



PLANNING & DEVELOPMENT COMMITTEE MEETING
April 08th, 2014 – 7:00 pm
Parkdale Community Centre - Morpheus Boardroom

MINUTES

Committee Members	Present	Regrets	Guests	Affiliation
Judy Hoad (Chair)	x		Audrey Smith &	PCA Board, Garden Committee
Deb Curley	x		Scott Weir	PCA Garden Committee
Derek Brown	x		Karen Natsukoshi & Martin Merritt	DP2014-0952
Doug Hemstreet		x	Marcel Herbert	PCA Board, no portfolio, neighbour
Colynn Kerr		x	Darcy Morgan	PCA Board, president, neighbour
Florentine Strzelczyk		x	Liz Varsek	Neighbour
Kara Hallet	x		Stephen Pearce	City of Calgary Planning
Paul Mercer	x		Gail Sokolan	Affordable Housing
Ruby Millar	x		Lee Provost	Affordable Housing
Steve Lemp		x		
Traci Nayeri		x		
Vi Todd	x			
Anouk Kendall	x			
Vince Walker	x			
Bill Biccum		x		

1. Call to order – at 7:15

- 1.1. *Agenda Confirmed with addition of 2 Items:* 3.1 Garden Update and 3.2 Park and Ride Site
- 1.2. *Minutes of March 18th meeting:* approval deferred to next meeting

2. DP2014-0952 202 37 St NW: Single Detached Dwelling

- 2.1. **Applicants Karen Natsukoshi and Martin Merritt:** The drawings were reviewed by the committee and the applicant and also the attending neighbours. It comprises a single family dwelling with an attached double garage. It is 2 stories adjacent to existing bungalow form. Lot coverage is 1% over the required 45%. No obvious overlooking issues. Four trees will be preserved but no landscaping plan. Potential for future basement suite but not currently envisioned by the owners. Neighbours in attendance had no concerns. Committee saw no problems with the proposal and Vi will complete the “Community Context Questionnaire”.

3. New Business:

- 3.1. *PCA Garden Committee:* Audrey and Scott presented an update on the Community Garden and reminded P&D of the upcoming Founders Dinner on the 26th April. Currently partnerships are being forged with schools, seniors etc. and local businesses have been approached for donations. Several Grant Applications have been submitted and matching funds will be required. They requested assistance from the P&D in the sensitive issue of soliciting donations from developers building in the Parkdale Community noting that the garden can have nothing but a positive effect on property values. Donations in the form of labour, equipment, materials and cash would be welcome. P&D agreed this was appropriate and a P&D representative will assist the Garden Committee in developing a letter for distribution to the Developers. Anouk will

assist with the draft of the letter and with Bill's and Deb's input will draw up a list of potential donors.

- 3.2. *Park and Ride (P&R) Site*: Gail and Lee (Affordable Housing) presented an update: They were looking at 3 sites for construction of 96 units. Two required LUAs and one did not. They had proceeded quickly with the one requiring no LUA, and found the construction budget required was considerably higher than expected. Plans had to be modified (stacked condo concept) to come within budget. The Parkdale site would have been more pricy to fit in the required units (LUA, retail etc.) and has been deemed not suitable for their needs. They will go to council in June to recommend sale of the P&R site. P&D asked that the zoning be returned to the original C-1 prior to sale. Attainable housing is looking at the site for a development. P&D to send a letter (Prior to April 20th) requesting the Zoning be changed back to C-1 – Kara to draft the letter.
- 3.3. *SSAPDC*: Vince provided the SSAPDC update: The SSAPDC is also very concerned about the new method of communication with City Hall using the Community Context Questionnaire form, and the lack of Bylaw check data being released to communities. It enhances the current beliefs of lack of transparency and trust of the City File Manager position.

4. Stephen Pearce, City of Calgary: Proposed RCG Landuse

- 4.1. *Discussion of proposed RCG land use*: Stephen presented the reasons for the new designations. RCG essentially replaces the Cottage Housing Form (R-CH) as it was found to be too restrictive and has not been taken up by developers. It will fill the void between RC2 (50 units/Ha) and MCG (111 units/Ha) and allows row housing, secondary suites, backyard dwellings as well as single and semi-detached on the same parcel. (RC1 is 30 units/Ha). A typical 50'x120' lot in RC2 allows 2 infills or a semi, the townhouse will allow 3 dwellings. There has been engagement with the FCC. A LUA will be required. Back yards will be preserved by the max building depth requirement. Height at edges will match RC2 but allows up to 11m in the centre of the development. Only one parking stall per unit required. Once rezoning has been approved the development could proceed within contextual guidelines. P&D to look into this new form when developing our community long term plan.
- 4.2. *Multi Residential Infill Guidelines*: Criteria used for LUAs by the City File Manager: This will be tested for a year and then reported back to council. It is not a score sheet, however it sets up what should be considered for such an application, and even if a proposal meets all the criteria it may not be deemed unsuitable and rejected. Consultation on this document will be through the FCC.

5. Committee Updates:

- 5.1. *Community ARP*: Paul presented the update. He contacted Rollin Stanley by e-mail at the beginning of April. Rollin is working on something that would apply to us and he will get back to us in a few days. Paul offered to contact Rollin and invite him to the next P&D meeting (May 13th) to go over what the City's current thinking is so we can start the process – P&D agreed this was a good idea.
- 5.2. DP2014-0284 226 37 St. NW – Approval has been given for a new single detached dwelling
- 5.3. DP2014-0583 531 34A St. NW – Contextual approval has been given for a new semi-detached dwelling

6. Next Meeting: May 13 2014, 7:00 pm

7. Adjournment at 9:00 pm