

Community Association Response

Messier, Melanie

From: WHCA Planning Committee <whcaplanningcommittee@gmail.com>
Sent: Monday, June 26, 2023 12:09 PM
To: Messier, Melanie
Subject: Re: [External] Re: LOC2023-0120 - Check-in

This Message Is From an External Sender

This message came from outside your organization.

ATTENTION: Do not click links or open attachments from external senders unless you are certain it is safe to do so. Please forward suspicious/concerning email to spam@calgary.ca

Hello Melanie,

Thank you for your patience, here are the comments from the West Hillhurst Planning Committee:

- In order for stakeholders to be in the best possible position to evaluate the merits of this application, the WHPC encourages the applicant to submit a development permit application so the land use redesignation and DP can be evaluated on a concurrent basis.
- 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.
- The increase to 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 WHCA acknowledges that community's concerns regarding increased traffic, density, height, shadow effects, waste and safety are typically within the scope of the Development Permit applications. However, the unique characteristics of this land use amendment and significant community concern, necessitates that these items are evaluated as part of this land use amendment. Should this land use amendment be accepted, the scope of the development would only be restricted by existing zoning by-laws which in this case would be insufficient and too broad to adequately address the numerous community's concerns that exist with these aspects of the development.
- 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 [REDACTED] 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.
- We expect assurances from the builder that the tree bylaw and sidewalk remediation will be followed.

The WHCA Transportation Committee notes the "Location Criteria for Multi-Residential Infill (Non-Statutory - 2016)". The application fails to satisfy the requirement of being "located within 600m from an existing or planned **primary** transit stop".

- 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.

Karen Dahl
Planning Committee Coordinator
West Hillhurst Community Association
whcaplanningcommittee@gmail.com