



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 February 10, 2015 – 7:00 pm Parkdale Community Centre – Rehearsal Hall B (downstairs)

Approved MINUTES

Committee Members	Present	Regrets
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	

Guests	Affiliation
Jillian Walsh	resident
Mark Haberli	resident
Ellie Mills	resident
Ray Mills	resident
Lyn Feist	resident
Gord Cook	resident
Sue Slaght	resident
Dave Slaght	resident
Gillian Edwards	BROOKFIELD
Ryan Moon	BROOKFIELD
Jessie Hindle	Hindle Architects
Alexander Grill-Donovan	Hindle Architects
Steve Jones	City of Calgary

1. Call to Order at 7:02 P.M.

Judy chair

2. 7:00 pm – Welcome invited residents

- Confirm Agenda – moved by Steve Lemp, seconded by Vi Todd. Approved.
- Approve Minutes of January 13 2015 – moved by Florentine Strzelczyk, seconded by Vi Todd. Approved.



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3. New Applications: LOC2014-0210 & DP2014-6082 3004 - Parkdale Blvd. NW 7:15 p.m.: Guests: Brookfield, Hindle Architecture, City of Calgary representative, invited residents

- land use - currently RC-2 [semi-detached zoning] – allows 10 semi-detached homes
- application for DC - direct control, based on MC-1 to allow 24 townhouses
- P&D is inquiring about the approval being tied to the specific development permit: City does not like land use tied to plans - rarely done
- MC-1: does NOT have site coverage requirement but does have landscaping requirement of 40% - compliance through rooftop patios
- Development Permit does not go through Calgary Planning Commission (CPC); Land Use would go through CPC and Council with the DP there for details.
- Residents can submit letter that would be included as part of presentation to the CPC, along with comments from other departments.
- Public can see the CPC report when available and can see what presented to the Council [letters etc. would be attached]
- Residents and community can speak to Council about the land use

Resident & Committee Questions:

A) TRAFFIC IN & OUT OF COMPLEX + PARKING

- No allowed connectivity to 29th Street. All vehicular traffic must exit to 30th Street. Four short-term parking/visitor stalls in alley and each individual property has a two stall attached garage.
- The alley/laneway will be paved [1 or 2-way still unclear] and revitalized to make it more attractive as an access to south-bound 29th. Lane [& visitor stalls] believed to remain City property, therefore City controlled. Condo board will clear central lane and sidewalks etc.
- Would like there to be further inquiry into why where the garbage units are stored, cannot be direct access to the alley/lane way. Presenters feel it is a City issue.
- Residents also raise concerns about fire trucks and emergency access with single entry.
- Immense concern about visitor parking and 2nd+ vehicle parking. Residents of 30th Street had parking changed to restricted but now concerns about condo perhaps being able to get visitor passes.

B) RECYCLING/GARBAGE

- One communal area - no recycling or individual containers per unit.
- Residents must walk garbage to central garbage.

C) CONSTRUCTION LENGTH:

- 12 to 15 months from start to end [possibly start late FALL 2015]
- Raised issue of construction vehicles/workers + parking and fencing limiting vision



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D) PRICE POINT

- Approx. \$600-700,000 but based on market.
- SQUARE FOOTAGES range from 1450-1850 sq ft including garage [1050-1450 sq ft without garage]; end units wider and larger ~ 20 ft wide; central units are 18 ft wide
- 3 levels above grade + rooftop deck [3 & 2 bedroom options]
- rooftop setback 8 feet from edge and 1.2 meter from side
- stairs to rooftop patio bricked in and to full 4 story height
- total height [under MC-1] can go to 14 meters but at 10m right now [a full story below the max height]

E) DETAILS:

- Water access and planters on rooftops.
- City to process Land Use Amendment and Development Permit at same time. IF land sold or Brookfield changes plans significantly then new DP required
- Bus stop out front and existing light standard to remain.

F) DOES CITY THINK PARKDALE IS A GOOD AREA FOR HIGHER DENSIFICATION LIKE THIS?

- City says it is a sensitive densification, close to parks and transit

Committee Comments:

- Concern - densification along Parkdale Blvd/3rd Ave. vs. in the heart of community.
- Support would be based on uniqueness of site, a unique/good project for this site and sets a good precedent of quality for future.
- Look to still tie our support to the DP that being approved. No way does this say we are setting precedent for overall LUA re-approval.
- Judy to write letters and circulate – request extension.
- Continue to reinforce our support of developments that add to and compliments Parkdale Crescent and “protect” our neighbourhood.

4. New Development Permit: DP2015-0358 515 33 St. NW - Multi-residential development – four-plex with garage

- Single front garage and triple detached in back with 4plex living unit.
- Ask Vince, as on his street, and see if he wants to form email response. Rest of board has no response.

5. Committee Business

- Discussion of Parkdale ARP (community lead process):
- Image and Idea night Feb 23 at Mark & Matt’s studio in Kensington 7pm. Open to all.
- Fri. Feb 13th, 2-5 p.m. - Student report on Parkdale Plan.

6. Next Meeting

- March 10, 2015 at 7 p.m.

7. Adjournment