

## **West Hillhurst Planning Committee Meeting Minutes September 18, 2023 7:00pm Zoom Meeting**

---

### **Attendance**

Chairperson: Interim Chair Marc Rosso  
Coordinator: Karen Dahl  
Members present: Janice Paskey, Leigha Pidde, Byron Miller, Wayne Newby, Amanda Burdick, Ken Hersen, Lisa Caines  
Guests present: Zach Hoefs (CivicWorks), Sara Mackenzie (FAAS Architecture), Garry Germscheid, Susan Kober, Roderick Chisholm, Eric Dufour, Tom Percy, Anila Samji, Lisa Bauman, Adam Marofke, Kevin Howard, Levi Cammack

---

### **1. 7:00-8:00pm LOC2023-0244: 405, 407, 411, 415 19 Street NW Land Use Amendment from R-C2 to to accommodate H-GO**

Zach Hoefs from CivicWorks presented the following information:

- Planning a three storey development 12m high with 18 units and 18 basement suites.
- The increase in density is permitted under the city's change to the Housing Grade-Orientated Infill (H-GO) district that was approved in January this year.
- The Housing Grade-Orientated Infill (H-GO) district allows for 0.5 parking stalls per unit and suite. There will be bike storage for the units that do not have parking.
- Owners using multi-family property CMHC financing and plan to hold the units as rentals.
- The site will have large garbage and recycling bins off lane with private waste management.
- Privacy will be mitigated with balconies facing 19 Street and strategically placed windows.
- DP will likely be circulated at the end of October.
- CivicWorks will hold a community open house in October date TBD.

Community concerns:

- Location does not meet H-GO zoning guidelines:
  - greater than 200m from a Main Street
  - greater than 600m from a LRT station
  - greater than 400m from a BRT route
  - greater than 200m from a primary transit stop
- Parking
- Large density increase.
- Noise, nuisance and privacy violations
- Waste and recycling management
- Pedestrian and transportation safety.

- Proposed land use is ahead of the Riley LAP

WHPC comments in the attached letter.

## **2. 8:05pm Development Permit Applications**

DP2023-05770: 709 19 Street NW, New Semi-Detached Dwelling, Accessory Residential Building (garage) sept 19

- The committee is concerned with the amount of tree removal and lack of replacement trees proposed especially in the front of the home. 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.
- Safety concerns should be addressed regarding the side walkway sharing space with window grates.

## **3. 8:20pm Transportation Committee Updates**

- Kensington Rd. temporary safety measures are in place except for the crosswalk at 16 Street.
- Bev Longstaff-West Hillhurst Pedestrian Bridge renaming approved by City Council.
- 19 Street public realm project has been delayed. The community has prioritized the pedestrian experience including wider sidewalks, planters and lighting. The city would like bike lanes on 19 Street.
- Construction underway at grasshopper hill dog park.
- Transportation committee seeking an official redesignation for the Diary Laneway. Have assurances from Councillor Wong that it will remain a laneway.

## **4. 8:25pm Riley Communities Local Area Plan Update**

- September 21, 2023 - working group session 8
- 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.
- The working group hasn't seen any draft plans for LAP yet.
- Ken will take over for Phil in the short term.

## 5. 8:35pm Other Items:

- Approve June 19, 2023 Meeting Minutes
- LOC2023-0120 and LOC2023-0141 will go to CPC on September 21, 2023
- Bethany Redevelopment CA meeting October 17, 2023. Public open house TBD.
- New Business

## 6. Information Items:

- DP2023-02110 2128 9 Ave NW - approved.
- DP2023-03727: 2636 4 Ave NW - approved
- SB2023-0201: 2540 6 Ave NW
- SB2023-0309: 2111 Broadview Rd NW

## 7. July and August 2022

The following applications were received over the summer:

DP2023-03727: 2636 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.
- 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.

DP2023-04104: 2535 2 Ave NW, New: Semi-Detached Dwelling, Accessory Residential Building (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.

DP2023-04461: 2326 3 Ave NW, New: Single Detached Dwelling, Accessory Residential Building (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.

LOC2023-0159: 110 18A Street NW, Land Use Amendment to accommodate C-COR1

- The proposed liquor store is in conflict with current bylaws.
  - *City of Calgary Land Use Bylaw 1P2007; Part 4, Division 2, Rule 225d/e 225. "Liquor Store" d. In all Districts, not including the C-R2, C-R3 and CR20-C20/R20 Districts, must not be located within 300.0 metres of any other Liquor Store, when measured from the closest point of a Liquor Store to the closest point of another Liquor Store;*
- The WHCA Planning Committee requests that the current bylaws are respected in regard to liquor stores and their proximity to other liquor stores and schools.
- It is our understanding that there has been a relaxation made for the liquor store at 226 19 Street NW DP2021-5444 (a revision to DP2019-0979) and its proximity to Queen Elizabeth School.
- As a result of the lengthy consultation phase for the Frontier development, residents are expecting a grocery store as part of the commercial services.
- The 2016 Main Streets Consultation identified *"More commercial services and businesses. These include: Easy access to commercial services you need for daily life within the neighbourhood: groceries, hardware, pharmacy, gardening, a variety of restaurants."* Liquor stores were not mentioned by residents in this consultation. West Hillhurst has a population of 6,500 people with four liquor stores in its boundaries including one that was allowed a relaxation.

DP2023-04497: 2739 1 Ave NW, Revision: Single Detached Dwelling (changes to DP2021-8491)

- 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.

LOC2023-0141: 2202 5 Ave NW, Land Use Amendment to accommodate R-CG

- 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.

**DP2023-03972: 2703 5 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 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>

**DP2023-05351: 1802 Westmount Road NW, New Dwelling Units (2 buildings), Secondary Suites - located in Hillhurst**

- The south side of Kensington Road is one of our community's challenges. We support homes facing the road as an opportunity to improve the streetscape.
- The facade and massing of the proposed development appear very industrial.
- The applicant should explore ways to mitigate overlooking concerns in relation to the surrounding homes.
- The committee appreciates the proposed waste bin storage, however, it does not seem adequate enough for the number of proposed dwellings.
- The applicant should consider water drainage issues on this parcel and ensure water is properly directed.
- Minimal greenspace is proposed. The committee supports pleasing streetscapes and encourages the development to retain public trees and increase green 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>

**Adjourned 9:00pm**

October 3, 2023

**RE. Comments re. LOC2023 – 0244: 405, 407, 411, 415 19<sup>th</sup> Street NW**

---

The West Hillhurst Planning Committee (WHPC) respectfully submits the following comments concerning the above referenced Land Use Change to the Housing Grade-Oriented (H-GO) designation:

- The WHPC supports the City’s strategy to provide more housing options within the City and is interested in seeing further rental opportunities within the West Hillhurst area, including 19th Street. However, the WHPC has concerns relating to the lack of a final Riley LAP. 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.
- 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 acknowledges that community 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 be 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.
- This parcel is not within the distances noted in article 1386 of the Land Use Bylaw, which is a clear indication that H-GO is not justified at this location. The parcel is over 200m from Kensington and is not within 400m of a BRT station. The Bylaw does not stipulate that the proposed parcels be approximately 200m from a Mainstreet (as identified by CivicWorks (see page 3)), it is to be within 200m. The WHPC has repeatedly explained the incorrect classification of BRT service within this neighborhood. The reality is 19<sup>th</sup> Street at this location is not proximate to frequent transit service and is not within 400m of a BRT service. It is extremely frustrating to have to repeat this comment every time a new up-zone application comes to the planning committee. CivicWorks should be aware of this mistake by now, as should the City, and proximity to a non-existent BRT station should not be used as justification for H-GO at this location. For clarity, the WHPC will repeat its comments concerning BRT and primary transit routes:
  - 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.

- o 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.
- The WHPC is concerned with the planned covered carport with supposed space for 18 motor vehicles. First, the length of the combined parcels, along with the waste facilities, does not seem adequate for the number of vehicles. Second, there are crime concerns over covered parking at the lane and the WHPC points the City to its own Crime Prevention Through Environmental Design (CPTED) program. Unsecured parking in a rear alley raises significant concerns around safety. The lack of space for secured parking suggests that this development is simply too large for the parcel. Thirdly, the rear alley has a number of power poles which will impact access to these parking stalls.
- 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 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. Recent rowhousing infills in the West Hillhurst neighborhood have been constructed with low-quality materials and have clear signs of premature degradation.
- The WHPC expects assurances from the builder that the tree bylaw and sidewalk remediation will be followed.
- The community has spent four years working on 19St. Streetscape through three rounds of consultations. All engagements point to wider sidewalks and a pleasant pedestrian experience. We argue against reduced setbacks or any design that would limit sidewalk expansion. We also argue a pleasant pedestrian experience involves maintaining the current established trees on site.
- The WHPC is concerned with the impact this type of redesignation will have on the ongoing work and focus on mobility and streetscaping on 19<sup>th</sup> Street. The roadway is narrow at this location and developments with small setbacks prevent the area from realizing plans for wider sidewalks and cycling lanes.

- While CivicWorks comments on examples of nearby multi-unit developments to support the “future development vision to complement the scale of surrounding area development”, the WHPC reminds the city that the four (4) parcels making up this proposed development are sandwiched between two single family homes on either end of the block. The WHPC questions whether this will complement the scale of the surrounding homes.
- Rear alleys in West Hillhurst are heavily impacted by the significant increase in the number of garbage, recycling and compost bins from new density focused developments. While the WHPC notes the use of commercial garbage and recycling in the proposed plans, the available spaces allocated for this purpose appears insufficient, given that there will be 36 units within this development and parking for 18 vehicles on the alley. As noted above, the presence of power poles in the narrow alley suggests that commercial garbage collection must be well planned and located.
- Information regarding the environmental impact, or sustainability, of continued densification is required prior to approval. Increasing on-street parking congestion, reducing (or eliminating) private amenity space, failing to protect the existing tree canopy and other natural assets, increasing impervious surfaces with negative impacts to runoff and water quality, and general over-development is of particular concern to the WHPC. The focus on density fails to consider the climate emergency facing the City of Calgary.

To summarize, the WHPC does not support the subject Land Use Redesignation, as proposed.

Regards,

West Hillhurst Planning Committee