

West Hillhurst Planning Committee Meeting Minutes Monday November 16, 2020 7:00pm Conference Call-in

Attendance

Chairperson: Ken Hersen

Coordinator: Karen Dahl

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

Guests present: Dale Calkins (Senior Policy & Planning Advisor for Ward 7), Madeleine Krizan (City of Calgary Community Planning), Claire Owen (Communications, Community Planning), Lei Wang (Horizon Surveys), Lisa Chong (HSH Community Planning Coordinator), David Quaintance

1. October 19, 2020 Minutes - Approved

2. Meeting with Dale Calkins, Senior Policy and Planning Advisor for Councillor Farrell and Madeleine Krizan, Riley Communities Local Growth Planning Project Team.
 - Inner City Pools – Bowview Pool closed due to COVID-19.
 - KD to email Brenda Annal regarding lifecycle for the pool

 - WHPC in support of Councillor Farrell’s opposition to new communities. Council rejected 11 new proposed communities.

 - Strategies to increase relevancy - WHPC comments rarely translate into changes on applications. Councillor’s office shares that frustration. Guidebook and Riley Plan will provide a clearer structure and more consistent outcomes.

 - Legacy Curb Cut Remediation is required in our community for safety and accessibility.

 - Crowchild Trail Pedestrian Overpass – will be replaced with a new accessible, barrier free overpass. Timeline not available.

 - Traffic calming measures – on hold. No applications currently being accepted pending speed limit decision by the City.

 - Public realm improvements – funds available to WH through approval of EAGS. WHPC will continue to work with Jennifer Black and Dan

Borslein to implement improvements.

- Riley Communities Local Area Plan – remains on hold. Guidebook will go back to PUD on January 13, 2021 and then to Council in February 2021. City continues to work on plans for public engagement and communications mindful of COVID-19 restrictions. WHPC will be contacted to set up working group. WHPC will share updates on our Social Media as received. Madeleine is the main contact until project restarts. Steve is on project and will talk to him later.
3. 8:45-9:00pm LOC2020-0162: 2104 Broadview Road NW; New Land Use Amendment from R-C2 to R-CG
- Lei Wang from Horizon Land Surveys attended meeting. Flyers have been distributed to surrounding neighbours. Landowner waiting for LOC approval prior to submitting DP.
 - WHPC submitted the following comments:
 - i. The applicants' proactive approach to engagement with the Planning Committee is appreciated.
 - ii. Three units rather than four would integrate better with the surrounding neighbourhood, and be more appropriate from a public realm perspective at this location.
 - iii. When developing the Development Permit application, the applicant is encouraged to consider the impact to surrounding dwellings, shadowing concerns, setbacks, as well as consider how design elements could be utilized to help better integrate the development amongst the neighbouring dwellings.
 - iv. All unused curb cuts should be remediated.
 - v. The committee has received a letter in opposition to this land use change. The letter cites opposition to the change for reasons of (i) indiscriminate rezoning of properties within the community to allow for row housing developments, (ii) preference for density to be focused to major roadways, and (iii) the development's lack of positive contributions to the community's public realm
4. DP2020-6374: 2332 1 Ave NW, New Secondary Suite (existing basement) and parking stall
- Comments submitted - The West Hillhurst Planning Committee has reviewed DP2020-6374 and would like more information regarding the location of the parking stall. The committee would not be supportive of a parking stall in the front of the home.

5. DP2020-6619 & 6620: 2720 4 Ave NW; New Single Detached Dwellings and Accessory Residential Buildings (garages)
 - WHPC had no comments
6. SB2020-0240: 2024 Bowness Road NW; Subdivision
 - WHPC had no comments
7. DP2020-6925: 2622 6 Ave NW; Temporary Use Home Occupation – Canning
 - WHPC had no comments
8. DP2020-7208: 2005 Broadview Rd NW; New Outdoor Recreation Area (field house)
 - WHPC had no comments

New Business

November 10, 2020 19+2 Change of Use Meeting

- Michael Farrar, Partner at FASS Architecture attended meeting.
- Four live-work units are now proposed along 2nd Ave NW. Original plans sited four commercial units.
- No revisions to building exterior, public realm or FAR. Will not affect parking or green space.
- WHPC supportive of this change of use.
- Delay in construction was due to soil contamination. AEP has established remediation protocol.

Meeting Adjourned 9:30pm

