to investigate and circulate any information

Discussion deferred to next meeting

6. Next Meeting: November 12, 2013. Walk-about with Rollin Stanley to be confirmed. Suggest starting at 5PM due to lack of daylight.

Committee agreed that interested Board members and community at large should be invited.

7. Other Business: Questions for Candidates

Kara explained the process – email questions and each candidate will respond

8. Adjournment: Meeting adjourned at 10:00 PM.