

West Hillhurst Planning Committee Meeting Minutes

Monday September 21, 2020 7:00pm Conference Call-in

Attendance

Chairperson: Ken Hersen
Coordinator: Karen Dahl
Members present: Marc Rosso, Janice Paskey, Amanda Burdick
Guests present: David Quaintance, Brittany Kelly

June 15, 2020 minutes require minor revisions. KD to edit.

July and August 2020

The following applications were received over the summer:

- SB2020-0144: New Subdivision request at 2830 Parkdale Blvd NW
- DP2020-3780: New Single Detached Dwelling at 2113 7 Ave NW
Comments submitted:
 - the committee does not approve of the second floor overage relaxation.
 - the committee would request that the developer use actual frosted windows and not removable film like past developments.
- DP2020-4367: Change of Use Liquor Store at 2517 5 Ave NW

EAGS Public Realm Improvements for 19th Street between Kensington Road and 3rd Ave NW

In February 2020, Council approved a \$30 million investment fund for Established Areas Growth Strategy projects. The City is looking for suggestions on how to improve 19th Street NW between Kensington Road NW and 3rd Avenue NW.

Action Items: KD to get this information on our Social Media and Website.
KD to invite planner to attend our October meeting to discuss how this will fit with the Riley LAP and the public realm improvement suggestions the PC submitted in January 2020.

Next 20 Revised Drafts of MDP and CTP

The Municipal Development Plan (MDP) and Calgary Transportation Plan (CTP) are Calgary's long-range land use and transportation plans that look 60 years into the future. As part of the engagement process, the WHCA Planning Committee was asked for comments and submitted the following letter at the end of June 2020:

RE: Proposed Changes to the Municipal Development Plan / Calgary Transportation Plan

The West Hillhurst Community Association Planning Committee ("WHCA Planning Committee") is bringing forth concerns on the proposed changes to the Municipal Development Plan ("MDP") and the adoption of the Guidebook for Great Communities ("Guidebook").

The WHCA Planning Committee is doing so as it has observed widespread criticism and opposition to the MDP changes as contained in the Next 20 MDP Redline Document, along with the adoption of the Guidebook in its current form.

One such area of concern is that the proposed changes to the MDP fundamentally changes the policies of the MDP in a manner that has not received broad support within the communities impacted. This includes the removal of Section 5.2.1(c), which includes community associations, citizens, and industry business groups, as stakeholders to be consulted with during the planning process.

Another such area of concern is how the currently proposed Guidebook and MDP changes are effectively consolidating low density Land Use Bylaw designations into a single zoning category, allowing build forms from single detached housing to M-CG townhouses, retail, and potentially minor industrial uses in all currently R-C1 and R-C2 communities.

We are particularly concerned that de facto upzoning will increase land speculation and land prices, in turn contributing to higher housing costs. Affordable housing is not adequately addressed in the proposed MDP changes. The proposed changes appear to assume that higher density will produce more affordable housing, but the track record clearly shows otherwise. While we support higher density, we strongly believe a more realistic and robust approach to the provision of affordable housing is needed. We also believe that more nuanced approaches to redevelopment are needed to ensure the sensitive location and integration of higher density development within existing built environments, and to ensure the provision of integrated green infrastructure systems and enhancements to the public realm. These are absolute necessities if higher density development is to improve the overall quality of community life.

In order to address the widespread criticism and opposition the WHCA Planning Committee has observed to the proposed Guidebook and MDP changes, the committee respectfully requests that further community consultation and engagement take place, and that the Guidebook and any changes to the MDP are of a nature that is broadly supported by community members and in line with the seriousness of the challenges we face.

Sincerely,

West Hillhurst Planning Committee

As a result of engagement, revised drafts of the MDP and CTP will be presented at the October 7, 2020 Standing Policy Committee on Planning and Urban Development. They will then be presented to Council with a date tentatively set for November 2, 2020.

Crowchild Trail/Sidewalk Public Infrastructure/Transportation Updates

Over the summer there have been improvements made to problematic sidewalks.

DQ will draft a letter to the City regarding Crowchild Trail as it nears its completion. The intention is to highlight concerns regarding the lack of a proper sound barrier, traffic study and neighbourhood walkability. He will share the letter with the PC once it is finished.

Riley Communities Local Area Plan Updates

Riley Communities LAP remains on hold.

Action Item: KD to invite our Riley LAP contact to October meeting.

KD to invite Dale Calkins to our November meeting

Terms of Reference Revised Draft

Revisions have been made and sent to group. Will be sent around again for more fine tuning. Members happy with format and content.

DP2020-4368: 2517 5 Ave NW; Change of Use: Cannabis Store

The following was sent to the File Manager:

The West Hillhurst Planning Committee has reviewed DP2020-4368 and would like the city to ensure that the proposed location meets all by-laws and proximity restrictions.

Meeting Adjourned 8:20pm

