



# January 12, 2021 – Planning & Development Committee Meeting Minutes

In attendance:

- Alison Timmins
- Chris Best
- Asia Walker
- Owen Tobert
- Sebastien Bergeron
- Murray Anderson
- Chuck Ingram
- Phil Kirkham
- Lindsay Felton
- Andrew Rockwell
- Greg Cuneo
- Mike & Donna Macdonald – Bowmac
- Arsheel Hirji, Lisa Simone, Stacey Peterson – Fresh Start
- Mike & Sylvie – Baboushkin Design Group

## **Additions to Agenda**

- None
- Opt to utilize raise hand function during this meeting

## **Meeting Minutes Revisions**

- None

## **Updates from the Chair**

- None – Happy New Year!
- Applications Manager updates – none

## **Presentations**

2400 Block @ 5th St NW

- Arsheel Hirji – City employee, works on affordable housing projects
- [www.2400block.ca](http://www.2400block.ca) is the landing website for this project



- Pre-application process has been conducted
- Providing access to affordable housing to a group of people who have committed to a life of sobriety
- Stacey Peterson – exec director for 17 years – Fresh Start is a long-term, abstinence-based treatment facility – graduates of first step treatment program committed to the long term
- <https://www.freshstartrecovery.ca/>
- Good Neighbour Agreement – Highland Park, Thorncliffe, Fairview, & City of Calgary
- Not only men at this facility– looking at co-ed facilities and potentially families
- Care & control of Lethbridge facility (ARCHES)
- Baboushkin Group – believes proposed design contributes to Mount Pleasant & broader Calgary wide policies – falls within the ARP guidelines
  - o High quality durable materials to be kept simple & long lasting;
  - o High quality landscaping for a pleasing walking environment & street interface;
  - o Within 16 m height restrictions;
  - o Adjacent to multi-res townhouses to the north, various commercial / institutional;
  - o Large courtyard included to accommodate gathering of residences;
  - o Eyes on the street through many windows;
  - o Bicycle storage and parking is plentiful;
  - o No additional curb cuts;
  - o Parking located underground;
  - o Waste collection is located at north lane;
  - o Lane is to be paved.
- Parking is integrated into the building – parking study has begun; through DP application will explore parking options; will share parking study with CA; will engage about what flow of traffic would be ideal / best for site
- Engagement with the neighbours – billboards on site – engaging with the province and D. Farrell’s office shortly – planning on a DP submission early Feb
- Community typically supports density along major corridors, supports affordable housing in practise
- Question about parking – how many stalls planned for? 17 stalls currently planned for, also cited street parking
  - o Funding model is not fully in place – asset may very likely belong to the Province
  - o Survey of current tenants shows only 11% own vehicles
  - o Not a staffed building – outreach worker coming/going
- Concerns about parking, traffic, people residing in 2400 Block
- Property in the past, this was going to be a senior’s residence (1) what happened to that project and (2) how can we be sure we will get what we’re being pitched?
  - o Senior residence needs study showed financials didn’t work out, better suited for a group like Fresh Start



- Locked in a partner – developer & Fresh Start – can only be used by this group for 12 months; within 12 month period, DP needs to be started; funding needs to be secured
- Funders want to back Fresh Start – committed to doing something like this, worked hard to obtain a space like this
- What does the ownership model look like?
  - Less than market rate rental units; potentially owned by the Province with Fresh Start as the operator
- Other Fresh Start facilities are within closer proximity to each other – is this the right place for this development?
- Neighbour agreement – is there some kind of leverage we can get from the province to support the redevelopment of this site?

Dale Calkins, Ward 7 Policy Advisor

- Introductions – here to answer Committee questions
- Quick discussion about North Hill LAP & affordable housing
- Questions
  - Value in Committee responses – provide on-the-ground, localized feedback that may be missed by higher level review bodies
  - Aspirational goals for MP could be reflected in our comments – what we want to see in our community, retained, enhanced
  - Council is more receptive to comments that focus on what a community wants to see, not just what they don't want to see
  - Development application is less important than the land use; pushing for more density on 20 Ave & 4 Street; holding developers and applicants to their submission promises
    - Admittedly a limitation of the process – not something a city can do based on provincial restrictions
  - Waste & recycling bins – managing the number/location/tidiness of bins is a City-wide problem; there is an issue with tearing down homes to put up contentious projects in valuable locations when 16<sup>th</sup> Avenue has so many vacant lots
    - Unfortunately, can't tell people what to build and where, not that kind of society
    - LUB review is hopefully going to address some key "irritants" to make a better community
  - Visioning document

2400 DEBRIEF

- This is going to need a guide to manage this project – AW / AT to discuss

**Level 1 – City & Multi-Community**



- Green Line
  - o Concerns remain about a surface route on Centre Street – concerns regarding degradation of commercial businesses; “second class solution” by putting it in the middle of the street?
  - o Push for holdback until we can do this right – Chris to discuss with Crescent Heights, Tuxedo Park
- NHCLAP / Guidebook
  - o Reiterate our position in a letter – AW
- LUB
  - o No Update
- North Hill Neighbourhood Streets
  - o Another round of engagement to open up in Feb
  - o Balmoral Circus flower gardens
- MDP/CTP update
  - o Still at CMRB

#### **Level 2 – Community**

- Established Areas Growth & Change
  - o No update

#### **Level 3 – Neighbourhood**

- All in progress – please contact AT/SB to discuss any of these further if you have queries
- DP2020-7421 @ 1713 2 ST NW – Child Care Centre
  - o Submitted comments – we can’t control what’s going to be there, and as such we should stay on top of this project

#### **Level 4 – Block**

- DP2018-4664 & DP2020-7132 @ 318 17th Ave NW
  - o Required changes to be approved by the City – developer did not build to that permit – local residents have been upset that what was promised was not constructed
  - o Developer has applied for a new DP that is in alignment (contextual) with the bylaw; therefore, it is approved without need for consultation
  - o Residents do not believe that even this new project complies with the new DP
  - o Meeting THURSDAY (AT, CB, AW)

#### **December Action Items**

- FCC in attendance – Feb 2021 meeting