

**West Hillhurst Planning Committee Meeting Minutes**  
**Monday December 21, 2020 7:00pm Conference Call-in**

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**Attendance**

Chairperson: Ken Hersen  
Coordinator: Karen Dahl  
Members present: Marc Rosso, Janice Paskey, Amanda Burdick, Michael Wing, Byron Miller  
Guests present: Mike Borkristl (Tricor Design Group)

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1. November 16, 2020 Minutes - Approved
2. 7:05pm Meeting with Mike Borkristl from Tricor Design Group to discuss proposed rezoning at 2704 5 Ave NW
  - Proposing to rezone lot from RC2 to RCG early in 2021. Anticipating two units on 26 Street NW and two units on 5 Ave NW.
  - The applicant's proactive approach for engagement with the Planning Committee is appreciated.
  - WHPC encouraged developer to reach out to direct neighbours and address drainage concerns.
  - Discussion regarding this building form and the negative impact on direct neighbours.
3. 7:35pm Riley Communities Local Growth Planning Project Updates
  - Guidebook will go to PUD on January 13, 2021 and then to Council in February 2021.
  - Inner City Working Group Guidebook session planned for January 26, 2021
4. 7:40pm Sound Walls in West Hillhurst
  - JP to compose a letter for Councillor to identify our crumbling sound walls as an area of concern.
5. 7:45pm DP2020-7696: 2830 Parkdale BV NW, New Single Detached Dwelling and Accessory Residential Building (garage)  
  
Comments submitted:
  - WHPC agrees with the comments submitted by the Councillor's office.

- Concerned with privacy issues surrounding the massing of the third storey.
- To ensure the final build is not over allowable height, it is recommended the builder does not design to maximum height.
- The WHPC encourages diverse build environments. This form is common in West Hillhurst and we would encourage the developer to diversify their design.
- Advise that wood slats be avoided on exterior build and replaced by materials that are more suitable for our climate.

6. 7:50 DP2020-7757: 218 19 Street NW; New Dwelling Unit, Retail and Consumer Service

Comments submitted:

- Massing should be reduced to align with neighbouring 19+2 development. Balconies and setbacks on the 4<sup>th</sup> and 5<sup>th</sup> storeys are encouraged to provide interactions with the street.
- Modify ground floor design to allow for commercial flexibility. Move residential entrance to allow the highest concentrations of shops and services.
- The proposed building does not offer a mix of residential units. With such close proximity to schools, the committee encourages units that would be suitable for families. A variety of housing types ensures everyone has a place to stay and to grow in this neighbourhood.
- A parking study should be completed for potential impact on parking due to relaxation requested. The committee agrees with Councillor Farrell that units should not have residential parking permits.
- The committee is concerned with fire safety and the lack of bedroom windows and balconies and would request a Fire Code review.
- There is reduced potential for 19 Street NW development with a single building proposed on this site.
- 19 Street NW continues to see higher density builds and should be included in the City's Main Streets initiative.
- Offer a mix of hard and soft landscaping that is located to support pedestrian comfort and delineate the transition from the public realm to private realm.
- Offer a landscape boulevard next to the sidewalk to give space for trees, transit stops and street furniture.

- Encourage building setbacks along 19 Street NW with soft landscaping that is located to support pedestrian comfort and provide the strongest delineation between public realm to private.
7. 8:35pm DP2020-7716: 2024 Bowness Road NW; New Single Detached Dwelling (west parcel) and Accessory Residential Building (garage)

Comments submitted:

- The applicant should ensure that privacy concerns of the neighbouring properties are addressed and mitigated.
  - It is the position of the committee that all property owners should have equal access to sunlight, with the impacts of shadowing from a new development on existing neighbouring properties be identified, addressed and mitigated.
  - The committee would like to see a shadowing study done so the impact of this unique design and limited use of setbacks can be properly assessed from a shadowing standpoint and those impacts addressed.
  - The WHPC encourages diverse build environments. This form is common in West Hillhurst and we would encourage the developer to diversify their design.
  - The committee is concerned with how this home fits within the City's Climate Resilient Strategy. With so much north facing glass, this build would potentially have a low R-value.
8. 8:45pm DP2020-8180: 2004 1 Ave NW; Change of Use: Outdoor Café, Convenience Food Store
- WHPC had no comments

**New Business**

- Identify curb cuts to be remedied in the community.

**Meeting Adjourned 9:00pm**

