

West Hillhurst Planning Committee Meeting Minutes Monday June 21, 2021 7:00pm Conference Call-in

Attendance

Chairperson: Ken Hersen
Coordinator: Karen Dahl
Members present: Marc Rosso, Byron Miller, Michael Wing,
Guests present: Joseph Silot (City of Calgary), Patrick Craddock, Lisa Caines, Dana Assen, Andrea Vogel, Chad Donald, Glenna Healy, Daniel Whiting, Lenore (Faye) Robinson

1. 7:00-8:30pm Potential Rezoning on 19th Street NW & Riley Communities LAP

Update from City of Calgary Planner Joseph Silot.

- Joseph is the City Planner for LOC0036, LOC0037 and LOC0080.
- Preliminary stages for all locations. Analysis and DTR (Detailed Team Review) not completed.
- Still receiving comments and will take all comments into consideration.
- After analysis and DTR complete, City Planning will make recommendations that go to Calgary Planning Commission (CPC) and then to Council. Council meetings are open to the public and residents can have a chance to speak.
- Once DP is submitted for the parcel that provides another chance to offer comments and then also file potential appeals.
- Timeline unclear and the election may be a factor.

Discussion Included:

- Laneway at 306 19 Street NW is owned by the city. It is in the Road Inventory so it is a Road Right of Way. City will not sell the laneway to the developer and will not approve the lane as access to the proposed development.
- 306 19 Street is a difficult site for MU1 and that zoning will not be supported by the City.
- 206 19 Street will be given due analysis and won't be approved just because of the 19+2 development.
- Directions from council view North of 2nd Ave lower density with street access and South of 2nd Ave mixed use and higher density.
- DTR will be done by the end of June.
- Committee concerned with these developments prior to the Riley LAP being formalized.
- Concerns that shadow study completed did not include 7pm.
- Joseph clarified a 2023 tentative date for LAP.
- Curb Cut remediation is needed in the community for pedestrian safety.

LOC2021-0036: 206 19 Street NW, Land use Amendment from R-C2 to MU-1

- Comments attached.

LOC2021-0037: 306 19 Street NW, Land Use Amendment from R-C2 to MU-1

- Comments attached.

LOC2021-0080: 526 & 530 19 Street NW

- K5 Designs has provided the applicant's letter, submission and concept rendering.
- Have not received Circulation from the City with a comment period.

2. 8:30-9:00pm Discuss agenda for potential future meeting with Ward 7 Councillor Druh Farrell.

- Ken will email Patrick Craddock to decide what the next steps are for the potential meeting.

3. 9:00pm Other Items:

- Approve May 17, 2021 Meeting Minutes
- New Business
 - Elisabeth Caines as new Committee Member
- Information Items:
 - DP2021-1197: 514 19 St NW, Semi-Detached Dwelling - Approved
 - DP2021-1210: 510 19 St NW, Semi-Detached Dwelling – Approved

Adjourned 9:45pm

LOC2021-0036 Submitted Comments:

The West Hillhurst Community Association Planning Committee (“WHPC”) opposes the proposed land use amendment (LOC2021-0036) in its current form.

The WHPC is of the view that the Land Use Amendment proposal LOC2021-0036 located at 206, 210, and 214 19 Street N.W. be evaluated as part of the Riley LAP process, or at a minimum go through the same or similar, public processes and scrutiny it would have received had the Riley LAP process proceeded.

The City of Calgary initially launched the Riley LAP in early spring 2019, it was paused during the spring of 2020, and is currently being publicly advertised on the City of Calgary’s Riley Communities Local Area Planning website as relaunching in “early 2021”. The WHPC acknowledges the comment made by the file manager on this LOC, during the 2021 June 21 monthly WHPC meeting, that the Riley LAP process is not set to relaunch until 2023.

The WHPC would like to specifically highlight that this application was submitted to the City for evaluation over a year after the Riley LAP process commenced. Pausing the LAP process while committing to a rapid review of the Land Use Amendments currently being applied for in this area of the community results in unjust procedural prejudice to this community, its residents, as well as other members of the public and stakeholders.

The determination of this application has the potential to negate or frustrate the usefulness and purpose of the Riley LAP process in this significant area of the West Hillhurst community.

One of the key objectives of the LAP was to formulate a comprehensive vision for 19 St N.W. pursuant to a motion approved by Council on 2019 July 22. In line with that motion, densification along 19 St N.W. would be best achieved when undertaken as part of a larger development strategy agreed upon by stakeholders through a thoughtfully considered, broadly participated, feedback and assessment-based process.

Additional considerations include:

- The WHPC acknowledges the potential precedent setting impact the previously approved 5 story M-U1 development on the corner of 19 Street and 2nd Avenue N.W. (“19+2”) could have along the portion of 19th street north of Kensington Rd. and south of 2nd Avenue. However, the Committee is of the view that the applicant’s reliance on the 19+2 development as a comparable is misguided.

Distinguishing factors include the parcel’s proximately to newly built R-C2 single family homes located to the south (200 & 202 19th Street N.W.), and the DC zoned 4 storey Savoy building on the corner of Kensington Rd and 19th N.W., as well as the recently M-X1 zoned building on the west side of 19th at 1st Avenue N.W. (the Wolf Den).

The Committee would like to highlight the comments made by City Administration during their Planning Commission 19+2 presentation, where they noted that heights of future developments along the south 19th Street parcels should be reduced, with the

greatest building massing limited to the corner parcel.

- With the approved, but undeveloped Kensington Legion site, the WHPC is concerned about the ability for 19th Street at this location to absorb and positively integrate with the community at its currently proposed scale.
- The applicant's justification for this LOC by commenting on the original purpose of these homes as being temporary in nature for returning soldiers, ignores their place within the community.

For over 70 years these homes have provided many generations a place to live and enjoy. The value of these types of homes to West Hillhurst should not be disregarded simply due to their age. These types of homes within West Hillhurst provide a historical link to the community's past, and a link to the future as a potentially more affordable means for people looking to reside within West Hillhurst by way of a single detached home with increased green space.

- The potential for an improved streetscape would result if the applicant combined with the applicants of the Boutique development located on the applicant's adjacent north property line (218 19th Street N.W.), and whose DP is still under consideration by City Administration (DP2020-7757).
- In the absence of an LAP, the WHPC would like to see detailed site plans and a concurrent DP application so the community can be in a better position to evaluate this rezoning proposal.
- During the applicant's presentation to the WHPC at the committee's 2021 April 19 monthly meeting, the WHPC noted the lack of independent impact analysis by the applicant in areas such as traffic and shadowing. Rather the applicant's analysis was primarily based on the analysis done by the applicants of the 19+2 developments. The applicant needs to undertake and disseminate throughout the community site specific analysis in these areas.
- The WHPC is disappointed in the applicant's lack of formal engagement on this LOC.

While the WHPC noted the applicant's praise, during the applicant's 2021 April 18 presentation, for the community engagement undertaken by the 19+2 developers, the applicant has failed to participate in any meaningful formal engagement to date.

The WHPC would also highlight to Administration that the applicant during the City Council public hearing on the 19+2 development, responded to direct questioning by Councillor Druh Farrell on engagement, by stating that he would be an active participant to public engagement on future developments along 19th street and local area planning processes in West Hillhurst. This has not been the case.

In conclusion, the WHPC reiterates its opposition to the proposed Land Use Amendment, and requests that the application not be approved in its current form.

LOC2021-0037 Submitted Comments:

The West Hillhurst Community Association Planning Committee (“WHPC”) **strongly opposes** the proposed Land Use Amendment (LOC2021-0037).

The WHPC is of the view that the Land Use Amendment application, LOC2021-0037, for the property located at 306-310 19 Street NW be evaluated as part of the Riley Communities LAP process, or at a minimum go through a similar level of public engagement, feedback, and collaboration it would have received had the Riley Communities planning process proceeded.

Given the property’s location along 19 St NW in proximity to numerous development-related applications in progress both to the north and south, it is imperative that this application be evaluated in the context of the larger streetscape to ensure a cohesive public realm and appropriately-suited development which respects the challenges and limitations of this unique portion of 19 St. It is the hope of the WHPC that, as part of the Riley Communities LAP process and individual application review, special consideration be given to future 19 St land use amendments and in particular, the properties north of 2 Ave along the east side of 19 St which have unique constraints compared to the rest of the street.

The outcome of this application has the potential to significantly negate the usefulness and purpose of the Riley Communities LAP, as one of the key objectives of the LAP was to formulate a comprehensive vision for 19 St pursuant to a motion approved by Council on July 22, 2019. In line with that motion, densification along 19 St would be best achieved when undertaken as part of a larger development strategy agreed upon by stakeholders through a thoughtfully considered, broadly participatory, feedback and assessment-based process.

The WHPC is supportive of developments which are seen to have broad community support by way of them contributing positively to the community’s public realm. Unfortunately, we see neither direct or indirect public realm benefits from the proposal. Furthermore, the WHPC has received an unprecedented level of unanimous community opposition to this application.

Additional reasons for the WHPC’s strong opposition to the proposed land use amendment from RC-2 to MU-1f3.3h19 are as follows:

- The subject property is located in a very unique area of the community (owing to its heritage as the site of Calgary’s post-war Victory Homes) with specific constraints which are not conducive to substantive densification or intensification. The homes in this block on the east side of 19 St from 2 Ave north to 6 Ave do not have a rear laneway, thus limiting vehicle access to 19 St only.

This lack of laneway presents a major challenge to accommodate the large number of vehicles which would accompany a development of the proposed scale, in addition to accommodating the requisite service / industrial vehicles which would be needed at the site (eg. garbage, recycling, delivery trucks, etc).

The substantial increase to vehicular traffic generated by the proposed development would cross the pedestrian and cycle path realm on 19 St, posing a substantial increase in hazards

to pedestrians and cyclists. This is in direct violation of multiple City policies that place pedestrians and cyclists at the top of the mobility hierarchy.

- The lots in this Victory Home area are narrower and shorter than the standard 50' x 120' lot, which exacerbates the impacts on privacy and shadowing which would result from height increases, massing, and expanded lot coverage on adjacent properties. Given the reduced lot sizes, changes to the existing setbacks in this area have a much more drastic impact as the homes are in closer proximity than usual and do not benefit from the buffer that a rear laneway would provide. For these reasons, the proposed height and FAR are excessive and do not constitute an appropriate transition to the surrounding context of exclusively single detached homes bordering the site.
- The subject property is not located on a corner lot, and as such, accessibility and frontage is limited to the 19 St side only. As such, it is not at all a suitable site for such a drastic step up in density, and especially not in this Victory Home block where the surrounding context is entirely single detached homes.

This is in stark contrast to the "19+2" development referenced by the applicant, as "19+2" is on a corner lot comprised of three above-average sized lots with rear laneways, resulting in accessibility on three sides of the property and large frontages facing both 19 St and 2 Ave.

- The applicant's proposal to convert the pathway north of the subject site to vehicle access would be detrimental to pedestrian safety, as well as the character of this unique part of the community (it is the original "Dairy Lane" which has served the neighbourhood for over 70 years and is viewed by many residents as a cherished public pathway).

The pathway is used daily by students going to and from the Queen Elizabeth schools, as well as numerous families and local residents. It is a preferred alternative by many as opposed to walking along 2 Ave or 6 Ave next to passing vehicle traffic, and exemplifies and aligns with the City's Pedestrian Strategy and 5A Network principles. The WHPC is of the view that pedestrian pathways are vital to the community's public realm and that safety along pedestrian pathways is of vital importance.

In conclusion, the WHPC reiterates its strong opposition to the proposed Land Use Amendment, and requests that the application not be approved in its current form. Given the unique characteristics of the east side of 19 St from 2 Ave to 6 Ave, we strongly recommend any zoning changes to this stretch of 19 St be guided by a well-considered and coherent plan for the area that recognizes and resolves its challenges.