



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

March 13, 2018 – 7:00 pm

Parkdale Community Centre – Morpheus Boardroom (downstairs)

MINUTES

Committee Members	Present	Regrets
Judy Hoad	X	
Derek Brown	X	
Deb Curley		X
Kara Hallett		X
Sheila Hyatt	X	
Vi Todd		X
Rob Wenarchuk		X
Steve Lemp	X	
Vince Walker	X	
John Balkwill		X
Amanda Affonso	X	
Karen Natsukoshi		

Guests	Affiliation
Paul Mercer	Former P&D member
Bill Biccum	Executive Director of the PCA
Jude Lacoste	Student, U of C
Scott Fauch	Student, U of C

1. 7:00 p.m. Welcome

1.0 Call to order at 7:02

1.1 Agenda confirmed. Bill and Sheila provided some minor corrections to the Minutes of February 13, 2017. Motion to accept (with corrections) by Steve. Seconded by Sheila. Approved by all. Minute taker for this meeting is Sheila Hyatt. **Confirm agenda:** agenda confirmed.

2. New Applications

2.1 **DP2018-0764** for duplex at 112 34A St NW. Drawings were reviewed by the P&D Committee. Committee supports comments from the Councilor's office. Issues discussed included setbacks, massing, overlooking, failure to preserve trees, and lack of unit differentiation. Karen to fill out the form and forward to Judy for circulation to the committee. Judy will forward to the City on March 22, 2018.

2.2 **DP2018-0782** for duplex at 927 29 St NW. Drawings were reviewed by the P&D Committee. Committee supports comments from the Councilor. Issues discussed included possible over height, massing, overlooking, lack of fit with surrounding buildings, and

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inability to see one entrance from the street. Sheila to fill out the form and forward to Judy for circulation to the committee. Judy will forward to the City on March 23, 2018.

3. Updates on Previous Business

3.1 Appeal of Row Houses 512 516 32 St NW. SDAB hearing has been scheduled for March 20 for a full day. We did not provide a presentation and will present orally instead. We will submit that the DC was intended to specify height of 10 meters (not 11 meters or higher) and that city planning did not follow City Council direction.

3.2 LOC2016-0313/DP2017-2596 3431 5 Ave NW. We held a community meeting on Wednesday February 28; there were between 15 and 20 attendees. Judy walked the attendees through the development process, zoning in Parkdale and the Enriching Parkdale document. The developers of this project have not contacted us again. We will be informed when the proposal is put forward again. We will continue to oppose any change to the current zoning.

3.3 712 35A St NW. This was contextual. It is a custom build and is only one floor. It is to be within 45% lot coverage; there is some question whether it is being built to plan because it seems to have a large footprint. Bill needs the DP number in order to pull the plans. It is possible to call 311 and request that a by-law officer come check to see whether it is being built to plan.

4. Committee Business:

4.1 Terms of Reference. The Committee reviewed the Terms of Reference from May 2015. This document is generally up-to-date, but the following changes were proposed: 1. Quorum – there should be a quorum of three to transact business. 2. If the P&D Committee is making a request that requires the support of the PCA Board, then 2/3 of the membership of the committee should be in agreement with the recommendation. 3. With respect to the budget, annual submissions will be made to the PCA Board. Judy will revise and circulate updated Terms of Reference.

4.2 SSASPG – Vince presented a short update, including presenting numbers of units in proposed dwellings. There are two potential CBE sites; one will be developed for K-9. The contract for Stadium Shopping Centre is to be tendered in May, with demolition of the west side targeted for July and construction planned for the fall of 2018.

4.3 FMC Committee – no update.

4.4 Board support of 37 St NW letter – The PCA Board sent a letter of support regarding Karen's letter outlining issues on 37th Street NW. Karen has received a response and will continue to follow up.

5. New Business

5.1 Infill Working Group – Judy presented a short update. The objective of the City is to get recommendations from this committee by fall 2018; likely such recommendations will have to be drafted by August 2018. The first issue under consideration by the working group is front porches. There is a push from some quarters to consider front porches as a way to encourage more community engagement. To encourage the development of front porches, the City might consider allow front porch coverage in addition to current allowable lot coverage, possibly allowing development an additional 1.5 meters towards the city property line. Such front porches would need to be open on the sides and front. The committee

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questioned the usefulness of front porches for the proposed purpose in the Calgary climate. The next topic the working group will address is subterranean development.

5.2 Community Traffic Study – Bill presented a short summary of the process required. We would need a request or motion from the P&D Committee to the PCA Board. A traffic study usually required at least one person to commit to 2+ years to manage the process and engage the community. The City performs the actual study and puts the money in, but the community needs to identify the problems, and 65% of the community has to sign up before the City will commit to this. It is possible to do pedestrian safety measure (such as painting intersections) without a full traffic study, but you still need someone to spearhead this. The committee suggested bringing this up at the PCA AGM. With respect to 37 St, a traffic signal change (to change the timing of the light) might be possible to change without doing a full traffic study, but Bill thought it unlikely that the other measures would be implemented without a traffic study.

5.3 Possible Community ARP. The Councilor's office has made it clear they will not support treating Enriching Parkdale as a statutory document and that the ARP regime is changing to a Local Area Plan approach whereby the existing approximately 260 plans will be consolidated into 42 plans. These plans will be the main planning documents in use for at least the next 10 years. Paul spoke to the committee about this and suggested that Parkdale get involved in this new process as soon as possible in order to help effect change in the way we would like to see. He will contact Ben Morin at the Federation of Calgary Communities and Jordan Furness to discuss this further and to invite them to our next meeting.

5.4 FOIP – currently a \$10,000 fine can be imposed from improperly sharing personal information, including information that might be found in DPs/proposals. From now on, we will arrange to have a projector hooked up to a laptop with the proposals in order to view the proposals electronically. The projector is owned by the PCA and can be used for this purpose.

6. Next Meeting

April 10, 2018

7. Adjournment

Meeting adjourned 9:15 pm