

## **West Hillhurst Planning Committee Meeting Minutes Monday May 17, 2021 7:00pm Conference Call-in**

---

### **Attendance**

Chairperson: Ken Hersen

Coordinator: Karen Dahl

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

Guests present: Curt Santha (Santha Design Inc), Ania and Travis Mueller, Lisa Caines, Dana Assen, Andrea Vogel, Caleb Hildenbrandt

---

1. April 19, 2021 Minutes - Approved
2. 7:00pm New Single Family Home 2135 2 Ave NW
  - Curt Santha from Santha Design Inc. along with homeowners attended meeting to discuss the design.
  - Development is discretionary due to height and formation of the roof and will request a relaxation for building height.
  - Committee expressed preference for a shadow study
  - Home owners have reached out to adjacent neighbours. Santha Design will formally engage all surrounding neighbours
  - Expressed concerned over the wood on the front of the home as it fades with time. Advise that wood slats be avoided on exterior build and replaced by materials that are more suitable for our climate.
  - Design is mindful of green landscaping intention to protect and retain city trees along with at least one tree in the rear of the parcel.
3. 7.40pm Transportation Committee Updates
  - Transportation continues to follow up with DP2019-0970 2<sup>nd</sup> Ave and 19<sup>th</sup> Street - Eagle Crest is to install rapid flashing beacon, a traffic calming bulb-out, and a laddered crosswalk marking as a condition of the DPs approval.
  - No new information from the City regarding Public Realm Improvements
  - Bike lanes don't seem to have a lot of enthusiasm between 19 and Crowchild. Could be a part of our Riley LAP.
4. 7:50pm Riley Communities Local Growth Planning Project Updates
  - Guidebook is now a Guide for Local Area Plans document that is no longer statutory but will support the formation of Local Area Plans (LAP).

- LAPs will be statutory policy once each individual multi-community plan undergoes the engagement process and as each LAP is adopted by Council.
- Riley Communities Local Area Plan remains delayed.

5. 8:20pm DP2021-2739: 2332 3 Ave NW, New Single Detached Dwelling with Garage

Comments submitted:

- Consideration should be given for water and snow management
- The committee supports pleasing streetscapes and encourages the development to retain public trees and increase green landscaping.

6. 8:25pm LOC2021-0060: 2135 Westmount Rd NW, Land Use Amendment from R-C2 to M-C1

Comments submitted:

- The committee would like clarification of the applicant's request since the applicant's letter states that they are looking for a development scope of 6 units, however, on the City of Calgary's development permit map it states that the application is for a maximum of 4 units.
- The committee encourages that the applicant submits a concurrent DP with this application so that the land use change application can be better evaluated.
- This is a significant development in this area. The question as to what is the most appropriate development on this parcel should be determined through the community's upcoming Riley Communities local area planning process, since this application will likely set the tone for future developments along this portion of Westmount Rd.
- The committee is of the view that a build form of 14 meters is too high and not contextual with the Westmount Road streetscape.

7. 9:10pm SB2021-0174: 2621 5 Ave NW

Committee had no comment.

8. SB2021-0194: 510 19 Street NW, Subdivision to accommodate Semi-Detached Dwellings

Comments submitted:

- The committee would like clarification as to why the SB has come after the DP for this parcel.

9. 9:20pm DP2021-3279: 2308 1 Ave NW, New Single Detached Dwelling with Garage

Comments submitted:

- The committee supports the Councillor's comments.
- We request a streetscape to ensure the development does not go over allowable height.
- The committee would not support a building over 10m.

10. 9:30 LOC2021-0036: 206 19 Street NW & LOC2021-0037: 306 19 Street NW, Land Use Amendments from R-C2 to MU-1

Email sent to City of Calgary Planner Joseph Silot:

- The WHCA Planning Committee would like to request more time to review this application and have the time to engage the public prior to our next meeting on June 21, 2021. We would be able to have comments to you by June 25, 2021.

Adjourned 10:10pm

