

West Hillhurst Planning Committee Meeting Minutes January 16, 2023 7:00pm Conference Call-in

Attendance

Chairperson: Interim Chair Marc Rosso
Coordinator: Karen Dahl
Members present: Ken Hersen, Phil Dack, Janice Paskey, Lisa Caines

1. 7:00-8:15pm Development Permit Applications

DP2022-07553: 2103 9 Ave NW; New Single Detached Dwelling with garage

- Justification for height relaxation was not provided. No unique circumstances exist that would justify a height relaxation.
- 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>

DP2023-00026: 2604 Kensington Road NW; Change of Use: Cannabis Store

- Committee has no comments

DP2023-00131: 222 19 Street NW; Revision: Child Care Service (change to DP2022-05316 - 7 shared drop off stalls)

The Committee continues to express concerns as to the adequacy of customer and residential parking for the 19+2 Development relative to the intensity of its chosen commercial uses, 50+ residential units, and adjoining 4-story commercial development currently under consideration (DP2022-07331). We note that the original 19+2 DP contained a 9 stall parking relaxation which the Community opposed. We are concerned that the (DP2023-00131) will exacerbate these concerns and create safety issues for pedestrians at this corner. We are currently seeing commercial vehicles parked on the sidewalk and boulevard in front of the 19+2 building.

The Community expects that the proposed use will provide the number of Pick-up and Drop-off stalls required by the Land Use Bylaw i.e. " e) requires a minimum of 1.0 pick up and drop off stalls per 10 children;" therefore the Childcare requires 9 stalls for the 90 children. The relaxation given to the development in the base DP does not affect the requirement for the individual

uses to provide the Bylaw required parking – especially in the case of a childcare facility.

If the applicant cannot provide those spaces the enrollment in the day care should be reduced accordingly. (i.e. by 10 children per each drop-off space reduction. This should not be an issue as the landlord has over 50 stalls in the building and an extra 2 stalls (which would be necessary for the full 90 children) can be allocated to the childcare facility by the landlord.

This would be an SDAB appeal matter as it would add another parking regulation on top of the relaxation already given by Planning to the base building.

DP2022-08766: 2332 Broadview Road NW, New Single Detached Dwelling with garage (east parcel)

- The quality of design and the material differentiation used in this project are poor. This development does not fit the character of our neighbourhood.
- 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>
- The soil should remain permeable to the elements. The applicant should consider water drainage issues the rear cement patio may create.

DP2022-08765: 2332 Broadview Road NW, New Single Detached Dwelling with garage (west parcel)

- The quality of design and the material differentiation used in this project are poor. This development does not fit the character of our neighbourhood.
- 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>
- The soil should remain permeable to the elements. The applicant should consider water drainage issues the rear cement patio may create.

2. 8:15-8:45pm Other Items:

- Approved December 19, 2022 Meeting Minutes

- Riley Communities Local Area Plan Updates
 - Phase 2 begins January 17
 - Public In-person and virtual engagement sessions happening in January and February along with a mailout.
- Transportation Committee Updates
 - Councillor Wong proposing traffic light at 19th Street and Memorial Dr.
 - 19 Street streetscape has stalled, JP continues to advocate.
 - Kensington Road plan has stalled.
- New Business

3. Information Items:

DP2022-06624: 2210 4 Ave NW; Contextual Single Detached Dwelling (east parcel) with garage

DP2022-07720: 2537 4 Ave NW; Contextual Single Detached Dwelling with garage

Adjourned 8:45pm