

## **West Hillhurst Planning Committee Meeting Minutes June 19, 2023 7:00pm Zoom Meeting**

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### **Attendance**

Chairperson: Interim Chair Marc Rosso

Coordinator: Karen Dahl

Members present: Janice Paskey, Ken Hersen, Leigha Pidde, Wayne Newby, Lisa Caines, Phil Dack

Guest present: Clay Israelson (New Century Design), Nicholas Kuhl, Alexander Ferguson, Rosemary Damiani (O2/Anthem Properties), Elizabeth Galatiuki, Angela Dowling, Tamara Erickson, Graeme Fricke, Zach Morgan, Alejandra Morgan, Carmen Wood, Jaimie Boden, Lena Bratishenko, Madeleine Hardy, Kristin Anderson, Janice Martin, Mike Moran, John McKinley, Lindy Fritzler, Connie Agnew, Catherine Rutherford, Neil Fricke, Mark Fritzler, three unidentified iPhone participants

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### **1. 7:00pm LOC2023-0120: 2011, 2015, 2017 7 Ave NW Land Use Amendment from R-C2 to R-CG**

Neighbours discussed concerns regarding:

- Pedestrian and transportation safety at 7 Ave and 19th Street NW intersection.
- Parking
- Large density increase.
- Noise, nuisance and privacy violations
- Waste and recycling management

Clay Israelson from New Century Designs presented the following information:

- New Century will design the property. Lifetime Developments will be the builder.
- Planning a two storey development 10-10.5 meter high with 10 units and 10 basement suites.
- The increase in density is permitted under the city's change to Grade-Orientated Infill (R-CG) district that was approved in January this year.
- The Grade-Orientated Infill (R-CG) district allows for 0.5 parking stalls per unit and suite. The parcel will have storage for bikes and scooters.
- Lifetime plans to hold the units as long term rentals.
- The site will have large garbage and recycling bins with private bi-weekly waste management.
- Shadow study after Calgary Planning Commission.

- Noise, nuisance and garbage complaints fall under the city's bylaws.
- Building design, exterior styling, quality of materials and landscaping will be discussed during the development permit stage.

New Century is holding an open house at the WHCA on July 5 at 7pm

- 20 minute presentation
- New Century staff in attendance to discuss questions and concerns after the presentation.
- Lifetime Developments will be in attendance
- Unlikely the File Manager will attend.

WHCA Planning Committee submitted the following comments:

- 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.
- The WHPC is of the position that the best development outcomes come from a broadly participated planning process such as the Riley Communities LAP. 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.
- The increase to vehicular traffic generated by the proposed development would pose 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 WHCA acknowledges that community's concerns regarding increased traffic, density, height, shadow effects, waste and safety are typically within the scope of the development permit applications. However, the unique characteristics of this land use amendment and significant community concern, necessitates that these items are evaluated as part of this land use amendment. Should this land use amendment be accepted, the scope of the development would only be restricted by existing zoning by-laws which in this case would be insufficient and too broad to adequately address the numerous community's concerns that exist with these aspects of the development.

- The WHPC acknowledges increasing concerns with issues arising from Airbnb rentals within the community. Although the regulation of such activities is outside the scope of this application, the committee would like to see increased emphasis on properties suitable for long-term rather than short-term occupation.
- There is increased concern regarding this buildform within the community as the existing row house located at 701 19 Street NW is repeatedly in violation of noise, nuisance and litter complaints.
- The WHPC expects the development to be built with high quality materials such as brick or stone.
- We expect assurances from the builder that the tree bylaw and sidewalk remediation will be followed.

The WHCA Transportation Committee notes the "Location Criteria for Multi-Residential Infill (Non-Statutory - 2016)". The application fails to satisfy the requirement of being "located within 600m from an existing or planned **primary** transit stop".

- 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.

## **2. 8:00pm Anthem Properties present a redesignation at 1724 Westmount Boulevard NW (old CBC site)**

- Seeking Direct Control (DC) district based on a mix of the MU-1 and M-H1 land use
- Creosote is still an issue at the site.
- 250-300 units within 5 buildings. Height ranging from 18 to 25 meters.
- Two levels above ground parking corridor in the middle of the complex.
- Anthem is hosting an information session at the HSCA on June 28 at 7:00pm
- PC encouraged a shadow and traffic study to be completed. Transportation reminded Anthem that West Hillhurst does not have BRT service.

### 3. 8:30pm Development Permit Applications

DP2023-03086: 2728 6 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.
- 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 applicant should consider water drainage issues on this parcel.

DP2023-03172: 450 25 Street 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.
- 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 applicant should consider water drainage issues on this parcel.

DP2023-03105: 2507 Bowness Rd NW, Temporary Use: Temporary Shelter (5 years)

- no comments

DP2023-03321: 2727 4 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. However, the overall design of the property is of high quality and aesthetically pleasing.
- 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 applicant should consider water drainage issues on this parcel.

DP2023-03031: 2140 5 Ave NW, New Rowhouse (1 building), Secondary Suites, Accessory Residential Building (garage)

- Design elements have created an imposing structure to the surrounding neighbours.
- The choice of materials has increased the perception of massing instead of reducing it.
- Safety concerns regarding access to secondary suites. Door access is required to be seen from the street.
- Encourage third floor setbacks.
- Privacy concerns should be mitigated regarding the rear decks.
- The applicant should consider water drainage issues on this parcel.
- 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>

DP2023-03047: 2128 9 Ave NW, New garage with suite

- no comments

DP2023-03498: 2420 9 Ave NW, New Secondary Suite (basement)

- no comments

DP2023-03625: 2320 Westmount Rd NW, New Semi-Detached Dwelling

- This development is exactly what the committee does not want to see occur: dominance of driveway and garage along Westmount Rd and fenced backyard along Kensington Rd.
- Safety concerns regarding the height on the retaining wall. There does not seem to be a railing proposed.
- The applicant should consider water and snow management issues on this parcel.
- This development lacks attractive landscaping.
- 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>

DP2023-03972: 2703 5 Ave NW, New Single Detached Dwelling

- Design seems industrial and does not fit into the context of our community.
- This development does not fit into the context of our community as it proposes vehicular access from the lane to an attached garage.

- The development appears to have gone over the lot coverage ratio.
- The applicant should consider water drainage issues on this parcel.
- 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>

#### **4. 9:30pm Riley Communities Local Area Plan Update**

- The committee was briefed on the Riley LAP working group session, as well as the session the City of Calgary's Riley LAP team held at the WHCA for WHCA, HHBH, and Kensington-Sunnyside community association members.
- The WHPC discussed the concerns attendees of those sessions had with what appeared to be changes the City of Calgary administration has made to the proposed density/build form maps.
- The WHPC also discussed the City of Calgary's strict stipulation that attendees and its community association planning committees were not authorized to distribute information related to any of the proposed map changes, with all communications regarding potential map revisions to be done by City Administration.

#### **5. 9:45pm Other Items:**

- Approve May 15, 2023 Meeting Minutes
- Tree letter sent to Councillor Wong
- New Business

#### **6. Information Items:**

- DP2023-01886: 2407 4 Ave NW, Contextual Single Detached with garage (east parcel)
- DP2023-01887: 2407 4 Ave NW, Contextual Single Detached with garage (west parcel)
- DP2023-02400: 2032 Bowness Rd NW, Contextual Single Detached with garage (east parcel)

**Adjourned 9:55pm**