

West Hillhurst Planning Committee Meeting Minutes

April 17, 2023 7:00pm Zoom Meeting

Attendance

Chairperson: Interim Chair Marc Rosso
Coordinator: Karen Dahl
Members present: Janice Paskey, Amanda Burdick
Guest present: Goaldex Builders, Sarah Murray, Leigha Pidde, Wayne Newby, Marc Coyte

1. 7:00-7:30pm 2202-2204 5 Ave NW Land Use Amendment

- Goaldex Builders plan to submit LOC to RCG for four units, each with a basement suite to allow for eight dwellings.
- Three units facing 21 Street NW and one facing 5 Ave NW
- Goaldex plans to keep ownership of each unit and use it as rental property.
- The committee encouraged Goaldex to improve the 5 Ave NW streetscape with an attractive facade.
- PC commented on parking, garbage/recycling and landscaping concerns.

2. 7:30-8:00pm Tree requirements for new homes

- Roughly 40 recent developments have not complied with the tree requirement bylaw.
- City often grants occupancy permission based on "consideration" which is in effect an honour system frequently used for landscaping requirements.
- The tree requirement for a new home is that it be planted within 24 months of completion with no follow up to enforce. This is a complaints driven system. Complaints filed more than 24 months after completion are dismissed.
- A member of the WHCA board has filed complaints on the properties in question. Only a few homes have been confirmed to be in violation of the tree by-law. Planning & development has advised that letters have been mailed to those homeowners.
- Next steps include drafting a letter to Councillor Wong and keeping track of new development's adherence to bylaw.

3. 8:00-8:30pm Development Permit Applications

DP2022-07331: 218 19 Street NW, New: Fitness Centre, Retail and Consumer Service (1 building)

- Parking is inadequate with the proposed change from office space to retail space.
- The back alley is residential, not commercial.
- Encourage the applicant to consider building materials, colour choice and east facing window placement. Recommend FAAS work with 18A residents to make the building as aesthetically pleasing as possible.

DP2023-01655: 2517 4 Ave NW, Addition: Single Detached Dwelling (main floor - rear, 2nd floor - rear); Secondary Suite (basement)

- Cannot provide accurate comments as key information, such as site coverage, is not included in the plans.
- We request detailed plans for the garage.

DP2023-01884: 1967 2 Ave NW, Change of Use - Live Work Unit

- Windowless bedrooms are a concern for occupant safety.

4. 8:30pm Transportation Committee Updates

Safety improvements are planned for Kensington Rd:

- Extending curbs along the corridor and most crosswalks
- Installing rapid flashing beacon lights at crosswalks.
- Reducing to a single lane in each direction.
- Extending the existing 40 km/hr speed limit.

6.8:35pm Other Items:

- Approved March 20, 2023 Meeting Minutes
- Grasshopper Hill/Off-LeashPark Update::
 - City is planning a “prairie landscape”
 - Additional tree planting is not part of the project scope since this is a designated naturalized prairie grassland area, and the introduction of a large number of trees could compromise the prairie landscape.
 - Erosion is a concern for the site in general and during construction. As part of this project, an approved ESC (erosion and sediment control) plan will be required prior to starting work.

- The project budget for Grasshopper Hill/West Hillhurst Dog Park is \$300,000.
- The detailed design for the park is complete and will go out to market (RFP) with anticipated construction from Spring/Summer 2023 to Fall 2023. The design maintains the same goals of formalizing trails to improve accessibility and encouraging native revegetation.
- New Business

7. Information Items:

- DP2023-00430: 2431 & 2433 6 Ave NW, Contextual Semi-Detached Dwellings with garages
 - 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>

Adjourned 9:00pm