

West Hillhurst Planning Committee Meeting Minutes October 16, 2023 7:00pm Zoom Meeting

Attendance

Chairperson: Interim Chair Marc Rosso

Coordinator: Karen Dahl

Members present: Leigha Pidde, Byron Miller, Wayne Newby, Amanda Burdick,
Ken Hersen

Guests present:

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

DP2023-06317: 2030 Broadview Road NW, Addition: Single Detached Dwelling
(rear - screen room)

- The applicant should consider water drainage issues on this parcel.

DP2023-06572: 2622 6 Ave NW, Temporary Use: Home Occupation - Class 2
(Canning)

- No comments

DP2023-06578: 2313 6 Ave NW, New: Single Detached Dwelling, Accessory
Residential Building (garage)

- The plans did not provide a site layout plan (block plan).
- 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.

DP2023-06810: 2716 5 Ave NW, New: Semi-Detached Dwelling, Accessory
Residential Building (garage)

- The plans did not provide a site layout plan (block plan).
- 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.

LOC2023-0255: 2203 Westmount Rd NW, Land Use Amendment to accommodate C-N1

- No comments

LOC2023-0203:1706 Westmount Blvd NW, Land Use Amendment to accommodate DC/M-H1 (CBC Site, Hillhurst)

- Please see letter below

2. 7:40pm Riley Communities Local Area Plan Update

- September 21, 2023 - meeting centered around amenities and community improvement plans.
- Public engagement (Phase 3:REFINE) will take place from Oct. 24-Nov. 13. City will continue to gather feedback on the draft Urban Form and Building Scale maps.
- Expect the first draft of LAP this fall.

3. 7:55pm Other Items:

- Approve September 18, 2023 Meeting Minutes
- LOC2023-0120 and LOC2023-0141 Public Hearing Meeting November 14, 2023
- Bethany Redevelopment CA meeting October 17, 2023. Public open house October 25, 5:00-7:00pm at WHCA.
- LOC2023-0244: 405, 407, 411, 415 19 Street NW Land Use Amendment from R-C2 to to accommodate H-GO
 - Virtual Discussion hosted by CivicWorks October 26, 6:30-8:00pm
- New Business

4. Information Items:

- DP2023-04608: 2540 6 Ave NW - Contextual Single Detached Dwelling (east parcel), Accessory Residential Building(garage)
- DP2023-04610: 2540 6 AV NW, Contextual Single Detached Dwelling (west parcel), Accessory Residential Building (garage)
- SB2023-0281: 421 18 ST NW, Proposed Use: Single Detached Dwelling(s)

Adjourned 8:05pm

LOC2023-0203:1706 Westmount Blvd NW, Land Use Amendment to accommodate DC/M-H1 (CBC Site, Hillhurst)

Response to Anthem Development/Oct. 31, 2023

The West Hillhurst Transportation and Mobility Committee notes that no Traffic Impact Assessment was provided to our community for this application. This is needed to determine appropriate suggested flows to Kensington Rd, Memorial Drive and to mitigate traffic, noise and air impacts on adjacent streets.

We suggest:

Kensington Rd.

1. Improved frequency of transit.

16 St. NW

1. A lighted access at 16 St. and Memorial which would allow safer access to Memorial Drive and which would be nearest to this expanded development. 2. A pedestrian at grade crossing to allow accessible access to the River Pathway

19 St. NW

1. We remained concerned about significant traffic impacts of a full light at 19 St. in a community already feeling the impact of 1.) Crowchild Expansion (no community improvements in West Hillhurst) 2.) Kensington Rd. (short term speed mitigations but no Main Street Investment.) 3.) 19 Streetscape that is 4 years into the making but no designs yet.
2. We are concerned that 19 St would become an alternative to 14 St for downtown access and negatively impact the community with more traffic, noise and air pollution.

We have summarized our concerns below.

West Hillhurst Community Association —

Janice Paskey

Chair, Transportation/Mobility Committee
janice.paskey@gmail.com

Terry Wong

Councillor, Ward07/January 2023

Dear Councillor Wong,

We are writing to provide feedback about a roundabout or light at Memorial and 19 St. NW.

We note that:

Current access allows for a left turn onto Memorial Parkway from 19 St. NW and a right turn onto 19 St. from Memorial Parkway via a slip lane. We note that this stretch of Memorial is a 70 km/h zone. West Hillhurst residents have noted over the years this is too high, especially in direct contrast to 50 km/h in neighbouring Hillhurst-Sunnyside and Parkdale.

You asked for feedback about a roundabout or light at this juncture.

Community reaction is mixed: there are those who think a roundabout or signalled light would make turning safer. Others think a speed reduction to 50 km/h would also make it safer. Another West Hillhurst commuter who uses this daily said he has no problem turning left there as is.

There are those who live near this intersection who fear such access would increase traffic and decrease pedestrian safety in an already pressured area. Many

were very upset at the idea. Such access would likely attract traffic from 14 St and provide another cut-through route to downtown.

There were those who welcomed the idea of pedestrian and cycling access to the river across such a juncture, along with 5A infrastructure along a densified and redeveloped 19 St. This would provide another river network access point without having to negotiate the overpass of the Bev Longstaff pedestrian bridge at 21 St and Memorial.

The committee is of the opinion that this proposal must be considered as part of a wholesale traffic and mobility study that involves the community and participants as well in the context of a complete 19 St. Streetscape and restructured Kensington Rd. that does not allow for cut through and vehicular speeding on adjacent streets.

In short, we believe an overall traffic and mobility plan and investment in West Hillhurst should be completed before a light is considered.

Sincerely,