

West Hillhurst Planning Committee Meeting Minutes December 16, 2024 7:00pm In-person Meeting

Attendance

Chairperson: Interim Chair Marc Rosso

Coordinator: Karen Dahl

Members present: Byron Miller, Wayne Newby, Leigha Pidde, Carole Elliot

1. 7:00pm Development Permit Applications:

DP2024-07410: 2633 1 AV NW, Changes to Site Plan: Multi-Residential Development (retaining wall)

WHPC has no comments

DP2024-01865: 2300 7 Ave NW, New: Single Detached Dwelling, Accessory Residential Building (garage)

- We expect assurances from the builder that sidewalk remediation will be followed. 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.
- 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.
- We expect the final build to not exceed allowable lot coverage.

DP2024-01870: 2300 7 Ave NW, New: Single Detached Dwelling, Accessory Residential Building (garage)

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- Please see the attached letter regarding treeless homes in West Hillhurst.
- We expect the final build to not exceed allowable lot coverage.

DP2024-08312: 2140 BROWNSSEA DR NW, Addition: to Public & Quasi-Public Building

WHPC has no comments

DP2024-06339: 218 19 ST NW, New: Dwelling Unit, Retail and Consumer Service (1 building)

- Many reasons listed in the successful SDAB Appeal 2021-0091 regarding File DP2020-7757 remain valid for this location. Please review items 122-154 in the attached document on pages 19-26.
- The Riley LAP did not undertake a community wide transportation study as requested by the community.
- The WHPC continues to request an encompassing traffic study that includes all major intersections of access and egress (Crowchild Trail at Kensington Rd NW, 5th Ave NW, 19 St at Kensington Rd NW, 19 St at 5/6th Ave NW). The study should include DP2021-06339, DP2019-0979, DP2024-03857, DP2023-08098, DP2022-01135, DP2024-06227, DP2024-05258 and DP2024-08312.
- Of the 101 units in this development, nine are three bedrooms. This development does not provide a solution to missing middle housing.
- The WHPC does not support the requested relaxation for loading zones. This development requires two loading zones given the traffic congestion and lack of street parking in the area.
- The West Hillhurst Planning and Transportation Committees request the City of Calgary prioritize the lack of transit infrastructure within our community to accommodate the increase in population density.
- The Primary Transit designation allows the developer to reduce parking by 25%. It is important to note that West Hillhurst **does not have Primary Transit**. West Hillhurst does not currently have any transit routes (including the newly revised Route 1 as of Fall 2023) that satisfy 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 iii) 7 days a week.

- West Hillhurst also does not have a BRT Route such as Route 305 BRT service as providing Primary Transit to West Hillhurst. This route was discontinued in Fall of 2023. As background, this route was always incorrectly classified as "BRT" service - its name a relic from 2018 when it was replaced by the MAX Orange Route on 16th Ave. Previously, Route 305 ran 3 buses during the AM & PM rush hours periods respectively, on a 30 minute frequency. This was more properly classified as "express bus" service.
- RouteAhead - Strategic Plan for Transit in Calgary (2023) and RouteAhead Annual Status Update (2023) indicated that only a small portion of Primary transit has been implemented and that the full implementation will take 10 years. Neither document has indicated that the West Hillhurst Primary Transit path is being addressed in the near future. There are no 2024 updates on primary transit infrastructure and existing priority projects, such as the Greenline, have been canceled.
- The intent and spirit of parking reduction for Primary Transit is based on existing service. West Hillhurst cannot be developed assuming that a primary transit network will be available.
- Information from the City of Calgary website and Alberta Registries shows that Calgary has a per capita vehicle ownership of 0.735 and 0.75 respectively. West Hillhurst has an average of 2.6 persons per household. Based on 0.5 parking spots per dwelling, every development in the area is adding 1.45 vehicles to street parking. Based on current development permits and approved permits it is estimated that 450 to 500 vehicles will require street parking in the area. For these reasons a minimum of one parking spot per dwelling is necessary.
- Lack of residential parking does not improve year-round bicycle commuting. The City of Calgary website tracks cyclists using bike paths to commute to the downtown area: <https://maps.calgary.ca/BicycleCount2016/>. Use of the bike path significantly declines from October to the end of April.
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- Please see the attached letter regarding treeless homes in West Hillhurst.
- The schools in the community are at their maximum enrollment. We are concerned with the lack of thoughtful infrastructure support with the increase in density our community is experiencing.

2. 8:30pm Other Items:

- Approve November 18, 2024 Meeting Minutes
- Riley LAP update
- New business

Adjourned 9:00pm