

West Hillhurst Planning Committee Meeting Minutes December 18, 2023 7:00pm Zoom Meeting

Attendance

Chairperson: Interim Chair Marc Rosso
Coordinator: Karen Dahl
Members present: Janice Paskey, Byron Miller, Wayne Newby, Leigha Pidde, Ken Hersen, Amanda Burdick
Guests present: Nicholas Kuhl & Hayden Keogh(O2 Designs), Lei Wang (Horizon Land Surveys), David Vera (Vera Architecture), Sasha Mallya, Dana Pearn, Jennifer & Mike Doty, Deborah Kowbel, Sarah McGinnis, Tammy Rogers, Alejandra Ugarte Torres, Richie Bhamra

1. 7:00pm 2511 3 Ave NW Potential land use amendment from R-C2 to R-CG

- O2 planning a four unit dwelling with secondary suites.
- Four parking stalls
- Planning high quality luxury homes.
- Anticipate LOC by end of December.

2. 7:15pm 2624 1 Ave NW Potential land use amendment from R-C2 to H-GO or M-CG

- Horizon Land Surveys proposing a M-CG development with four units.
- Anticipate LOC by end of December.

3. 7:30pm DP2023-08098: 526 19 Street NW, New: Multi-Residential Development (1 building)

- Vera Architecture proposes ten units with nine parking stalls.
- Building will be 12m high
- Likely to be rental units.

West Hillhurst Planning Committee comments:

- The WHPC recognizes that the design for this parcel has improved and we appreciate the time Vera Architecture has taken engaging with neighbours.
- The proposed scope and density remains too high and raises safety concerns for the intersection at 19 Street and 5 Ave NW.

- We request signage for no left turn onto 19 Street leaving the development and a hard median barrier on 19 Street NW.
- The WHPC is generally concerned about the increased vehicular traffic volume that will occur under the currently proposed land use designation, over other potential suitable designations. The increase in vehicular traffic volume would increase the dangers to pedestrians and cyclists in a very busy and complex mobility area of the community, one that is close to a heavily used community association, as well as both elementary and high schools. This is in direct violation of multiple City policies that place pedestrians and cyclists at the top of the mobility hierarchy.
- Due to the mobility complexities at this site, an alternative land use designation with a lower FAR would work better to minimize the dangers redevelopment of the site would have on pedestrians and cyclists
- The WHPC is concerned that the Riley and proposed 19th Street streetscape projects are moving forward in isolation and are resulting in competing priorities along this narrow collector street in our community. The WHPC would like the City of Calgary work towards bringing these two projects together to ensure that the end result is a comprehensive and thoughtful plan for this very important street through our community. In its current form, it is doubtful that the allowable space will be able to appropriately accommodate street parking, garbage/recycling pick-up, bike lanes, along with the median barrier necessary to prevent left hand turns out of and into the subject site.
- Sightlines turning east from 18A Street onto 5 Ave NW are currently obstructed, the proposed design will intensify this issue.
- West Hillhurst does not have primary transit or BRT transit on Kensington Rd.
 - Route 1 transit frequency is stated in the TIA report to be 11m during peak hour – winter 2023 schedules only provide 16m frequency in the AM and PM peak. I don't believe this impacts the application of the "transit supportive" parking requirement reduction but it is nonetheless misleading. The Primary Transit Network as outlined in the Calgary Transportation Plan indicates service better than 10 minute frequency – there is a clear disconnect between the transportation policy, land use policy, and Calgary Transit's scheduling.
- We are concerned with the long construction timeline and the space needed to stage this project that will impede the flow of 19 Street NW.

- The WHPC expects the development to be built with high quality and long lasting materials which would require minimal regular maintenance to retain its original aesthetics. Recent row housing infills in the West Hillhurst neighborhood have been constructed with low-quality materials and have clear signs of premature degradation.
- The committee appreciates the Molok waste and recycling bins and the hiring of a private company for snow removal.
- 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. 8:00pm Development Permit Applications:

DP2023-08211: 114 19 Street NW, New: Dwelling Units (2 buildings), Accessory Residential Building (garage), Restaurant: Food Service Only, Retail and Consumer

- West Hillhurst does not have primary transit or BRT transit on Kensington Rd.
 - Route 1 transit frequency is stated in the TIA report to be 11m during peak hour – winter 2023 schedules only provide 16m frequency in the AM and PM peak. I don't believe this impacts the application of the "transit supportive" parking requirement reduction but it is nonetheless misleading. The Primary Transit Network as outlined in the Calgary Transportation Plan indicates service better than 10 minute frequency – there is a clear disconnect between the transportation policy, land use policy, and Calgary Transit's scheduling.
 - Our understanding of a 'Transit Supportive development' reduction and 'Bicycle supportive development' reduction can be applied concurrently. Both reductions refer to the baseline required parking requirement, not an adjusted or final parking requirement. In applying both reductions concurrently the total reduction is 50% of the required parking which is not permitted under either reduction method. Perhaps there is precedent for this in previous applications but the City file manager/planner would have to comment. Our interpretation of section 1354 is that bicycle reduction cannot be used to increase parking reduction beyond 25% of baseline requirement.
<https://www.calgary.ca/planning/land-use/online-land-use-bylaw.htm/?part=14&div=1> (see sections 1350, 1352 and 1354)

- There is insufficient parking for the number of proposed units and a commercial business.
- Residential rear alleys in West Hillhurst are heavily impacted by the significant increase in the number of garbage, recycling and compost bins. While the WHPC notes the use of commercial garbage and recycling in the proposed plans, the requirement to access them from the visitor or timed parking spot is not feasible.
- 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>

DP2023-08296: 2202 5 AV NW, New: Rowhouse Building (1 building), Secondary Suite (4 suites), Accessory Residential Building (garage)

- We appreciate the retention of two city owned trees. What plan is in place to ensure they are not traumatized during construction?
- The committee encourages corner lot development opportunities to improve the streetscape and feels that a more attractive façade is required along 5 Avenue.
- The rear facade should be enhanced and privacy concerns need to be mitigated to adjacent neighbours. .
- There does not appear to be sufficient space for garbage, compost and recycling. This causes congestion within the laneway, for not only this development but all neighbouring 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>

DP2023-08552: 2036 BROADVIEW RD NW, New: Single Detached Dwelling, Secondary Suite (basement), Accessory Residential Building (garage), east lot

- 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.

DP2023-08550: 2036 BROADVIEW RD NW, New: Single Detached Dwelling, Secondary Suite (basement), Accessory Residential Building (garage), west lot

- 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.

DP2023-08434: 421 18 ST NW, New: Single Detached Dwelling

- 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>
- The soil should remain permeable to the elements. The applicant should consider water drainage issues the rear cement patio may create. We would recommend a wooden deck in the backyard.

5. 8:55pm Other Items:

- Approve November 20, 2023 Meeting Minutes
- New Business

6. Information Items:

- DP2023-07234: 2530 4 Ave NW, Contextual Semi-Detached Dwelling, Secondary Suite - 2 (basement of each unit), Accessory Residential Building (garage)

Adjourned 9:35pm