

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

Attendance

Chairperson: Interim Chair Marc Rosso

Coordinator: Karen Dahl

Members present: Deborah Kowbel, Janice Paskey, Byron Miller, Leigha Pidde, Wayne Newby

Guests present: Nicholas Khul, Rose-Mary Damiani, Brian Horton, Alexander Ferguson (O2 Designs) Jamie Honsberger (Anthem Properties), Jason Dunn (Bunt Engineering), Stirling Karlsen, Darren Polanski, Carole Elliot, Darwin Bateyko, Carly Sakamoto, Helen Henderson, Jennifer Haverhals, Neil Campbell, Paula Hirson, Daria McDonald, Alexandra Robertson, Julie Fisher, Michael Vine, Daniel Jansen

1. 7:00pm CBC Anthem Site Update

DP2024-07019: 1706 Westmount Blvd NW, New: Sign - Class A, Multi-Residential Development, 6 storey buildings (20.0 metres), 3 buildings; 269 dwelling units.

- All the sidewalks at this location are in disrepair. We expect assurances from the builder that a new sidewalk of appropriate width will be constructed and the legacy curb cuts will be removed. Sloping sidewalk 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 rear lane will need to be widened and repaved to accommodate the increase of traffic.
- 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.
- 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 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. 8:00pm 306 & 310 19 St NW pre-application

- Proposing a HGO designation.
- 6, 3 storey units facing Dairy Lane and 19 St NW.
- 6 parking stalls accessed off 19 ST NW.

3. 8:30pm Development Permit Applications:

DP2024-05571: 2002 Broadview Rd NW, New: Rowhouse Building (1 building), Secondary Suite (4 suites), Accessory Residential Building (garage) Oct 25

- The committee requests the applicant to revise the plans to include high quality materials and an attractive façade along 19 St and Broadview Rd NW.
- Broadview Park is unavailable for public use under the City's partnership agreement.
- The sidewalk at this location is in disrepair. We expect assurances from the builder that a new sidewalk of appropriate width will be constructed and the legacy curb cuts will be 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 be required to mitigate water drainage at this parcel as it is particularly obstructed at the corner of 19 St and Broadview Rd NW.
- 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 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.
- 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.
- 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.
- 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.

DP2024-06922: 2840 6 Ave NW, New: Single Detached Dwelling

- We expect assurances from the builder that sidewalk remediation will be followed to repair legacy curb cuts at this location. 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 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.

DP2024-06808: 2232 1 Ave NW, New: Semi-detached Dwelling (2 buildings), Secondary Suite (4 suites), Accessory Residential Building (garage) Oct 22

- This development proposes side entrances that are in violation of the Community Standards Bylaw 32M2023, section 42, which states all addresses shall be visible from the street or the alley.
- The amenity space is insufficient and not in accordance with Bylaw 1P2007 which requires 40 sq meters for this proposed development. Please show the total of all amenity spaces.
- Please provide and indicate the location of mobility lockers per the Land Use Bylaw.
- Please indicate the appropriate clearances and location of water meters, electrical meters, gas meters and irrigation valve assembly/control panel. Ensure utilities are accessible and unobstructed.
- Please indicate a location for snow storage or provide a plan to remove snow to an off site location in accordance with community standards Bylaw 32M2023, the Municipal Development Plan and the Riley Park LAP.
- We request the east and west facing windows be frosted or removed to mitigate privacy concerns.
- The committee is concerned over the lack of green landscaping on the site.

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- 2232 1 Ave NW is located directly across from Madeleine D'Houet School's bus loading zone which further reduces parking availability.
- The development does not appear to meet the Calgary Fire Department Access Standard for Primary and Emergency access routes width and clearance requirements.
 - "AFC – 2.5.1.1. (1) Access to a Building Fire department vehicles shall have direct access to at least one face of every building by means of a street, yard or roadway in conformance with the Alberta Building Code 2006."
 - "Primary Access -The primary access is considered to be the principal access to a site used by occupants of a development on a daily basis. Primary access will be connected to a thoroughfare that has a minimum 9-meter width."
- Please indicate the Fire Department access locations and dimensions on the development.
- 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.

4. 8:50pm Other Items/Updates:

- Approved September 16, 2024 Meeting Minutes
- LOC2023-0244/DP2024-03857 October 16 Update
- Riley LAP
 - Presentation to the Infrastructure and Planning Committee was held on October 16, 2024
- New business

5. Information Items:

- DP2024-03705: 2416 4 Ave NW, Contextual Single Detached Dwelling, Accessory Residential Building (garage)

Adjourned 9:45pm