



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 September 9, 2014 – 7:00 pm Salon B, Parkdale Community Centre

Approved MINUTES

Committee Members	Present	Regrets	Guests	Affiliation
Judy Hoad	X		Travis Gaede	City of Calgary
Derek Brown		x		
Deb Curley		x		
Marc Ericksen	X			
Kara Hallet	X			
Doug Hemstreet		x		
Matt Kennedy	X			
Colynn Kerr	X			
Steve Lemp	X			
Paul Mercer		X		
Traci Nayeri	X			
Vince Walker		x		
Vi Todd		X		

- 1. Call to Order at 7.10PM.** Steve acting chair as Judy was delayed.
- 2. Agenda amended –** Moved DP2014-3810 forward.
- 3. Minutes of May 13, 2014 -** Moved by Steve, seconded by Vi to approved Minutes. Carried.
Minutes of June 2014 – Deferred to October meeting.
- 4. DP2014-3810: 4040 Bowness Rd. NW**
Colynn reported on a change of use request to allow a gymnastic/cheerleading centre. Land use requires 27 stalls and requesting an additional 10 stalls. Two other buildings on site are currently short 27 stalls. There are concerns regarding episodic traffic congestion. No objections. Colynn will send letter to Chris McMillan, Planner, The City of Calgary.
- 5. Guest - Travis Gaede, Business Strategist, Transportation Strategy/Planning**
Travis provided overview of City of Calgary proposal to allow a private company to provide high quality, consistent approach to advertising throughout the city in high traffic areas such as downtown core, Kensington, Mission and Parkdale. The aim is to eliminate haphazard advertising which can become unsightly. The private company would assume responsibility for construction, maintenance and upgrading of advertising on bus benches, garbage containers, bus shelters and recycling bins as examples. A Terms of Reference for the service is to be developed after community engagement. The report would be available after presentation to Council in March. Information item and input provided.



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6. Approvals:

6.1. **2014-2845: 3210 Parkdale Blvd NW** – Addition approved

7. New DP

7.1. **DP2014-3793: 230 37 St. NW**, New single dwelling unit -no objections. Kara to complete the Community Context Questionnaire -circulate prior to submission to City.

7.2. **DP2014-3643: 708 35 St NW**, New garage with suite on laneway. The building is significantly oversize at over 950 sq. ft. as opposed to the permitted maximum of 750 sq. ft. The concerns include the existence of two suites in the existing bungalow, resulting in three units on one property, the utilitarian appearance adjacent to the community gathering space and the Farmer's Market. Although there is no objection to a lane house, this DP is not supported. Judy will respond to The City.

8. Pending DP

8.1. **DP2014-2845: 3210 Parkdale Blvd NW** - Owner provided plans for proposed lane way house to be submitted soon. No objections expressed. The Committee will respond when it receives the formal application.

9. New Business

9.1. Request of FCC to submit application to participate in Community Visioning Process to run Jan. to April 2015. The results would support the proposed community plan. A subcommittee met and suggested the following items be part of the application:

- creating a Parkdale identity and build community
- community guidelines to address the impacts of the City's corridor study
- redevelopment of lands at the NE corner of Shaganappi and Bowness Rd. (Provincial lands) and introduction of appropriate services to support the community
- guidelines for re-development when negotiating with landowners
- laneway housing

9.2. Brookfield has booked a meeting space on Sept 25.

9.3. The community received notification that the restricted parking provisions have been extended to include the 3100 block of Parkdale Blvd. NW. The adjacent landowners did not initiate the change and the community will seek further clarification.

10. Statistics provided by COLYNN (update of maps done 5 years ago)

We are doing our part in helping to add density to the City.

- **the community is HALF-NEW** - there are 346 original residences, 338 new residences, 9 residences under construction
- **the community is 23% larger in # of front doors due to densification - there are 856 total residences now, where there used to be 693** - - there are now 69 semi-detached residences, 6 four-plexus, one 10-plex, 7 condos totaling 127 units, 36 senior residences. Note: Brookfield and Rivera on the Bow are not included.

11. Next meeting **October 14, 2014**

12. Adjournment **9:50 PM**