

West Hillhurst Planning Committee Meeting Minutes May 21, 2024 7:00pm Zoom Meeting

Attendance

Chairperson: Interim Chair Marc Rosso
Coordinator: Karen Dahl
Members present: Amanda Burdick, Janice Paskey
Guests present: Warren Strange, Sharon Cozier, Andy and Diane Pawson

1. 7:00pm Development Permit Applications

DP2024-02055: 2104 Broadview Rd NW, New: Rowhouse Building (1 building),
Secondary Suite (4 suites), Accessory Residential Building (garage)

- The proposed development does not fit well within our community. Three units rather than four would integrate better with the surrounding neighbourhood, and be more appropriate from a public realm perspective at this location.
- Privacy for adjacent neighbours has not been considered.
 - The west side of the development has thirteen windows and three doors with balconies looking into the neighbouring home and yard. All overlooking windows and balconies should be frosted.
 - We request the developer relocate the west facing Roof Terrace A and door to the south side of Building A.
 - We request the west facing widow ratio.
- In an email from Mayor Gondek to Calgary Community Associations on May 16, 2024 she noted that city administration has been directed to create a Rowhouse How-to Guide with input from interested community associations, residents and industry that identifies contextually appropriate design strategies (including but not limited to building height, placement and treatment of windows, air conditioners, waste & recycling bins and landscaping), with an update to Council by end of 2024 Q4. Furthermore, administration will consider changes to the Land Use Bylaw, including provisions related to the current R-G, R-CG and H-GO districts, to address issues related to privacy for adjacent neighbours identified through this report as part of its reporting to Council on the City Building Program.
- We request assurance from the developer that the existing coniferous tree T5 in the adjacent property will be protected. It is a very large tree with a significant root structure that could easily be damaged 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.
- 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.
- To ensure the final build is not over allowable height, it is recommended the builder does not design to maximum height.
- 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.
- The applicant should be required to mitigate water drainage at this parcel as it is particularly obstructed at this corner.
- 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.

DP2023-05964: 2604 Kensington Rd NW, Changes to Site Plan: Veterinary Clinic, Convenience Food Store, Retail and Consumer Service (parking & bollards)

- No comments.

DP2024-02518: 2010 WESTMOUNT RD NW, New: Single Detached Dwelling, Secondary Suite (basement)

- The committee is disappointed that another opportunity to improve the south side of Kensington Road has not been utilized. We encourage the applicant to have a vehicle entrance off Westmount Rd and the front of the home facing Kensington Rd.
- The final Draft Riley Communities Local Area Plan, section 2.5.2 Neighbourhood Main Streets indicates:
 - Uses interior to the site should have direct pedestrian access to Kensington Road NW
 - Development between Kensington Road NW and Westmount Road NW should:
 - Locate the front of mid-block buildings onto Kensington Road NW;
 - Contribute to enhanced public spaces along both roads;
 - Provide direct sidewalk connection to Kensington Road NW;
 - Have vehicular access off Westmount Road NW and/or applicable adjacent streets;
 - Create vibrant street corners addressing both streets.
- 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.

DP2024-02807: 2528 7 AV NW, New: Semi-Detached Dwelling

- This development appears to be a quality construction project
- 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.

DP2024-03082: 2713 4 AV NW, New: Single Detached Dwelling

- This development does not fit into the context of our community as it proposes vehicular access from the lane to an attached garage.
- The proposed development appears to meet/exceed maximum lot coverage. This does not leave sufficient space for green landscaping and proper water drainage.
- The applicant should consider water drainage issues on this parcel
- 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. 8:25pm Other Items:

- Approve April 15, 2024 Meeting Minutes
- New Business

Adjourned 8:30pm