

West Hillhurst Planning Committee Meeting Minutes

Tuesday February 18, 2020 7:00pm WHCA Boardroom

Attendance

Chairperson: Ken Hersen
Coordinator: Karen Dahl
Members present: Phil Dack,
Guests present: Michael Wing, Murad Shivji, Alexander Dhand, Maureen Mooney

January 20, 2020 minutes approved.

LOC2019-0086: 2417 5 Ave NW; New Land Use Amendment from R-C2 to MU-1

This proposal was first submitted in July 2019. The scope changed in the fall of 2019 to include two adjacent properties.

The Planning Committee submitted the following comment to the File Manager on October 25, 2019:

- A single lot rezoned as MU-1 does not seem appropriate for a mid-block location.

The Planning Committee submitted the following comments to the File Manager on December 24, 2019:

- 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.

Alexander Dhand, Maureen Mooney (owners) and Murad Shivji (realtor) attended our meeting to discuss the redesignation. Public engagement closed on December 30, 2019. DTR just distributed to the applicants and they were encouraged to meet with the WHPC at this time. They have reached out to neighbours regarding the change. According to the applicants, all but one neighbour is in support and the Kensington Clinic is concerned with parking.

The PC has requested they supply us with a write up of what neighbours said without identity. If they have comments they are encouraged to reach out to our group.

Guidebook for Great Communities – Letter Draft

PD drafted letter on behalf of the committee outlining our concerns with the Guidebook in its current form. Minor revisions needed and once completed we will send it to WHCA President for review and approval of the Board prior to sending to the City Councillors.

Action: KD to send completed letter to councilors if approved by WHCA Board.

Area 4 Local Growth Planning Session – February 24, 2020

KH, PD and KD attending session. We are hoping to discuss:

- Why West Hillhurst in its entirety is not included in LAP 4
- Opposition to blanket RCG zoning for West Hillhurst.
- Future of Crowchild Trail upgrading.
- Next steps for engagement

Development Permit/Land Use Amendment Community Letter

Decision deferred until March WHPC meeting.

Website Updates:

Action Items: KD to remove 19+2 information

KD to add updated information regarding GGC and LAP

DP2020-0446: 2040 5 Ave NW; Temporary Use Home Occupation – Class 2 (Esthetics)

The WHCA Planning Committee offered the following comments to the File Manager:

- This application does not have adequate parking according to the bylaw.
- The Planning Committee would like to see a plan of the house and the square footage that will be used for the business.

DP2020-0609: 2228 1 Ave NW; New Single Detached Dwelling, Garage with Backyard Suite

The Planning Committee agreed with the comments submitted by the Councillor's office and added the following:

- To ensure the final build is not over allowable height, it is recommended the builder does not design to maximum height.
- Requested height is not contextual to neighbouring lower eaves and does not fit in with the surrounding developments.
- Drainage issues should be addressed
- The committee supports pleasing streetscapes and is concerned with the tree loss and lack of replacement trees proposed.

Meeting Adjourned 9:10pm