

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

Attendance

Chairperson: Interim Chair Marc Rosso
Coordinator: Karen Dahl
Members present: Phil Dack, Byron Miller, Amanda Burdick

1. 7:00-7:40pm Development Permit Applications

DP2022-04154: 2032-2040 5 Ave NW; New: Single Detached Dwelling (1 building), Semi-detached Dwelling (1 Building), Rowhouse Building (2 Buildings)

- 5th Avenue is a visible corridor in our community and a better interface with the street is required. We would suggest a reorientation such that all the homes along 5th Avenue have a front entrance.
- The committee is concerned with the amount of tree removal and lack of replacement trees proposed. New developments are required to plant trees to enhance our neighbourhood's urban canopy. We expect the tree schedule to be followed and monitored as per the City's tree requirements for new homes bylaw: <https://www.calgary.ca/development/home-building/new-home-trees.html>
- Multi-family developments should have paved back alleys.
- The committee appreciates the proposed waste bin storage. Bin pickup is sure to lead to congestion within the laneway, for not only this development but all neighbouring garages.
- Route 305 is incorrectly classified as "BRT" service - its name a relic from 2018 when it was replaced by the MAX Orange Route on 16th Ave. Currently Route 305 only runs 3 buses during the AM & PM rush hours periods respectively, on a 30 minute frequency. This is more properly classified as "express bus" service. Given this limited frequency, neither the Route 305 or any other routes serving West Hillhurst meet the City's own definition of "Primary Transit". In the 2020 Calgary Transportation Plan, this is defined as i) <10min frequency ii) 15 hrs a day and ii) 7 days a week.
- The applicant should consider water drainage issues on this parcel.

2. 7:25-7:35pm Riley Communities Local Area Plan Updates

- BM/PD will discuss short term rental concerns at next LAP meeting

3. 7:35pm Other Items:

- November 21, 2022 Meeting Minutes Approved
- New Business

Adjourned 7:35pm