

West Hillhurst Planning Committee Meeting Minutes

March 18, 2024 7:00pm Zoom Meeting

Attendance

Chairperson: Interim Chair Marc Rosso
Coordinator: Karen Dahl
Members present: Ken Hersen, Wayne Newby, Deb Knobel, Leigha Pidde
Guests present: Lei Wang (Horizon Land Surveys), Nathan Stelfox (CivicWorks),

1. 7:00pm LOC2024-0039: 2002 Broadview Rd NW, Land Use Amendment to accommodate R-CG from R-C2

- 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.
- 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.
- We are generally concerned about the increased vehicular traffic volume that will occur under the proposed land use designation and the impact it will have at the difficult 19 St and Memorial Drive NW intersection.
- There is insufficient parking for the number of proposed units and not enough allowable space to appropriately accommodate street parking. Street parking is not permitted along 19 St due to emergency services at that corner and street parking would impede emergency vehicles.
- The WHPC expects the development to be built with high quality materials such as brick or stone.
- We expect assurances from the builder that the tree bylaw and sidewalk remediation will be followed.
- The applicant should be required to mitigate water drainage at this parcel as it is particularly obstructed at this corner.
- 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.

2. 7:30pm LOC2024-0077: 2328 1 Ave NW: Land Use Amendment to accommodate H-GO from R-C2

- CivicWorks is proposing a mid-block H-GO building with a 2 to 3 storey courtyard-oriented townhouse development, with 7 larger townhouse-style Dwelling Units, 7 smaller basement Secondary Suites, 7 parking stalls, and 7 secure bike / scooter / stroller storage units or Class-1 Bike Stalls.
- LOC has not been circulated yet. Expect to have LOC and DP at the April meeting to discuss formal comments.
- WHPC commented to CivicWorks that H-GO is not appropriate for this location given the surrounding existing homes.
- There are also misconceptions regarding primary transit, BRT service and a new grocery store within our community.

3. 8:00pm Development Permit Applications:

DP2024-00751: 2511 3 Ave NW, New: Semi-detached Dwelling (2 buildings), Secondary Suite (basement of each unit - 2 buildings)

- Crowchild Trail does not have a primary transit route.
- 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.htm>
- Please see the attached letter regarding treeless homes in West Hillhurst.

DP2024-01627: 2540 Kensington Rd NW, Change of Use: Child Care Service (100 children); Changes to Site Plan: Child Care Service (outdoor play area)

- The outside play areas do not seem appropriate given the proximity to the liquor store, cannabis store and rear alley loading zone.

DP2024-01598: 610 24A ST NW, New: Single Detached Dwelling, Secondary Suite (basement), 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.htm>
- Please see the attached letter regarding treeless homes in West Hillhurst.

4. 8:15pm Other Items:

- Approve February 20, 2024 Meeting Minutes
- New Business

5. Information Items:

- DP2024-00266: 2522 4 Ave NW, Contextual Semi-detached Dwelling, Secondary Suite (basement - 2), Accessory Residential Building (garage)
- DP2023-08547: 2521 4 Ave NW, Contextual Single Detached Dwelling
- SB2024-0088: 2530 4 Ave NW, Proposed Use: Semi Detached Dwelling(s)
- SB2024-0089: 224 18A St NW, Proposed Use: Single Detached Dwelling(s)

Adjourned 8:45pm

