

**West Hillhurst Planning Committee Meeting Minutes**  
**Monday December 20, 2021 7:00pm Conference Call-in**

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**Attendance**

Chairperson: Interim Chair Marc Rosso

Coordinator: Karen Dahl

Members present: Byron Miller, Lisa Caines, Amanda Burdick, Janice Paskey

Guests present: Lei Wang, Gayle MacDonald, Heather Clark

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1. November 15, 2021 Minutes - Approved
2. 7:25-7:50pm 2032 & 2040 5 Ave NW, Proposed LOC from R-C2 to R-CG
  - Lei Wang from Horizon Land Surveys attended meeting
  - The building is planned to be similar to 2101 5 Ave NW with a maximum of nine units at 11m height with street interfaces at 20 Street and 5 Ave. Units will be intended for sale
  - Neighbours voiced concerns with parking and garbage/recycling bins.
  - Developer is looking at private collection for garbage and recycling instead of city pick up to eliminate numerous bins.
  - Committee expressed concerns with the rising issues Airbnb suites are causing in our community.
3. 7:50-8:30pm Development Permit Applications
  - DP2021-7163: 2203 Westmount Road NW, Change of Use - Social Organization
    - No comments
  - DP2021-8491: 2739 1 Ave NW, New Single Detached Dwelling  
Comments submitted:
    - It is unclear if the proposed dwelling is discretionary due to height and/or site coverage
    - The applicant should consider water drainage issues
    - The WHPC supports our neighbourhood's tree canopy and is concerned that the applicant is not planting trees on their homes after completion.

- DP2021-8726: 2721 5 Ave NW, New Semi-Detached Dwelling and garages  
Comments submitted:
  - It is unclear to the committee why this development is discretionary

#### 4. 8:30-8:35pm New Business

- Terms of Reference - Approved by WHCA Board
- Connecting with Councillor Wong - invite to February Meeting
- WHCA Cell Tower- no update
- Flashing Beacon Crosswalk - progress is being made

#### 5. Information Items

- DP2021-7010: 2320 Westmount Road NW, Semi-Detached Dwelling - Approved
- DP2020-7757: 218 19 Street NW, Boutique Building - Approved.
- DP2021-6970: 2312 Bowness Road NW, Contextual Single Detached Dwelling
- DP2021-6971: 2312 Bowness Road NW, Contextual Single Detached Dwelling

Adjourned 8:35pm