

West Hillhurst Planning Committee Meeting Minutes

Monday April 20, 2020 7:00pm Conference Call-in

Attendance

Chairperson: Ken Hersen

Coordinator: Karen Dahl

Members present: Philip Dack, Byron Miller, Michael Wing, Amanda Burdick,
Marc Rosso, Janice Paskey

March 16, 2020 minutes approved.

Riley Communities Local Growth Planning Project

The project is currently postponed due to COVID-19. No new timelines have been suggested for the working groups. Discussion is continuing as to who will represent WHCA in the Riley Plan Working Group

Entirety of West Hillhurst now included within the Riley Communities Plan.

The Riley Local Plan, like the North Hill Plan, is to be based upon the Guidebook for Great Communities being passed by Council. That date has been postponed from April 27 until further notice. Currently, there are many communities activity opposing the Guidebook.

Action item: KH to reach out to our fellow Riley Plan Communities (Hounsfield Heights – Briar Hill, Hillhurst Sunnyside) to have a meeting discussing the plan as we wait for the working groups to commence.

Action item: KD to reach out to Lisa at Hillhurst Sunnyside

Action item: All WHPC members will review the North Hill Plan.

Action item: JP to look into if pedestrian overpass, traffic study and sound barriers are included in upcoming Crowchild widening plans.

Website Updates

Add information regarding ongoing WHPC Conference Call-in meetings
Add Engage.calgary.ca/riley link

DP2020-1414: 2719 7 Ave NW; New Secondary Suite (existing-basement) and parking stall

The following was submitted to the File Manager:

The West Hillhurst Planning Committee has reviewed this file and does not support the parking relaxation where no site-specific justification has been provided.

LOC2020-0042: 1902 2 Ave NW; Land Use Amendment from R-C2 to M-CG

The attached letter was sent to the File Manager.

DP2020-1959: 1902 2 Ave NW; New Rowhouse (1 building)

The attached letter was sent to the File Manager

DP2020-1973: 2024 Bowness Rd NW; New Single Detached Dwelling with garage

The following comments were submitted to the File Manager:

- Window wells appear to be very close to the fence.
- The WHPC would recommend the developer use frosted windows instead of a frosted covering to respect neighbours privacy.
- grade level utilities are recommended to comply with flood guidelines

New Business:

KD not working beginning in May and forward.
JP continuing to work on the Terms of Reference

Meeting Adjourned 8:45pm

File Number: LOC2020-0042 & DP2020-1959
1902 2 Avenue NW
Response Date: April 24, 2020

The WHCA Planning Committee (“WHPC”) is supportive of working with the City of Calgary, stakeholders, and the community at-large to help ensure positive outcomes for all involved.

To accomplish this objective the WHPC is supportive of developments which are seen to have broad community support by way of them contributing positively to the community’s public realm either through (i) direct public realm improvements, or (ii) indirect positive effects.

Unfortunately, we see neither direct nor indirect public realm benefits from the proposed development. Based upon the below reasons, the WHPC **strongly opposes** the land use re-designation of 1902 2 Avenue NW land parcel from R-C2 to M-CG d82 along with the accompanying development permit application for the construction of a 4-plex on that parcel.

There are other zoning classifications which would be more appropriate.

Proposal Specific Comments

- The WHPC is of the view that spot re-zonings on residential streets have a significant and negative impact on the community’s public realm and surrounding residents and create a considerable impediment to coherent and contextually-sensitive planning and development.
- The outcome of this application would be precedent setting, as 4-plex developments in West Hillhurst have thus far been limited to full size lots (50’ x 120’) or larger with direct laneway access, located on higher volume collector roads (ie Kensington Road, 5th Ave NW) and/or streets with a commercial presence (19 St NW).

The subject property in this application *does not meet any of these characteristics*. It is an undersized interior community lot lacking laneway access, which would necessitate multiple sidewalk curb cuts across a busy pedestrian pathway.

The WHPC is of the view that developments of this scope should, at a minimum, adhere to the same locational, lot size, and lot coverage precedents as other M-CG re-zonings in the area.

- Applicant property is smaller than a standard 50 x 120 lot, in both width and depth, and is therefore unsuited to accommodate the proposed number of units. The proposed use would be a clear overdevelopment of the property.
- Potential lot coverage and height maximum with M-CG zoning is excessive given the reduced lot size and absence of rear laneway separation from the adjacent properties.
- Absence of a rear laneway is a significant challenge for this site, as also noted in comments from Councillor Druh Farrell's office to the City of Calgary's Planning Department. The absence of a rear laneway will result in direct conflict between automobiles and pedestrians, which to a large extent will be schoolchildren walking to Queen Elizabeth High School and Middle School.
- The WHPC is of the view that pedestrian pathways are vital to the community's public realm and that safety along pedestrian pathways is of vital importance

The pedestrian pathways surrounding this parcel are across the street from the Queen Elizabeth school site and its associated playground. These pathways are heavily utilized.

This proposal does not allow for adequate pedestrian pathways from either the sidewalk to the unit entrances (also noted in the correspondence from Councillor Druh Farrell's office to the City of Calgary Planning Department) or along the public sidewalk in front of the units.

This proposal would pose a danger to children and all community residents through both the conflict it creates between automobiles and pedestrians (four driveways crossing a relatively short stretch of sidewalk), and through the driveway curb cuts themselves, which are known to be a significant cause of falls and injuries especially in winter.

- Densification within the community is best achieved when it is undertaken as part of a larger development strategy agreed upon by stakeholders through a thoughtfully considered, broadly participated, feedback and assessment-based process.

The community of West Hillhurst is currently commencing the Riley Communities Local Growth Planning project, in which the densification considerations related to where M-CG zoning would be appropriate will be discussed and debated.

Approval of this application would be a significant impediment to that process as it would solidify the expectation that any R-C2 parcel can be re-zoned to M-CG, even if there are significant concerns that an M-CG zone may be inappropriate to the parcel.

- The proposed application is inconsistent with the built form, use patterns, and pedestrian circulation system of the area.

Further, based on the nature of other developments occurring in the area, future redevelopments are unlikely to be able to follow the same pattern, and therefore this amounts to a random re-designation.