

West Hillhurst Planning Committee Meeting Minutes November 18, 2024 7:00pm Zoom Meeting

Attendance

Chairperson: Interim Chair Marc Rosso
Coordinator: Karen Dahl
Members present: Byron Miller, Wayne Newby
Guests present: Liana Shihab, Kamil Umar, Carole Elliot

1. 7:00pm Development Permit Applications:

DP2024-07036: 2032 Bowness Rd NW, New Semi-Detached Dwelling, Accessory Residential Building (garage)

- The WHPC does not support height relaxations
- The applicant should ensure that privacy concerns are mitigated by using frosted glass on the rooftop patios.
- We expect assurances from the builder that a new sidewalk of appropriate width will be constructed and any legacy curb cuts removed. 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.
- The applicant should consider water drainage issues at this location.
- 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.

DP2024-07386: 2603 3 Ave NW, New Townhouse (1 building), Accessory Residential Building (garage)

- The homes at the rear of the development do not have an interface with the street or the lane which creates a safety concern for residents. Attention to both social interaction and safety should be considered in urban design.
- Community Standards Bylaw 32M2023, section 42 states:
 - o (1) The owner or occupier of a Premises on which a dwelling unit has been erected shall display the number assigned to the property pursuant to Bylaw 67M86, the Addressing Bylaw, at a location plainly visible from the street in front of the Premises to which the property is addressed.
 - o (2) The owner or occupier of a Premises on which a dwelling unit has been erected that has access to a Lane shall display the number assigned

to the property pursuant to Bylaw 67M86, the Addressing Bylaw, at a location plainly visible from the Lane.

- The applicant should ensure that privacy concerns are mitigated by using frosted glass on the rooftop patios.
- We expect assurances from the builder that a new sidewalk of appropriate width will be constructed and any legacy curb cuts removed. 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.
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- Please see the attached letter regarding treeless homes in West Hillhurst.

DP2024-03857: 405 19 St NW, New: Dwelling Units (3 buildings), Secondary Suites

- The WHPC supports the City's strategy to provide more housing options within the City and is interested in seeing affordable housing and missing middle housing 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 its current form, the proposed development violates the following City bylaws:
 - The unit density per hectare is calculated at 180, which far exceeds the scale of the low residential housing. This density scale is equivalent to a multi storey apartment building. The developer shall provide a design that adheres to the Land Use Bylaw 1P2007 section 529 where it indicates maximum number density of parcels for R-CG is 75 units per hectare. The H-GO Land use Bylaw 1P2007 section 1386(a) states "grade-oriented development in a range of housing.....at a scale that is *consistent with low density residential districts (as described in part 5)*.
 - Land use Bylaw 1P2007; Part 3; Division 4; number 63: reads: All outdoor light fixtures must be aimed and shielded in a manner that does not direct illumination onto a street or adjacent residential uses. Additionally, In

accordance with the Community Standards Bylaw 32M2023, section 36, light from the property cannot shine into the living or sleeping areas of the neighbours. Please provide plans showing this bylaw has been adhered to in the design.

- This parcel does not meet location criteria cited in Land Use Bylaw 1P2007 section 1386 as the parcel is (A) over 200m from Kensington Rd, (B) over 600m from an existing LRT platform and (C) is not within 400m of a BRT station. The bylaw does not stipulate that the proposed parcels be approximately 200m from a Mainstreet, it is to be within 200m.
- The WHPC has repeatedly explained the incorrect classification of BRT service within this neighborhood. The reality is 19th 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.
 - 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.
- Waste and recycling receptacles remain inadequate for the number of dwellings. In accordance with Land Use Bylaw 1P2007 section 546.3, the Development Authority must approve the Waste, Recycling and Organics Plan. Land Use Bylaw section 504 requires recycling facilities for townhouse or row house units. A single dwelling requires 240 liters each of ROW (recycle, organics, waste). This development should have 32 dwellings x 240 l/dwelling = 7680 liters/dwelling for ROW storage. This plan does not meet current ROW requirements. We request the applicant share their data regarding the Molok waste disposal capacity and how it compares to the average home in Calgary.
- The amenity space does not appear to be adequate. The WHPC suggests that similar to Land Use Bylaw section 615 (b), that the minimum amenity space per dwelling of 7.5 m² unit be provided in the form of common space, balconies and/or patios.

- In accordance with the Community Standards Bylaw 32M2023, section 35, storm runoff cannot drain into adjacent properties. The second building in the development does not have a permeable surface where storm drainage can be directed to.
- The WHCP expects an adequate area be designated or available to contain snow volume within the property as per Street Bylaw section 64.
- The slot home style does not allow the back row of housing to have an interface with the street or the lane and creates a safety concern for residents. Attention to both social interaction and safety should be considered in urban design. A stacked townhouse design would be preferable.
- The newly added walkway between the rear homes and the unsecured alley parking raise significant concerns around safety and violates the Crime Prevention Through Environmental Design (CPTED).
- We appreciate the increase in proposed stalls, however, the rear alley has a number of power poles which will impact access to those stalls.
- Rear alleys in West Hillhurst are heavily impacted by the significant increase in the number of garbage, recycling and compost bins from density focused developments. Additionally, the presence of power poles in the narrow alley suggests that Molok commercial garbage collection must be well planned.
- The information regarding the tree bylaw and H-GO developments is conflicting and we would appreciate clarification.
 - For example, the H-GO Land use Bylaw 1P2007 section 1404 states: (2) A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110.0 square meters of parcel area.
 - Additionally, the H-GO Land use Bylaw 1P2007 section 1386(a) states "grade-oriented development in a range of housing.....at a scale that is consistent with low density residential districts (as described in part 5).
 - Part 5: General Landscaping Rules for the Developed Areas
 - 346.1 (2) A minimum of 2.0 trees must be provided for each unit of a Contextual Semi-detached Dwelling, Duplex Dwelling, Rowhouse Building or Semi-detached Dwelling.
- We appreciate the proposed increase in tree planting, however, 21 of the proposed trees are deciduous and are unlikely to be viable long term due to lack of sunlight on the parcel. We expect appropriate species and space to ensure proper growing conditions and avoid damage to the dwellings from root spread.
- We expect assurances from the builder that a new sidewalk of appropriate width will be constructed and any legacy curb cuts removed. 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.

- We request a flashing beacon sidewalk installed at 3 Ave and 19 St NW as the increase in 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 row housing infills in the West Hillhurst neighborhood have been constructed with low-quality materials and have clear signs of premature degradation.
- The community has spent four years working on 19 St. 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 19th 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 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.
- 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.

- 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.

DP2024-07646: 2317 2 Ave NW, New Single Detached Dwelling, Accessory Residential Building (garage)

- The removal of the fake window shutters could improve the facade of the home.
- We expect assurances from the builder that a new sidewalk of appropriate width will be constructed and any legacy curb cuts removed. 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.
- The applicant should consider water drainage issues at this location.
- 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:
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- Please see the attached letter regarding treeless homes in West Hillhurst.

DP2024-07449: 1917 Westmount RD NW, New: Single Detached Dwelling, Accessory Residential Building (garage), Backyard Suite (above garage)

- We expect that a new sidewalk of appropriate width will be constructed and any legacy curb cuts removed. 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.
- The applicant should consider water drainage issues at this location.
- New developments are required to plant trees to enhance our neighbourhood's urban canopy. We would like to see a tree schedule with a tree replacement plan and 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.

2. 8:30pm Other Items:

- Approve October 21, 2024 Meeting Minutes
- Transportation Committee update
- New business

Adjourned 9:30pm