

West Hillhurst Planning Committee Meeting Minutes Monday April 19, 2021 7:00pm Conference Call-in

Attendance

Chairperson: Ken Hersen
Coordinator: Karen Dahl
Members present: Marc Rosso, Byron Miller, Amanda Burdick, Michael Wing
Guests present: Stirling Karlsen and Darren Polanski - Innurskape Projekts,
Joseph Silot - Planner with City of Calgary, Lisa Caines,
Dana Assen, Andrea Vogel, Alif Noorani

1. March 15, 2021 Minutes - Approved
2. 7:00pm Potential rezoning on 19 Street NW
 - Stirling Karlsen from Innurskape Projekts joined meeting. He currently holds the properties at 206,210,214,306 and 310 19 Street NW

206,210,214 19 Street NW

- Preliminary plans will request rezoning to MU-1.
- Building intended to be 5 storeys. Commercial at grade and 4 storeys residential with underground parking. Anticipating four commercial businesses, fifty residential units and fifty underground parking stalls.
- Shadow study completed.

306 and 310 19 Street NW

- Preliminary plans will request rezoning to MU-1.
- Building intended to be 5 storeys. Commercial at grade and 4 storeys residential units. Anticipating two commercial businesses and 20-24 residential units.
- Proposing to pave the pathway between 19 Street and 18A Street to the back of the property line to allow traffic to pull in off 19 Street and have access a parking garage. Will have a sidewalk for kids getting to school.

Discussion included:

- Committee expressed preference for a concurrent LOC and DP. That is not their current plan.
- 200 block development timeline is 2-3 years; 300 block development in 2-4 years.

- The buildings will likely have setbacks.
- Committee would like to see shadow study extended for 7pm as well. Current shadow study looked at 10am, 12pm and 4pm.
- City will conduct a Transportation Impact Assessment for these developments.
- Committee concerned with these developments prior to the Riley LAP being formalized.
- Innurskape plans to do engagement with the community.

3. 8:00pm Protected Bike Lanes – Deferred until May meeting.

4. 8:30pm Riley Communities Local Growth Planning Project Updates

- Council has voted to delay the Guidebook until May 2021.
- Riley Communities Local Area Plan has also been delayed.
- City hosting a Guidebook Report Back Presentation April 29, 2021.

5. 8:45pm DP2021-1841: 2004 1 Ave NW, Change of Use Retail and Consumer Service

The committee had no comment.

6. 8:50pm DP2021-2000: 2424 2 Ave NW, Temporary Use Home Occupation Class 2 (Massage Therapy)

Comments submitted:

- It is not clear if this usage is permitted in the building and how the city will enforce compliance with the bylaw.
- The committee would like to see the authorization documents.

7. 9:00pm DP2021-2019: 2517 4 Ave NW, Relaxation for Garage, Building Coverage

Comments submitted:

- In the absence of the applicant providing justification for the relaxation that would benefit the community at large, we do not support the relaxation as presented.

Meeting Adjourned 9:20pm

