

## **West Hillhurst Planning Committee Meeting Minutes March 21, 2022 7:00pm Conference Call-in**

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### **Attendance**

Chairperson: Interim Chair Janice Paskey  
Coordinator: Karen Dahl  
Members present: Phillip Dack, John Turk, Lisa Caines

1. 7:00-7:45pm Development Permit Applications
- DP2022-01135: 110 18A Street NW, New Retail and Consumer Service, Supermarket, Dwelling Units (1 Building, 266 units)

### **WHCA Planning Committee Comments:**

- The Planning Committee is concerned that the reduction in unit size excludes families from entering the community.
- Would like clarification on what the unit mix is within the building.
- Each unit should have its own dedicated parking spot. We would not be supportive of homeowners having the option to opt out of purchasing a parking stall if they own a vehicle.
- Paying for automobile infrastructure is a significant contributor to the cost of housing, yet it's not housing at all. If someone owns an automobile, they should pay for automobile infrastructure; if they don't, they shouldn't be forced to pay for it. The policy we would advocate for is that opting out of a parking space purchase is an option that should be made available to only those who do not own a vehicle.
- Please provide confirmation that residents/owners will not be eligible to obtain parking permits for the surrounding area.
- Clarification requested regarding the parking in front of the building.
- The committee would find it helpful if applications were accompanied by a reason for their discretionary status.

### **WHCA Transportation Committee Comments:**

#### **Parking**

**Community Response:** We note that the purpose of parking stalls is to offset parking in the neighbourhood. We see a separate price to purchase a parking stall. We ask that each unit have its own parking stall and owners be required to purchase the stall in order to achieve on street parking. We ask that buyers not be allowed to opt out of purchase of the parking stall.

**18 St NW and 3 AV NW:** the applicant notes that the street volume of only 1,000 vehicles a day does not meet the 1, 200 daily threshold to justify an RRFB crosswalk. It proposes to fund one but the city would need to issue an exception.

**Community Response:** The WHCA requests an exception be granted and RRFB installed as this is near a combined elementary/highschool, an upzoned and densified 19 St. NW. This factor should be part of the consideration. We request this be part of the development permit and if it is not we ask the file manager to alert the WHCA planning committee and give us time to respond.

**18.2.1:** the applicant notes a commitment to increasing pedestrian infrastructure through sidewalk curb extensions on 6 AV NW, 3 AV NW and Kensington Rd NW

**Community Response:** The WHCA supports these curb extensions and requests they be part of the development permit. If they are not part of the development permit then we ask for notification and time to respond.

**2015 TIA No left turn onto 18 St NW from parkade :** recommends that signage at the parkade prohibit a left turn on to 18 St NW.

**Community Response:** we support a no left turn on to 18 St NW for the reasons cited in the 2015 TIA.

**18.2.2:** The applicant notes sidewalk upgrades will be part of the project but does not specify what these upgrades are. The 2015 TIA recommends 3 metres width and pledges to wide sidewalks with tree plantings on Kensington Rd and 18 ST. NW.

**Community Response:** we request 3-metre wide sidewalks on Kensington Rd. and 18 St NW as mentioned in the 2015 TIA.

**18.3.2:** The applicant notes that the Kensington Rd./18 St. intersection does not meet the criteria for a traffic signal scoring 58/100 when 100/100 is needed.

**Community Response:** Kensington Rd is a high-volume street where there was recently (2022) vehicle-children collision. Traffic volumes have changed since 2015 and there will be substantially more traffic turns there. We request a traffic signal.

**4.2.4:** The applicant notes 18 on street parking stalls (11 on 18 A ST and 7 on 18 St. NW) and argues the parking at the site is sufficient.

**Community response:** residents of 18 A Street have resident only parking in response to 3 major developments and these 11 stalls should not be included in the calculation.

**Bike Racks:** Class 2 bike racks for commuters to this development.

**Community response:** We request Class 2 bike racks be installed for commuters to this site and be ones that are recommended by the City of Calgary (there is a document of 'not recommended bike racks' that were still allowed in

our community (see the Esso Station at Crowchild/5 AV NW) and we reject these moving forward). These bike racks should be in a covered place and highly visible as per Class 2 requirements.

2. 7:45-7:50pm Riley Communities Local Area Plan Updates

- Next Riley Plan Introduction meeting March 31, 2022.

3. 7:50-8:00pm Traffic Impact Assessment

- The WHCA Planning Committee recommends that Traffic Impact Assessments be sent to the community planning committees with other planning documents during the development permit commenting process. They should also be uploaded with other DP file documents to the City of Calgary Development Map. TIAs should be in the public domain.
- If a development permit is not going to incorporate developer pledges made during the commenting period, then the file should be returned to the community for further commenting.

4. 8:00-8:10pm Other Items:

- February 22, 2022 Meeting Minutes - Approved
- Cell Tower at WHCA
- Recommendations following 19+2 flashing beacon crosswalk
- Q3 2022 Land Use Bylaw Review
- New Business
  - SDAB for 19 Street Boutique Building adjourned until April.
  - 2/7 Public Realm Improvements approved:
    - dog park upgrades
    - 19 Street upgrades. Specifics not available.
- Information Items
  - DP2022-00047: 2614 7 Ave NW - Approved
  - DP2022-00350: 2609 4 Ave NW - Approved

Adjourned 8:10pm

