

West Hillhurst Planning Committee Meeting Minutes May 15, 2023 7:00pm Zoom Meeting

Attendance

Chairperson: Interim Chair Marc Rosso
Coordinator: Karen Dahl
Members present: Janice Paskey, Lisa Caines, Amanda Burdick
Guest present: Leigha Pidde, Brienne Johnson, Madeline Hardy, Neil Fricke

1. 7:00-7:30pm 2011, 2015, 2017 7 Ave NW Proposed Land Use Amendment

Neighbours discussed concerns regarding:

- Pedestrian and transportation safety at 7Ave and 19th street intersection.
- Parking
- Noise and privacy violations
- Waste and recycling management
- Large number of units proposed
- New Century Designs will attend June meeting

2. 7:30-8:20pm Development Permit Applications

DP2023-02412: 2603 3 Ave NW, New Single Detached Dwelling

- This development does not fit into the context of our community as it proposes vehicular access from the lane to an attached garage.
- The committee would like the relaxations required for this development identified.
- 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>
- All property owners should have equal access to sunlight. The impacts of shadowing from a new development on existing neighbouring properties should be identified, addressed and mitigated.
- The applicant should consider water drainage issues on this parcel.

DP2023-02110: 2128 9 Ave NW, New Single Detached Dwelling with garage

- The proposed height as it is significantly higher than the surrounding structures and the south elevation appears to be lower than surrounding homes.

- 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>

DP2023-02409: 2715 5 Ave NW, New Semi-Detached Dwelling with garages

- 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>

DP2023-02812: 1208 24 Street NW, New Secondary Suite (basement)

- Detailed plans for the suite were not submitted.
- The committee requests the detailed plans including how the suite will be accessed.

3.8:30pm Other Items:

- Approved April 17, 2023 Meeting Minutes
- Tree requirements for new homes
 - Letter to Councillor Wong drafted

4. Information Items:

- SB2023-0107: 2610 6 Ave NW, Proposed Use - Single Detached Dwellings with garages
- SB2023-0115: 2708 Parkdale Bv NW, Proposed Use - Semi-Detached Dwellings with garages

Adjourned 8:30pm

