

## **West Hillhurst Planning Committee Meeting Minutes January 15, 2024 7:00pm Zoom Meeting**

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### **Attendance**

Chairperson: Interim Chair Ken Hersen  
Coordinator: Karen Dahl  
Members present: Janice Paskey, Byron Miller, Leigha Pidde  
Guests present: Jon & Jasna Heinrichs, David Sane, Deb Kowbel

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### **1. 7:00pm DP2023-08686:1001 17 St NW, New: Bethany Centre Assisted Living (1 building)**

See attached letter.

### **2. 8:00pm Development Permit Applications:**

DP2023-08739: 2705 5 AV NW, New: Single Detached Dwelling, Secondary Suite (basement), Accessory Residential Building (garage)

- To ensure the final build is not over allowable height, it is recommended the builder does not design to maximum height.
- 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.
- We would like an indication of where trees will be planted in accordance with the tree planting bylaw on the property.
- 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>
- Please see the attached letter regarding treeless homes in West Hillhurst.

LOC2023-0386: 2624 1 Ave NW, Land Use Amendment to accommodate M-CG

- The proposed M-CG zoning is not contextual with adjacent properties. We encourage the developer to consider alternative zonings that better integrate with the community
- We request a concurrent LOC and DP for this development.
- Parkdale Blvd and Crowchild Trail do not have primary transit routes.

LOC2023-0384: 2511 3 Ave NW, Land Use Amendment to accommodate R-CG

- Crowchild Trail does not have a primary transit route.
- R-CG seems conceptually appropriate, however, the parcel is located in a cul-de-sac and the parking demands of eight units will be exorbitant.
- 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.
- We request assurances from the developer that the existing public trees along the pathway are retained and protected during construction.
- 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>
- Please see the attached letter regarding treeless homes in West Hillhurst.

DP2024-00033: 2603 3 AV NW, New: Single Detached Dwelling

- Front garages are not supported by the committee when there are existing rear laneways. It creates a non-appealing streetscape and an auto-oriented development.
- We would like to further emphasize that future garage access should be through the laneway. This will provide an opportunity to repair the existing legacy curb cut and improve sidewalk safety.
- Sloping driveway cuts represent a significant wintertime slip-fall hazard. Such hazards are a matter of public health, for which the City is responsible, and should be prohibited.
- Similar recent developments with grandfathered front driveways have built homes with garage access through the laneway.
- 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>
- Please see the attached letter regarding treeless homes in West Hillhurst.

**5. 8:45pm Other Items:**

- Approve December 18, 2023 Meeting Minutes
- Transportation Committee Update
  - Prioritizing 19St NW Streetscape and 1.2M allocated for the project.

- 5 & 6 Ave speed limit now 40kph
- 6 ave and 19 Street proper crosswalk needed.
- Flashing beacon crosswalk at Kensington and 16 Street is delayed
- Formal redesignation for Dairy Lane pathway
- Riley Communities Local Area Plan Update
  - no news on phase three.
- New Business
  - WHCA Board meeting with Engineer for 19 St Streetscape.

**6. Information Items:**

- DP2023-05685: 424 18A ST NW, Contextual Single Detached Dwelling
- DP2023-05685: 424 18A ST NW, Contextual Single Detached Dwelling
- DP2023-06810 - 2716 5 Ave NW, Approved
- DP2023-05770 - 709 19 St NW, Approved

**Adjourned 9:05pm**

**DP2023-08686 1001 17 St NW, New: Bethany Centre Assisted Living (1 building)**

The West Hillhurst Community Association Planning Committee (“WHPC”) is providing the following comments on DP2023-08686, which relates to the building of a new assisted living facility building adjacent to the existing Bethany residence.

The WHPC recognizes the significant contributions that the Bethany facility brings to the community, and the people who it serves.

Senior’s care, as well as care for adults with disabilities, is an important matter, and the WHPC recognizes the vital role organizations such as the Bethany have in providing these services.

The WHPC has observed that there is considerable community interest in this development application, and that although the Bethany as an organization is well supported in the community, there are significant concerns within the community on a number of the detailed items currently being proposed.

The WHPC also notes in the applicant’s redevelopment materials that the Province of Alberta is providing financial assistance for the redevelopment.

The WHPC is hopeful that after continued consultations amongst all stakeholders, an amicable resolution to the concerns present with the current DP proposal can be reached.

**Transportation:**

West Hillhurst is not served by primary transit. It is anticipated that many residents of the Bethany will require not only increased public transportation support, but also specialized public transportation support focused on people with limited mobility.

A semi-circle driveway should be added for drop off and pick ups such that vehicles do not block traffic.

There is a drastic reduction in the number of parking stalls. We would like the current number of parking stalls to remain in the new building.

It is not clear from the current renderings how the proposed build form will integrate access to the specialized public transportation its residents are anticipating.

It has been communicated to the WHCA Transportation Committee that the sidewalks along 17 Street NW will be 3 metres in width. We ask for that detail to be added in the development permit.

The WHCA Transportation Committee requests the speed limit along 8 Ave NW to be reduced to 40 km/hr outside the park zones and that provisions be made for future bike lanes.

West Hillhurst is currently undergoing the Riley Local Area Planning process; however, that process has been focused on macro-build form categories, not transportation planning.

As such, the WHPC is concerned that without site-specific transportation planning as part of this DP, residents will not have access to reasonable mobility options.

### **Orientation of the Building:**

A number of community residents have approached the WHPC with concerns about shadowing with the current build form.

The orientation of the building with the courtyards running parallel to 8<sup>th</sup> Avenue also seems that it would be less desirable to Bethany residents since the courtyards themselves would be subject to shadowing from itself.

As such, the WHPC would like to put forth the idea of rotating the building's orientation 90 degrees so that the courtyards integrate with 8<sup>th</sup> Avenue. This would provide for better public realm green space along 8<sup>th</sup> Avenue, less shadowing for Bethany residents, and also provide an opportunity to put forth a re-designed built form that reduces the impact of shadowing and massing on the neighbouring residential properties.

A further modification that would enhance integration with the surrounding neighbourhood would be to reduce height and massing on the South and East of the site, with a corresponding increase in height and massing to the Northwest of the site.

On the existing building's west side, the building is set back from the curb and there is a balcony for the residents on the ground floor to enjoy the sun. The developer needs to account for all residents' access to sunlight in the new design.

### **Infrastructure:**

A number of community members have brought to WHPC's attention issues with the existing sewer infrastructure along 8<sup>th</sup> Avenue. There is concern that this development proposal in its current form would exacerbate sewer issues.

We would like clarification on what lines were replaced recently by LBCO Contracting Ltd along 8 Ave NW and if there is the capacity for new development.

### **Gap in Previous Land Use Change Designation:**

It has been brought to the attention of the WHPC that there may be an issue with the current zoning of the Bethany site as S-CI, and that this zoning doesn't allow for the proposed redevelopment.

The WHPC would like clarification from the City as to the site's zoning, how this proposal meets the existing Hounsfield Heights-Briar Hill ARP, and whether the existing ARP restrictions will carry

over to the Riley LAP.

**Plan for the Existing Building:**

It is not clear from the provided materials what the plan will be for the existing Bethany building. Will the applicant demolish that building once the new building is constructed, or is the plan to expand the total size of the existing facility?

**Density Statistics:**

The WHPC's would like to confirm whether the Bethany residents are currently being included in the West Hillhurst's community profile resident statistics.

If not, the WHPC is of the view that the Bethany residents should be included in the community's profile.

**Landscaping:**

There are 14 full grown trees and one small pine on the south property line and 6 fully grown pines on the east property line. If they are removed, what will the developer replace them with?