



# 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

January 14, 2014 – 7:00 pm  
Morpheus Boardroom, Parkdale Community Centre

### MINUTES

Committee Members	Present	Regrets	Guests	Affiliation
Judy Hoad	X		Tara Teghtmeyer	Brookfield
Derek Brown	X		Jayden Tait	Brookfield
Deb Curley	X		Sharon Lee	Brookfield
Kara Hallett	X		Laura Bell	Brookfield
Doug Hemstreet		X	Justin Seguin	Brookfield
Colynn Kerr		X	Brent Ellergodt	West Ridge Homes
Steve Lemp		X	Mark Lehouillier	West Ridge Homes
Paul Mercer	X			
Ruby Miller	X		Sue Slacht	community resident
Traci Nayeri	X		Dave Slacht	community resident
Vi Todd	X		Rob Cesselli	community resident
Vince Walker	X			
David Wing		X		
Bill Biccum		X		

#### 1. Call to Order at 7 PM

- 1.1. Agenda confirmed. Revision of order of presentations due to guest presenters - agreeable to all committee members.
- 1.2. Minutes of November 12, 2013 - approved with clarification that the development at 116 34 A St. is actually 2.5 stories (item 2.1)

#### 2. Guests/Presentations:

##### 2.1. Brookfield Residential

Tara summarized the 2 previous meetings with P and D committee. Brookfield's aim was to develop grade oriented town houses - 27 units. The initial design was to include a paved inner laneway for vehicular traffic from the units and landscaping around the whole site. Major issues identified at first meetings were: height of buildings; shadowing for neighbors; traffic - especially considering 29 ST; parking issues for the units; total number of sites.

**THE NEW DRAFT PLAN** includes: 24 units; row town-houses - not stacked; six end units approx. 2000 sq. ft. and middle units approx 1400 sq. ft.; combination of 2/3 bedrooms per unit; six end units will have side entrances; all garages are double and located off interior laneway; front doors face interior laneway; extensive landscaping to cover entire site including City property; landscaping to



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include trees as desired by community including in the laneway; recycling will be in the back of units on existing lane and not seen from Parkdale

Blvd/Memorial/3rd Ave.; sidewalk around entire property to be standard 1.2 meters; right of way at back of property to be 10 feet; four visitor parallel parking stalls along existing lane; living space - main/second floor - 10' ceilings, third level - 8'6"; proposed center roof top deck(s) to avoid overlooking.

Brookfield invited committee to visit similar site at 731 McDougall Road in Bridgeland.

## Questions from the committee

Paul requested that Brookfield provide streetscape drawings as these are critical to the site appearance as entry to Parkdale Community, as well as landscaping plan.

GUESTS - Sue and Dave have concerns re: traffic volumes and parking on 30 St NW. City Transportation will not allow direct access from site onto Parkdale Blvd/Memorial/3rd Ave. -only outlet is west out of site onto 30 St.

Multi-family dwellings do not have access to "restricted parking" stickers

Brookfield says they are meeting with the Councillor next week

Judy suggested an open community meeting should be scheduled in Feb/March with Brookfield to allow residents to give input on the proposal

## 2.2. Ellergodt Design and West Ridge Homes - DP2013-1128 520 35A St NW

Developer invited to attend to review concerns as expressed in a letter to the City on Jan 9, 2014 by Deb Curley.

Concerns included design, link above ground, massing.

DP has not been approved and appeal has not been filed.

Original plan has been changed as required by Enmax due to existing pole at back or lot.

total height main floor is 10 ft., upper 9 ft., total 3200 sq. ft.; three foot front rise.

## Committee requests-

STREETSCAPE - how does it fit in?

Landscape design

Have all the by-laws been met?

Shadow plan

Mr. Ellergodt will provide new plans including above with relationship of next door (**north**) lot.

## 3. Updates

### 3.1. Foothills Medical Parkade

No parkade will be built on escarpment below Foothills Hospital.

Current parkade will be refurbished with a second story planned and clinics possibly above upper parking level

- Thanks to Kara, Derek, and Rob for their participation and **hard work**.

- Derek reported that Calgary Cancer Project team invited this group of 3 to continue participation in the project.

### 3.2. Update on Approvals

DP2013-3866 111 35 St NW - first approved 3 storey in Parkdale



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DP 2013-3908 2908 7 Ave. NW - no appeal

#### **4. New business**

- 4.1. Parkdale ARP - Paul Mercer will guide the ARP, development of a document to guide developers with maps and pictures.
- 4.2. Election of Chair and Vice-Chair  
Judy will continue as Chair. Deb Curley and Steve Lemp will serve as Vice Chairs.

#### **5. Next Meeting: February 11, 2014.**

**Adjournment:** Meeting adjourned at 9:30 PM.