

West Hillhurst Planning Committee Meeting Minutes

Tuesday May 19, 2020 7:00pm Conference Call-in

Attendance

Chairperson: Ken Hersen

Coordinator: Karen Dahl

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

April 20, 2020 minutes approved.

Administrative Updates

Planning Committee meetings will continue to be virtual.

KD back as Planning Coordinator.

Status of City's new COVID-19 Public Engagement Process

PD attended virtual meeting. Public engagement process remains unclear going forward due to COVID-19.

Action Item: KH to email Steve Jones at the City to see if there are any updates.

Riley Communities Local Area Plan

- May 4 Meeting to discuss the North Hill and Riley Communities LAP minutes attached
- Key policy items the committee would like to see in the Riley Communities plan

Brainstorming resulted in the following:

- Rezoning concerns
- Crowchild Phase 2 remains unclear
 - Sound barrier
 - Pedestrian Overpass
 - Transportation Study
- Community sidewalk repairs
- Creosote concerns

Action Items: All members to bring a list of items for June meeting.
JP to take photos of damaged sidewalks.
KH to approach Transportation to set up a meeting.

Terms of Reference

Updated draft reviewed and commented on by committee. Edits will be made and discussed again at June planning meeting.

DP2020-2401/2402: 2116 Bowness Rd NW; New Single Detached with garage

The following comments were submitted to the File Manager:

- It is the position of the committee that all property owners should have equal access to sunlight, with the impacts of shadowing from a new development on existing neighbouring properties be identified, addressed and mitigated.
- The committee would like see a shadowing study done so the impact of this unique design and limited use of setbacks can be properly assessed from a shadowing standpoint and those impacts addressed.

DP2020-2528: 429 18A Street NW; New Semi-Detached Dwelling

The committee agreed with the comments submitted by the Councillor's office and added the following:

- The committee has received communications from members of the community expressing their concerns on the apparent over-development of this parcel, as well as concerns the proposed development will have on the neighbouring property's old growth tree.
- The committee shares the concerns it has received from community members regarding the apparent over-development of this parcel, along with the negative impacts the development's massing will have on neighbouring properties.
- There may be significant water drainage issues on this parcel due to the nature of the design and proposed lot coverage. As a result, the committee would like to see greater clarity on how water management will be handled.

- The committee shares the concerns it has received from community members on the lack of landscaping on the site, and would like to see a tree canopy to enhance the streetscape.
- The developer should address, prior to building, how the impacts of the development on the existing landscaping the old growth tree of the adjacent properties will be minimized.

DP2020-3047: 2335 Westmount Rd NW; New Single Detached Dwelling

The following comments were sent to the File Manager:

- The proposed design of linking the garage to the main residence is contextually unique in relation to neighbouring properties. The committee is concerned that this uniqueness significantly impinges on neighbouring properties in a negative manner.
- The applicant should ensure that privacy concerns of the neighbouring properties are addressed and mitigated.
- It is the position of the committee that all property owners should have equal access to sunlight, with the impacts of shadowing from a new development on existing neighbouring properties be identified, addressed and mitigated.
- The committee would like see a shadowing study done so the impact of this unique design and limited use of setbacks can be properly assessed from a shadowing standpoint and those impacts addressed.

Meeting Adjourned 9:20pm

1) **AGENDA May 4, 2020 7:00pm via Webex WHCA PLANNING COMMITTEE**

A. Participant introductions

B) North Hill Plan

Roundtable discussions on the experiences and results of the North Hill Communities Local Growth Plan.

C) Riley Communities Local Area Plan

Roundtable discussion on the Riley Communities Local Area Plan including:

- a. Key policy items to be contained in the plan.
- b. Committee position statements on these key policy items.
- c. Methodologies for engagement with the City of Calgary during the planning process.

2) **Meeting Minutes**

A. Participant Introductions

Invited Participants – The following community associations were invited to join the call:

- Highland Park
- Mount Pleasant
- Tuxedo Park
- Winston-Heights
- Crescent Heights
- Renfrew
- Rosedale
- Capital Hill
- Thorncliffe Greenview
- Hillhurst Sunnyside
- Hounsfield Heights/Briar Hill

External Participants Who Attended:

- Jeff Marsh (Hounsfield Height/Briar Hill)
- Greg Miller (Highland Park)
- Nathan Hawryluk (Renfrew)

- Matt Crowley (Hillhurst Sunnyside)

WHPC Participants Who Attended:

- Amanda Burdick
- Bryon Miller
- Janice Paskey
- Marc Rosso
- Phil Dack
- Ken Hersen

B. North Hill Plan

- Four communities did not support the North Hill Plan.
- The rejection of the plan by community associations is seen as a significant, however, does not appear to have been specifically addressed.
- Each of the external community association representatives on the call were from communities that are supportive of the North Hill plan. There were no representatives from communities who did not support the North Hill Plan.
- Plan participants attended workshop groups which periodically met to verbally discuss aspects of the North Hill plan. These workshop groups were selected by the City of Calgary planning department. Community and community association members formed a minority part of the working group.
- Working group meeting involved 30-35 people.
- Formation of the plan commenced in the spring of 2018.
- End plan was generally consistent with working group comments.
- Plan is heavily reliant on the adoption of the City of Calgary Guidebook for Great Communities which has not been formally enacted by the act of council. No contingency or discussions occurred during the formation of the North Hill plan about what would occur to the plan if the Guidebook did not get adopted.
- Guidebook was introduced in September, after a lot of work on the plan had already been completed.
- Focus on utilizing lego blocks exercise to allocate density. Base level density was 3 stories. Heights discussed were 6, 12, and 24 story

buildings.

- The issue of 3 stories (RCG zoning) being the base height is a concern for R2 and R1 communities, but there was not a large discussion around this item.
- Working group focused on where participants see density within their communities.
- Large opposition of the adoption of the Guidebook across the city, however, this did not receive significant attention.
- North Hill Plan was Mainstreet centric. Focused on buildings close to parks.
- Visioning and activity levels received significant attention during the working group sessions.
- Working group participants wanted growth but the heritage protection. The lack of heritage protections in the plan was an area of disappointment.
- City of Calgary wanted Center St and 16th Avenue to have the highest buildings.

C. Riley Communities Local Area Plan

- Question as to how to measure density – is it lots of doors, or density within the residential units.
- The North Hill plan focused on putting medium heights and density in all locations.

The Riley Communities planning committees would like to explore having low-and-high density areas in select locations rather than medium density in all locations.

- Would like the City of Calgary to address items of:
 - (i) property taxation;
 - (ii) timing of densification plan;
 - (iii) fair share of growth;
 - (iv) lack of community specific considerations;
 - (v) how opposition to the plans will be addressed;
 - (vi) elimination of existing local area plans.

