

## **West Hillhurst Planning Committee Meeting Minutes**

### **Monday June 15, 2020 7:00pm Conference Call-in**

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#### **Attendance**

Chairperson: Ken Hersen  
Coordinator: Karen Dahl  
Members present: Marc Rosso, Janice Paskey, Byron Miller  
Guests present: Beckett Wiebe, Warren and Kim Gaul, Richard Lindseth,  
David Quaintance, Darlene Hiles, Kristy Chong

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May 19, 2020 minutes approved.

#### **Bike Skills Park - Presentation by Beckett Wiebe**

Beckett Wiebe first approached WHPC in May 2019 with this proposal. WHPC added this item to the list of public realm improvements for West Hillhurst in January 2020.

Beckett has been in touch with the City Parks Department. At this time there are no capital dollars to spend. The WHCA would need to help build, fund, and lease the bike park which would make the WHCA responsible for all aspects of the amenity. That would include insurance and all maintenance associated with the bike park. Beckett and his group would take lead of the fundraising efforts.

The Planning Committee has asked Beckett to compile a detailed project plan to discuss with the Board. This should include detailed drawings of the park, initial investment required as well as estimates of future maintenance.

#### **DP2020-3437: 2112 9 Ave NW; New Single Detached Dwelling**

Neighbours joined meeting to discuss concerns over the proposed development which included elevation, lack of details within the plan and existing trees.

The WHPC submitted the following comments to the File Manager:

- This is a very unique and technical parcel that needs careful thought and consideration. More details should be provided with respect to the grade, retaining walls and overall slope stability.
- The existing public tree should be retained

- A detailed plan for the protection of neighbouring trees should be submitted.
- A front facing walkway and green landscaping would improve the streetscape
- The applicant should ensure that privacy concerns are mitigated by using frosted glass on the rooftop patio.

### **Crowchild Trail/Sidewalk Public Infrastructure/Transportation/Heritage Letter**

JP reached out to the City regarding the Crowchild Trail expansion and the likely approval of Gas Station renovation at Crowchild Trail and 5<sup>th</sup> Avenue NW (DP2019-2919). The City responded that at the time when this DP was approved there was no timeline or funding for the Crowchild expansion. The developer was made aware of the plans and directed to consider this when making investments in the site. They made the choice to make an investment in the site knowing that the parcel will be used in the expansion.

JP sent sidewalk photos to Councillor Farrell's office which has recognized that revisions are required.

DQ shared a letter from the Calgary Heritage Initiative.

Action Item: JP and DQ to discuss traffic concerns regarding Crowchild Trail and submit those concerns to the City.

### **Riley Communities Local Area Plan Updates**

No updates to share at this time.

- Key policy items the committee would like to see in the Riley Communities plan:
  - Rezoning concerns
  - Crowchild Phase 2 remains unclear
    - Sound barrier
    - Pedestrian Overpass
    - Transportation Study
  - Community sidewalk repairs
  - Creosote concerns
  - Existing properties to be given same consideration as new developments (ie: sun, size, scope etc.)
  - Clarification on City's policy on access to light. Will City regard light

- as a legitimate concern to homeowners?
- What if density doesn't go to their plan? What are the consequences for our communities.
  - Heritage concerns. If heritage buildings aren't included then what could be lost? Maintaining our heritage community and buildings.
  - Affordability and range of homes. How does the city define affordable homes. Density does not equal affordability.
  - Business viability. Does density actually help small business? Look at Kensington? So many empty storefronts.

Action Item: KH to draft our key principals and send to group to review prior to Riley Communities LAP beginning.

### **Terms of Reference Revised Draft**

Will be sent to group by email for further comments.

### **DP2020-2524: 1830 Westmount Blvd NW; New Accessory Garage with Suite**

The Planning Committee did not have any comments on this application.

### **DP2020-3255 & 3197: 1918 Kensington Road NW; Change of Use Medical Clinic and Brewery**

No comments on these applications.

### **DP2020-1359: 407 18A Street NW; New Secondary Suite, two parking stalls**

The Planning Committee sent the following comments to the File Manager:

- The committee wondered why on-site parking is being requested as there appears to be an abundance of street parking available at this location? A stand alone parking pad would result in the reduction of green space on the parcel.
- The comment from Councillor Farrell's office about bicycle parking is confusing since this is a residential property

### **New Business**

**Meeting Adjourned 9:20pm**

