



# 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**  
**April 14, 2015 – 7:00 pm**  
**Parkdale Community Centre – Rehearsal Hall B (downstairs)**

**Approved MINUTES**

<b>Committee Members</b>	<b>Present</b>	<b>Regrets</b>
Judy Hoad		X
Derek Brown	X	
Deb Curley	X	
Mark Ericksen	X	
Kara Hallet	X	
Doug Hemstreet		X
Colynn Kerr		X
Steve Lemp	X	
Paul Mercer	X	
Traci Nayeri		X
Vince Walker		X
Florentine Strzelczyk		X
Matt Kennedy	X	
Anouk Kendall		X
Vi Todd	X	
Rob Wenarchuk	X	

<b>Guests</b>	<b>Affiliation</b>
Audrey Smith	PCA Board
Loy Bartusek	Resident
Chris Lenstra	Resident

- 1. Call to Order at 7:05 P.M.**  
 Deb Curley chair
  
- 2. 7:00 pm – Welcome invited residents**
  - Confirm Agenda – addition new business - Parkdale sign discussion
  - moved by Steve Lemp, seconded by Vi Todd. Approved.
  - Approve Minutes of February 15, 2015 – deferred.

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### 3. DP Application: Audrey Smith:

DP2015-0870: 3512 5 Ave. NW – Changes to Site Plan: Community Recreation Facility (new shed and pergola). Audrey presented to the committee the planned site improvements at the community garden. She will provide information requested to the City

#### Committee Comments:

Response is due April 16, 2015. City is supportive of the improvements and the DP. Deb will provide response to the City; PCA P&D Committee supports the garden plan.

### 4. New Business: Guest Loy Bartusek and Chris Lenstra

4.1 Discussion of proposed land use change at 512 and 516 32 St. NW. Loy and Chris would like to apply for Land Use Amendment to change zoning from RC-2 to MC-1. This would allow for potential development of a 3 story 12 unit condo complex with a height of 50 ft. with underground parking. Discussion included the use of green strategies for the site. There is no application in to the City for LUA. The land owners would like to have community support before applying to the City. The proposed development would be a marketed as high end development to young professionals.

#### Committee Comments:

Do not support a LUA – this is a residential area and there are parcels of land in the community with the MC-1 land use that are appropriate for this type of development. Deb will contact Loy by end of the week and provide her with the committee response. Update: Deb Curley advised Loy Bartusek on April 17, 2015 that the P&D Committee do not support a land use change to MC-1 for this site.

#### 4.2 Welcome to Parkdale Signage

Discussion regarding the new sign in Bowness – Parkdale should have a welcome sign when entering the community

Audrey Smith created banners for Parkdale several years ago with the Gathering Place project – Deb will inquire if she has a sample of the banners and any of the original drawings for the river rock wall that was created – it was envisioned to be located on the river pathway by 28<sup>th</sup> St NW

Vi suggested it should be high to be easily visible

Matt and Mark volunteered to create some options - Deb to circulate original option if it is located

### 5. New Development Permit: DP2015- 703 35St. NW – Single Family

Comments are due April 27, 2015.

Concerns – changing the address to 5<sup>th</sup> Ave creates an attractive streetscape on 5<sup>th</sup> Ave but not on 35<sup>th</sup> St NW. There could be a setback issue with the overhang on 35<sup>th</sup> St NW. There is no landscape plan yet 6 trees have been removed. There were also no finishes or colors noted on the plans. Deb will send response to the City.

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## **6. Committee Business**

### **6.1 Parkdale Community Plan Update – Paul Mercer**

Open house April 22, 7:00 to 9:00 at the PCA

Funds are not available for signage to advertise the event

Request that Bill circulate the event details to the community email list

Deb will request that Bill circulate – Paul will prepare the information about the event and forward to Bill for distribution

Paul encouraged committee members to attend the event

### **6.2 Brookfield Development at Parkdale Blvd and 29<sup>th</sup> Street NW**

The committee is still awaiting City comments on the LUA and DP but project still proceeding through approvals.

### **6.3 DP2015-0836**

Extreme Bean change to permit liquor service – the committee responded with “no comment”

## **7. Next Meeting**

May 12, 2015 at 7 p.m.

## **8. Adjournment**

8:45pm