



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 October 9, 2018 Morpheus Boardroom, Parkdale Community Centre

Approved MINUTES

Committee Members	Present	Regrets	Guests	Affiliation
Judy Hoad	x		Lorie Ketchuk	924 36 St NW
Derek Brown	x		Linda Lucas	3616 8 th Ave NW
Deb Curley		x	Torbin Dech-Hansen	
Kara Hallett	x			
Amanda Affonso		x		
Sheila Hyatt		x		
Steve Lemp		x		
John Balkwill	x			
Vince Walker	x			
Vi Todd	x			
Rob Wenarchuk	x			

1. Call to Order at 7:10pm

- 1.1. **Agenda** – Added 2.2 - Moved by Judy Second by Kara, all in favor
- 1.2. **Approve draft minutes May 8, 2018.** Noted April 10 minutes were adjusted as requested. Moved to approve by Judy seconded by Kara, all in favor
- 1.3. **Minute taker today** - Vince

2. New Applications

- 2.1. **DP2018-4622 – 711 32 St NW** – Plans and letter circulated to residents. Deemed too high and too massive for the existing context and requires landscaping plan. Judy to draft a letter.
- 2.2. **DP2018- 4614 – 518 33 St NW** – multi unit complex undergoing landscape revisions as part of a liner replacement over the underground parkade. Concerns over tree replacement and hard landscaping. Judy to submit comments.

3. Application Revision: DP2018- 1925 and 1926 – 3620 8th Ave NW

- 3.1. **Guests** – Lorie Ketchuk, Linda Lucas, Torbin Dech-Hansen (addresses above, Parkdale residents of 25 + years) – Reviewed plans and discussed the application. Residents opposed the application. Proposed remedies were deemed ineffective and application is still opposed due to excessive massing and height. Noted that no landscaping plan was provided. Recommended the individual residents provide letters of opposition and CA to support the resident's opposition. Vi to draft a letter.



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4. Updates - Previous Business

- 4.1. **LOC2016-0313/DP2017-2596. 3431 5 Ave NW**, (public hearing June 11, community opposed). LUA approved, DC bylaw to be applied limiting units and height. Land is now for sale.
- 4.2. **Appeal of Row houses. 512-516 32 St NW**, SDAB May 10, 2018. Appeal defeated.
- 4.3. **Infill Working Group – Judy**
 - 4.3.1. City approved covered front porches are excluded from the lot coverage calculation to encourage their development. They cannot be heated or be classified as a building (sides etc.).
 - 4.3.2. The City is also looking at including subterranean development in the planning and development scope. City Trees must be retained.
 - 4.3.3. The City has amended the land use bylaw to make secondary suites a discretionary use in the RC-G land use. A new category called RCG (ex) will be used to permit secondary suites and lane houses.
Quote from City report: “that Secondary Suite be changed to a discretionary use in the R-CG District when it is proposed in a rowhouse building or in developments with more than one main residential building, such as a development with two semi-detached buildings on the same parcel. To support this change Administration proposes amending the *Policy to Guide Discretion for Secondary Suites and Backyard Suites*, adopted earlier this year, to add a new section that would guide Administration’s decisions on secondary suites in the R-CG District.

5. New Business

- 5.1. **Bylaw Services** - Deb Curley identified several bylaw infractions and documented several unsuccessful attempts to have them resolved. They included a large pile of sand in the alley that obstructed the free flow of traffic. An overflow of garbage that was not being cleaned up. The absence of tree protection. Further follow up is required.
- 5.2. **DP___ 35A street NW** – Discussed Contextual approval. Rob raised concerns that we are seeing errors in landscape plans where “trees to remain” are on City or neighbor property while “trees to be removed” do not currently exist. It is a major concern that there is no audit of Landscape Plans by the City.

6. Committee Business

- 6.1. **South Shaganappi Study – Vince** - Update circulated
- 6.2. **FMC Committee Update – Derek, Judy and Kara** - no change - work continues on new power plant. Finishing touches to old parkade LOT#1 ongoing, Cancer Clinic will have 4 cranes in operation.
- 6.3. **Community Plan – Paul, Derek, Sheila and Karen**– no update

7. Next Meeting - Tuesday November 18, 2018

Adjournment. 9:15 pm – moved by Vi seconded by Judy – all in favor

Submitted by Vince Walker