

West Hillhurst Planning Committee Meeting Minutes September 19, 2022 7:00pm Conference Call-in

Attendance

Chairperson: Interim Chair Marc Rosso
Coordinator: Karen Dahl
Members present: Janice Paskey, Phil Dack, Byron Miller, Elisabeth Caines,
Micheal Wing
Guests: Jeff Nessler

1. 7:00-7:30pm Potential physiotherapy clinic on 19th Street NW

- Jeff Nessler joined meeting to discuss
- Mr Nessler's intention is to purchase a wartime home along 19 Street NW Home would remain R-C2 zoning with direct control for medical use. Under that zoning, the building may not be modified in any way, however, estechical changes may be made to the exterior.
- His business sees one patient per hour and will not have signage.
- PC appreciates his proactive approach to discuss his plans with the community
- Homes on the east side of 19 Street NW have shared driveways which could pose conflict.
- PC expressed concern over increased garbage and recycling
- encouraged Mr. Nessler to reach out to potential neighbours ahead of purchasing.

2. 7:30-7:50pm Development Permit Applications

- DP2022-04196: 2227 Sumac Road NW New Single Detached Dwelling
 - unclear to the committee what made this application discretionary.
 - no comments

3. 7:50:-7:55pm Riley Communities Local Area Plan Updates

- Next Working Group Session will be on September 20, 2022
 - Purpose of the meeting will be to define goals and core values for the plan (Housing diversity, strategic facilities, traffic and pedestrian safety and equitable housing options).
 - Our members would like clarification from city that the working group is representative and communication on density targets

4. 7:55-8:30pm October 4, 2022 Public Hearing RE: Potential changes to Land Use Bylaw

- The City is proposing amendments to Land Use Bylaw IP2007 to add the use of Townhouse to R-CG(ex) (Residential-Grade Orientated Infill District), enhance landscape requirements, adjust building standards, and simplify parking requirements.
- See attached letter submitted by PC for the Public Hearing.

5. 8:30-8:45pm Transportation Committee Updates:

- Increased concern regarding speed and traffic along Kensington Road NW
- Mobility study will be released in October
- Two Transportation Committee will be geocaching community bike racks.
- There are new bike racks at the WHCA
- 7 Ave NW speed bumps were removed with paving; trying to have them replaced.
- Petition for a pedestrian light crossing at 5 Ave and 23 Street NW.
- Bike lanes on 19 Street NW are delayed a year.

6. 8:45-9:10pm Other Items:

- June 20, 2022 Meeting Minutes Approved
- New Business
 - Unclear Discretionary Applications
 - KD connecting with File Managers to address.
 - UofC capstone project focused on Riley LAP
 - 2023-2026 City of Calgary Planning Budget

7. Information Items:

- DP2022-05040: 2123 6 Ave NW, Contextual Single Detached Dwelling with garage
- DP2022-03477: 2703 5 Ave NW, Contextual Single Detached Dwelling with garage
- SB2022-0334: 2332 Broadview Road NW, Proposed Use - Semi-Detached Dwellings
- DP2022-01270: 2032 Bowness Road NW - Contextual Single Detached Dwelling with garage
- SB2022-0298: 2033 Westmount Road NW, Proposed Use - Single Detached Dwellings
- DP2022-03579: 2210 4 Ave NW - Approved

- SB2022-0242: 2015 Westmount Road NW, Proposed Use - Single Detached Dwellings
- DP2022-03501: 2632 5 Ave NW (East parcel), Contextual Single Detached Dwelling with garage
- DP2022-03503: 2632 5 Ave NW (West parcel), Contextual Single Detached Dwelling with garage
- SB2022-0248: 2632 5 Ave NW, Proposed Use - Single Detached Dwellings

8. July and August 2022

The following applications were received over the summer:

- DP2022-04154: New: 2032 5 Ave NW, Semi-detached Dwelling (1 Building), Rowhouse Building (2 Buildings), Secondary Suite (3 Buildings, 8 units)
 - The committee does not approve of the massing and style of this proposed development. There appears to have been little effort taken when considering existing structures and creating a desirable streetscape.
 - The quality of design and the material differentiation used in this project are poor. The committee would appreciate the applicant to revise the plans to include a more attractive façade.
 - The committee is supportive of varying buildforms and is concerned that 5 Ave NW is being inundated with row housing developments.
 - New developments are required to plant trees to enhance our neighbourhood's urban canopy. We are concerned over the lack of green landscaping and tree placement on the site.
 - There does not appear to be sufficient outdoor amenity space for each unit, as required by section 542 of the Bylaws.
 - This development does not appear to meet the relaxation requirements in section 546 concerning parking for secondary suites, namely: it is not located within 600 meters of a LRT platform nor is it located 150m of a frequent bus service.
 - There does not appear to be sufficient space for garbage, compost and recycling. Each unit will have 3 City of Calgary bins in the laneway - a total of 27 bins. This causes congestion within the laneway, for not only this development but all neighbouring garages. Access to garage 9 is specifically impacted. A suggestion would be commercial garbage disposal at this site.
- DP2022-04181: 221 19 Street NW, Addition: Multi-Use Commercial (rear addition); Exterior Renovations: Multi-Use Commercial (building facade)
- DP2022-04173: 2319 Juniper Road NW, Relaxation: retaining wall - height

- The Planning Committee often has a very difficult time determining what makes applications discretionary and that impacts our ability to provide accurate comments.
- LOC2021-0080: 526-530 19 Street NW, Revised Land Use Redesignation from R-C2 to M-CG (instead of M-U1 as proposed in 2021)
 - See attached letter
- DP2022-05234: 119 19 Street NW, Change of Use: Health Care Service
- DP2022-05397: 2130 1 Ave NW, New Single Detached Dwelling
- DP2022-05316: 222 19 Street NW, Revision: Child Care Service (90 children, change of use to DP2019-0979)
- LOC2022-0133: 2140 5 Ave NW, New Land Use Amendment from R-C2 to R-CG
- DP2022-05677:2237 Westmount Road NW, Temporary Use: Home Occupation - Class 2 (Lighting Wholesaler)

Adjourned 9:10pm

September 27, 2022

Office of the City Clerk
Attention: City Clerk
The City of Calgary
700 Macleod Trail SE submitted online PO Box 2100
Postal Station M
Calgary Alberta T2P 2M5

To Whom It May Concern;

**Re. Comments re. Potential Changes to the Land Use Bylaw 1P2007
Public Hearing at the Combined Meeting of Council – October 4, 2022**

The WHPC respectfully submits the following comments concerning the Notice of Public Hearing on Planning Matters relating to the potential changes to the Land Use Bylaw to add the use of Townhouse to the R-CG(ex), enhance landscaping requirements, adjust building standards, and simplify parking requirements:

- **Lack of Engagement:** The Notice of Public Hearing was provided to a number of residents within the community, but not all residents, and the WHPC did not receive the Notice. Broad and meaningful engagement with affected neighborhoods ought to be a requirement for City planning, especially planning that will result in significant changes to the design of the affected neighborhoods.
- **Lack of cohesive planning:** The City has many initiatives that relate to planning and design, but the proposed changes to the Land Use Bylaw fail to consider many, except for densification. While supporting Calgary's growing population while offering differing residential options is important, so too is investment in the environment (including the protection of the City's natural assets), planning for seniors, cycling and pedestrian infrastructure and transit.
- **Riley LAP:** The Riley LAP process is still in its infancy. Changes to the Bylaws affecting densification with no plan in place will result in unnecessary piece-meal and precedent setting changes to the neighborhood.
- **Ambiguity:** If the intent behind the changes is to add clarity to the options available for densification, the many ambiguities within the proposed changes ought to be clarified prior to approval, including:
 - **Mainstreets:** The City has been unable to definitely confirm the location(s) of "Mainstreets" in West Hillhurst. Accordingly, there is ambiguity concerning where exactly these new H-GO homes should/would be approved.
 - **Neighborhood Flex and Neighborhood Connector** are not defined in the Municipal Development Plan or the Calgary Transportation Plan. These terms should not be included in the Land Use Bylaw.
 - **Setbacks:** The requirements for the H-GO category required clarity. If the intent is to intermingle H-GO with R-1 and R-2, the setback requirements do not match.
 - **Guide for Local Area Planning:** It is unclear where the new H-GO land use category

fits within the land use categories within the Guide for Local Area Planning. More granular categories in the Guide for Local Area Planning are required. This ties back to the comments above concerning lack of cohesive planning and changes to the LUB prior to the development of the Riley LAP.

- Parking: The 0.375 stalls per Unit and Suite is problematic as it will result in congested on-street parking, especially when factoring in secondary suites. The justification provided by the City concerning lower parking requirements is difficult to reconcile. Solutions provided to address environmental concerns regarding parking would be more palatable if the City required adequate EV ready parking for new developments and densification. Reducing the required off-street parking requirements will not alleviate these problems.
- Garbage collection: Rear alleys in West Hillhurst are heavily impacted by the significant increase in the number of garbage, recycling and compost bins from new density focused developments. With rowhouses and secondary suites, each requiring individual bins, alternative garbage collection, with necessary space factored into the design is required.
- Environmental Impacts: Information regarding the environmental impact, or sustainability, of the proposed changes is required prior to approval. Increasing on-street parking congestion, reducing (or eliminating) private amenity space, failing to protect the existing tree canopy and other natural assets, increasing impervious surfaces with negative impacts to runoff and water quality, and general over development on a potentially significant number of lots is of particular concern to the WHPC. The focus on density fails to consider the climate emergency facing the City of Calgary.

To summarize, the WHPC does not support the proposed changes to the Land

Use Bylaw.

Regards,

West Hillhurst Planning Committee

File Number 2021-0080

August 8, 2022

The West Hillhurst Community Association Planning Committee (“WHPC”) **opposes** the proposed Land Use Amendment (LOC2021-0080).

The WHPC is of the view that the Land Use Amendment application, LOC2021-0080, for the property located at 526-530 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 if the Riley Communities planning process were complete.

We are not calling for a halt to (re)development, only a temporary halt to land use amendments until the current LAP process is completed. Landowners do not have a right to land use amendment, only a right to a reasonable use of their property, which they have under the current land use zoning.

Given the property's location along 6 Ave and 19 St NW in proximity to numerous development-related applications in progress, it is imperative that this application be evaluated in the context of the larger streetscape to ensure a cohesive public realm and appropriate development which respects the challenges and limitations of this unique portion of 19 St. It is the request 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 nor indirect public realm benefits from the proposal. Furthermore, the WHPC has received community opposition to this application.

Additional reasons for the WHPC's opposition to the proposed land use amendment from RC-2 to M-CG 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.
- This lack of laneway presents a major challenge to accommodate the 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 (e.g. garbage, recycling, delivery trucks, etc.).
- An up-zoning for residential and commercial use at this site is likely to require deliveries and parking that would necessitate driveways running over the sidewalks and increase vehicular traffic. This increases danger for pedestrians and cyclists at an area near a busy community

centre and an elementary/high school. It also creates sloping curb cuts that are more dangerous for pedestrians especially in the winter. This corner needs to be considered in the context of an entire development and traffic safety plan.

- The increase to vehicular traffic generated by the proposed development would cross the pedestrian and cycle path realm on 6 Ave and 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 WHPC is also concerned with the proximity of this parcel to the intersection of 19th Street and 6th Avenue NW and more specifically, how the parcel will be accessed safely considering the positioning of the intersection and sight lines for vehicular traffic, pedestrians and cyclists.
- 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. Without a concurrent Development Permit, it is unclear to the WHPC how the developer plans to mitigate these issues.
- The WHPC is of the view that prospective up-zoning of parcels, or lengthy delays between re-zoning applications and actual development, is detrimental to good planning outcomes within the community.
- The WHPC has significant concern that the scope of the proposed development, for which a development permit application has not yet been submitted, may easily prove uneconomic, thereby requiring the actual development permit application to be materially different than what has been suggested as part of this land use redesignation application, requiring amendments to the currently proposed zoning modifiers in addition to future by-law relaxations.
- In order for stakeholders to be in the best possible position to evaluate the merits of this application, the WHPC encourages the applicant to submit a development permit application so the land use redesignation and DP can be evaluated on a concurrent basis.

In conclusion, the WHPC reiterates its opposition to the proposed Land Use Amendment. 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 significant challenges.