

From: Palaschuk, Jordan  
 To: Public Submissions  
 Subject: FW: [EXT] LOC2019-0086 - West Hillhurst Community Association Planning Committee's Additional Comments  
 Date: Thursday, October 29, 2020 3:16:49 PM

From: Dong, May C. On Behalf Of City Clerk  
 Sent: Thursday, October 29, 2020 3:02 PM  
 To: Council Clerk <CouncilClerk@calgary.ca>  
 Subject: FW: [EXT] LOC2019-0086 - West Hillhurst Community Association Planning Committee's Additional Comments

From: Karen D [mailto:whc.applanningcommittee@gmail.com]  
 Sent: Thursday, October 29, 2020 1:12 PM  
 To: City Clerk <CityClerk@calgary.ca>; Tita, Matthias <Matthias.Tita@calgary.ca>  
 Subject: [EXT] LOC2019-0086 - West Hillhurst Community Association Planning Committee's Additional Comments

City of Calgary Councillors,

This response is with regards to LOC2019-0086 which was presented to the Calgary Planning Commission on September 17, 2020 by the City of Calgary's Allan Singh and the applicant Murad Shivji.

It is of great concern to the West Hillhurst Planning Committee ("WHPC") the number and extent of the factual inaccuracies that were presented by both City of Calgary Administration and the applicant to the Planning Commission during that September 17<sup>th</sup> Planning Commission meeting.

The committee would like to make these misrepresentations known as this application is being evaluated by council at the November 2<sup>nd</sup> public hearings.

**Facts:**

- The following is a timeline of relevant events, communications, and action items the WHPC was involved in related to LOC 2019-0086:

Date	Description of Events & Communications
June 20, 2019	City of Calgary forwards notice of LOC2019-0086 to the WHPC.
June 24, 2019	Murad Shivji emails WHPC to request a meeting. He is advised that WHPC does not hold monthly meetings during July and August.
July 12, 2019	City of Calgary Subdivision Circulation's ("Subdivision Circulation") comment period on LOC2019-0086 expires.
September 25, 2020	The WHPC discovers that the comment period for this application had been extended, and is advised of potential scope changes to the original application.  WHPC reaches out to Allan Singh for further information on the LOC2019-0086 application.
October 25, 2019	The WHPC submits comments on the LOC2019-0086 application to the City of Calgary Subdivision Circulation.
November 18, 2019	The WHPC approves the October meeting minutes for posting on to its website, which contains its comments on the application.
December 2, 2019	City of Calgary Application Processing Representative Pammy Gill forwards notice of amendments to relation to LOC2019-0086 to the WPHC.
December 16, 2019	WHPC holds its December monthly meeting.
December 24, 2019	The WHPC forwards comments on the amended LOC2019-0086 application to the City of Calgary's Subdivision Circulation.
December 30, 2019	City of Calgary Subdivision Circulation's comment period on LOC2019-0086 expires.
January 20, 2020	The WHPC approves the December meeting minutes for posting on to its website which contains its additional comments on the application.
January 24, 2020	Murad Shivji contacts the WHPC asking to attend a monthly WHPC committee meeting.
February 18, 2020	Murad Shivji, Alexander Dhand and Maureen Mooney attended the WHPC's February 2020 monthly meeting and presented to the committee on its application.
August 25, 2020	The WHPC receives an email from Murad Shivji asking for the committee's comments on the application.
September 2, 2020	The WHPC forwards Murad Shivji the excerpts from its October 2019 and December 2019 meeting minutes which contain its comments on the application.
September 17, 2020	File Manager Allan Singh and Murad Shivji attend City of Calgary Planning Commission meeting.
September 17, 2020	LOC2019-0086 receives Planning Commissions approval.



- The WHPC meets regularly ("Monthly Meetings") on the third Monday of the month at 19:00 in the West Hillhurst Community Association Boardroom. Should Monday be a holiday, the meeting will take place the following Tuesday.
- The dates for the committee's public Monthly Meetings are pre-scheduled one year in advance, and public notice is provided via the community association's website at [www.westhillhurst.com/planning](http://www.westhillhurst.com/planning).
- Attendance at Monthly Meetings is available to members of the public, but are not publicly held meetings.
- Non-committee members participating in a Monthly Meeting are provided the opportunity to address the committee on planning matters.
- In response to COVID-19, the March, April, May, September, and October 2020 Monthly Meetings were held electronically.
- All individuals interested in participating in the electronic meetings were directed via through the committee's website to contact the committee to receive information on how to participate in the electronic meeting.
- The WHPC submitted the following comments on December 24, 2019 to the City of Calgary related to the amended LOC2019-0086 application:
  - The WHCA Planning Committee suggests that the developer(s) do a public engagement process related to the proposed re-development, and encourages finding ways this project can assist in improving the public realm within the community.
  - The committee has concerns pertaining to this level of height at mid-block.

**Observed Mis-representations:**

The following is an outline of some of the mis-representations that in the WHPC's view was presented to the Planning Commission in relation to this application.

**Mis-representation #1 - The WPHC was unresponsive to the applicant's desire to address the committee.**

WHPC Response – The WHPC holds 10 monthly meetings annually which are available for public attendance. All of the City of Calgary comment periods provided to the WPHC in relation to this application occurred in 2019, prior to COVID-19 having an impact in-person gatherings. All of the Monthly Meetings held in 2019 were available to the public to attend, and notice of their time and date were posted on the committee's website in advance.

**Mis-representation #2 – Allan Singh represented that the applicant was unable to engage with the committee due to COVID-19.**

WHPC Response – This application was first presented to the WHPC by the City of Calgary in June 2019. The WHPC has had limited change to its operations due to the COVID-19 restrictions on physical gatherings which commenced in March 2020.

No Monthly Meetings of the committee has been postponed, or timing changed due to COVID-19. All members of the public, or applicants are welcome to attend its electronically held meetings.

**Mis-representation #3 – A productive discussion with the committee could not occur when the applicant attended the February 2020 committee meeting due to the level of committee members present.**

WHPC Response – The applicant's presentation to the committee occurred in February 2020, subsequent to the closure of all formal City of Calgary comment periods on this application. Although all members of the committee were not in attendance at the February 2020 Monthly Meeting. The committee's comments on this application occurred in 2019, prior to the applicant's February 2020 appearance before the committee.

At the February 2020 meeting, the WHPC reiterated its support for the comments it previously submitted to the City of Calgary, and noted that in its view that the public engagement on this application was lacking

and the applicant should take steps to address this deficiency. At the February 2020 meeting, the WHPC asked the applicant if it could forward to the WHPC proof of the public engagement it has undertaken. As of Oct 27, 2020, the WHPC has not received proof of the applicant's public engagement.

**Mis-representation #4 – Issues related to COVID-19 have limited the applicant's public engagement procedures.**

This application was first made in June 2019, well prior to any restrictions due to COVID-19. The WHPC would also like to highlight that the COVID-19 restrictions commenced in March 2020, which was subsequent to the closure of the City of Calgary's formal comment periods which occurred in 2019.

The WHPC is of the view that despite COVID-19 restrictions on public gatherings that were put in place since March 2020, there are numerous ways the applicant can engage with the community on this application including phone, postal mail, or various electronic means such as email, electronic group meetings, or social media.

**Mis-representation #5 – The applicant's public engagement efforts were impaired by the timing of its meeting with the WHPC.**

The WHPC's mandate through its Terms of Reference are publicly available on the community association's website. That mandate specifically outlines the functions and authority of the committee. The committee does not have the authority to conduct public engagement sessions on behalf of applicants, and does not represent itself as doing so. Rather the committee functions as one of many resources available to the City of Calgary, community members, and applicants to assist them with navigating the planning process within the community.

The WHPC in its comments to City of Calgary Subdivision Circulation, as well as verbally to the applicant during its February 2020 Monthly Meeting, noted its concerns about the lack of engagement on this application and suggested that the applicant undertake increased engagement with the broader community on it.

West Hillhurst Community Association Planning Committee  
[planning@westhillhurst.com](mailto:planning@westhillhurst.com)

ReplyForward

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