



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 10, 2018 – 7:00 pm

Parkdale Community Centre – Morpheus Boardroom (downstairs)

APPROVED 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	X	

Guests	Affiliation
Paul Mercer	Former P&D member
Dean McAfee	DP2018-0764- 112 34A Str. NW. Owner
Ben Morin	Urban planner FCC

1. 7:00 p.m. Welcome

- 1.1. Call to order at 7:10 – room relocation resulting from scheduling issues.
- 1.2. Revised Agenda confirmed (recent items added by Judy), execution order was modified to suit guest presentations. Judy moved to confirm agenda, Vi seconded – approved unanimously
- 1.3. Steve provided minor corrections and clarifications to the March minutes. Judy moved to approve the amended minutes, Steve seconded – approved unanimously.

2. 7:15 p.m. Guest Dean McAfee RE: DP2018-0764 112 34A St. NW

This is the duplex was reviewed by P&D and not supported by the committee. The Councillor’s Office also submitted comments suggesting changes. Issues included massing, landscape, unit differentiation, overlooking, etc. Dean McAfee the owner/developer of this duplex did not contact the community prior to circulating a DP and wanted to discuss the development with the committee. There are no actions or amendments associated with or resulting from this meeting. His key points included:

- The neglected pre-DP community consultation was based on the advice of the project’s architect
- The design exists elsewhere in the City and was prepared by a top designer.

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- Re: massing the third story to second story ratio is 55%. The ratio of house area (above grade total square footage) to total lot area is 77% in comparison to the neighbor at 76%.
- On changes – a landscape plan was added. Privacy screening was added to the balcony and the balcony size reduced. No revisions to massing, unit differentiation and articulation have been made. There are no current relaxations required.
- On the question of window placement, no issues were noted.
- On community, he noted that the exterior was influenced by the heritage homes on 37 Street NW (i.e., the use of brick). He is offering to contribute \$4k towards the preservation and removal of the existing house.

3. 8:00 p.m. – Guest Ben Morin, Federation of Calgary Communities (FCC)

Ben was invited to the meeting by Paul Mercer.

Ben is one of two urban planners with the FCC. The FCC is funded by the City, as well as other organizations, and provides training, education, and support to Calgary Community Associations.

Ben spoke to a pilot program being initiated by the City (and possibly by the Province) to bring consistency and visibility to Local Area Planning.

The driver for the initiative is the 280 Local Area Plans (or Area Redevelopment Plans ARP's) in existence that go back as far as the early 1970's and in some cases may have fallen out of compliance with the current Municipal Development Plan (MDP). Other issues include updating protocol, visibility (where are they kept and maintained), and continued relevance or representation of the community needs.

The program requires that all current ARP's be replaced with standard Local Area Plans that are hosted and maintained by the City and renewed/reviewed on a minimum 10-year cycle.

Community content is provided by way of a Community Visioning template that is added to the appendix of the Local Area Plan for the given Community or group of Communities in the applicable Local Area Plan boundary.

The hope is to use this mechanism to provide some level of statutory status to Parkdale's Enriching Parkdale plan and that developers would have to both reference and comply with the vision document. The Parkdale plan would ultimately be reformatted to fit the vision template and issued for review and compliance with the current MDP

There is currently a pilot program in place with the Southwood Community and the program is in its infancy. Participants are prioritized on expression of interest. The Parkdale Planning and Development Committee is interested in participating.

Next steps: (1) Ben will take the Enriching Parkdale plan in its current form to Jordan for a preliminary compliance review. (2) Ben will also advise the P&D on when the community can attend and provide input to the next Planning and Urban Development (PUD) meeting (involving local area plans for Winston Tuxedo and Crescent Heights) slated for the end of April. (3) Ben will also provide electronic copies of the visioning template, proposed area boundaries and instructional documents to the P&D.

4. New Applications

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4.1. **DP2018-1100 for duplex at 2916 6th Ave NW.** Very similar in nature and context with the duplex currently being opposed by the P&D and the Council office (DP 2018 – 0764 112 34A St NW). This development is only two stories in height. DP circulated by email. Deb will provide comments and circulate for final submission. Deadline April 18.

5. Updates on Previous Business

- 5.1. **LOC2016-0313/DP2017-2596 3431 5 Ave NW.** Going to Calgary Planning Commission (CPC) on Thursday, April 19. Judy to attend. Others welcome
- 5.2. **DP2018-0945 921 & 923 36 A St NW** – Deb completed and circulated
- 5.3. **Appeal of Rowhouses 512 & 516 32 St NW** – process error resulted in a new SDAB to be stricken, a new advertisement, and a new SDAB hearing on May 10. Judy to check and see if all opponents need to resubmit their objections.
- 5.4. **FOIP** – New guidelines allow circulation of electronic DP's and plans to affected parties. With this expediency, extensions will no longer be granted.

6. Committee Business:

- 6.1. Terms of Reference. The Committee revised and unanimously approved the terms of reference.
- 6.2. SSASPG – Vince reviewed some of the key attributes of Vecova and offered to circulate a draft letter of support of their services (email) and location as part of their lease renewal with the City and their proposed development improvements. This letter will be provided to the board for final revision and sign off.
- 6.3. FMC Committee – Contracts awarded on CCP, Lot 1 parkade almost complete, Traffic lights to be installed on the 4-way stop at Hospital Drive and Hospital way. Suggested that the trees along the path near the power plant be located on the building side as to not obstruct the view over the embankment.
- 6.4. Community Traffic Study – not sure if form submitted or if a champion for the project has been identified.

7. New Business

- 7.1. Infill Working Group – Judy presented a short update. The committee is considering front porches as a way to encourage more community engagement. To encourage the development of front porches, the options are additional lot coverage and permitting projection into permitted setbacks. The next topic the working group will address is subterranean development.

8. Next Meeting

May 8, 2018

9. Adjournment

Meeting adjourned 9:30 pm