



# PARKDALE COMMUNITY ASSOCIATION (PCA)

3512 - 5th Avenue NW, Calgary AB, T2N 0V7  
Tel: (403) 283-5767 e-mail: office@parkdalecommunity.com

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## 2. New & Current applications

- 2.1. **DP2017-2063 SDAB2018-0001** Row housing – update presented by Kara. Residents and the P&D have filed appeals. The major remaining objection to this development is its height. Concessions were won at the Council hearing where a DC zoning was approved, secondary suites were disallowed and a 10m max elevation was decreed. The current plans from the developer and approved by the City Planner show an 11.6m height. The DC guidelines appear to have been changed from those accepted at the Council hearing and those presented at second and third readings. A small group is to get together (Judy, Kara, Derek, Vince and others) with the alderman's office and go over the discrepancies as to Councils Intent at the Hearing and the Current interpretation by City Administration
- 2.2. **LOC2016-0313 / DP2017-2596 3431 5<sup>th</sup> Ave NW** - Date TBD. Steve Jones, file manager for this item will notify PCA of the date for the CPC. Development is now fitting the MC-1 envelope but upgraded to MC2 to increase the suite number from the 16 allowed under MC-1 to 19. City Planner is proposing modification of the ARP to allow higher density but the same built form in this MC-1 zone. Neighbour communication plan required. Bill may be working on this?
- 2.3. **720 35A ST NW** – update presented by Deb. This is a single family development (per Restrictive Covenant) and the demolition of the old bungalow and excavation for the new basement is underway.
- 2.4. Other

## 3. Committee Business:

3.1. **SSASPG** - Vince presented the update which will be detailed in the next newsletter.

### 3.2. FMC Committee update – Derek, Judy, Kara

Kara reported briefly on the last meeting and the FMC Committee minutes will be circulated.

- Calgary Cancer Project: Underway with delays in the upgrades to 29<sup>th</sup> St and 16<sup>th</sup> Av road works.
- FMC Parking project: Slightly behind schedule. The external finish will be a design in the precast concrete and not the metal cladding as originally proposed.
- Power Plant: Awaiting equipment selection prior to finalising the layouts.
- Crime: There has been a crime increase in the area (drug related) and citizens are advised not to challenge car prowlers, garage and house B&E etc. as they could be armed (knives, axes...) and violent.

### 3.3. Other – None

## 4. New Business

4.1. **Minutes Responsibility** sign-up sheet was circulated and responsibilities assigned. Deb will update and issue.

4.2. Brainstorming – **Annexation Discussion** – Steve presented an idea currently being contemplated by the Board for the annexation of the West Hillhurst area west of Crowchild Tr. (from 24<sup>th</sup> St to 28<sup>th</sup> St) and Pt McKay to be added to the Parkdale Community to increase memberships, increase volunteers and increase density of the area as a whole.

**Pt McKay** and the west side of 37<sup>th</sup> St south of Bowness Road are currently part of Montgomery. PCA memberships are offered to this area and PCA sells several family memberships annually to Pt McKay families (actual number unknown) mainly because

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of the soccer program. Addition of their area would increase the population density of Parkdale and might reduce pressure for additional densification of the current PCA lands – this was debated and consensus was it would probably have very little effect. The additional load on the P&D was felt to be minimal as the area is fully developed and increased densification and new development in the area was thought to be unlikely. The area is 30-40 years old and so this may not necessarily be the case. Also the area south of Pt McKay to the pathway is currently thought to still be a road right of way that the City could conceivably sell off for housing – this needs to be looked into further. The duplexes on the west side of 37<sup>th</sup> St are an anomaly, they are actually in Montgomery but its thought the current owners feel more part of Parkdale than Montgomery and their inclusion into the PC should be a no brainer.

The **West Hillhurst** lands were thought to be more problematic. There would be a lot more work for the P&D if it were included, currently there are many 3 story large new constructs as development has proceeded with few checks on the developers, families in the area currently favor WH membership if their children are involved in hockey (indoor arena),

- 4.3. Other – **The Newsletter** was discussed as to its timeliness in getting the SSASPG minutes and other information out in a timely manner. The current method of distribution was questioned (e.g. could an e-mail distribution work better). Steve and Amanda will bring this up at the Board level and report back.

## 5. Next Meeting

5.1 2018-02-13

## 6. Adjournment

Meeting adjourned 9:10 pm