

West Hillhurst Planning Committee Meeting Minutes
Monday January 17, 2022 7:00pm Conference Call-in

Attendance

Chairperson: Interim Chair Marc Rosso

Coordinator: Karen Dahl

Members present: Byron Miller, Amanda Burdick, Janice Paskey, Phil Dack,
Michael Wing, Ken Hersen

Guests present: John Turk

1. December 20, 2021 Minutes - Approved
2. 7:00-8:45pm Development Permit Applications
 - LOC2021-0216: 2032 5 Ave NW, Land Use Amendment from R-C2 to R-CG
 - The committee expects that the community concerns regarding increased traffic, increased density, height, shadow effects and safety will be properly addressed by the developer at the Development Permit stage.
 - DP2021-09248: 2629 5 Ave NW, New Single Detached Dwellings and garages (East and West lot)
 - There seems to be an error with the site coverage calculation. Please provide the correct calculation to the committee for review.
 - The committee does not support a relaxation to building depth.
 - The applicant should consider water drainage issues on this parcel.
 - The garage is significantly closer (0.6 meters (1.96 feet)) from the edge of the lane way than the other garages of adjacent properties. This will result with bins being completely in the alleyway and will impede neighbors having sufficient width to access their garage.
 - 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 supports pleasing streetscapes and is concerned with the tree loss and lack of replacement trees proposed.

- DP2021-8799: 1929 3 Ave NW, Change of Use - Single Detached Dwelling (projection into side setback)
 - From the file manager’s comments (see below) related to the original application and the removal of the roofed area, it is apparent that the original DP application was submitted as a contextual application to expedite the DP but it seems in violation of the spirit of the contextual rules given an intent to include a feature that would not have qualified as contextual.

“The original development permit was applied for as a contextual and the rear covered porch required a very small relaxation. So for the sake of time and to be able to get to construction they removed it from the original dp and complied with all the contextual rules. They have now applied for a discretionary development for the same ask with this minor relaxation.”
 - The WHCA planning committee strongly opposes this Development Permit.
 - The committee does not support the enclosure as it exceeds site coverage
 - The committee would like to know what the neighbours think of the proposed relaxation.

- DP2022-00047: 2614 7 Ave NW, New Semi-Detached Dwelling
 - The sidewalks should be level, not part of the sloping driveway, to enhance the pedestrian experience and prevent falls.
 - The committee understands the challenges of laneless parcels. Nonetheless, we believe there are better design options to reduce the dominance of garages and driveways on the streetscape. We would support increased green landscaping and permeable area to match adjacent homes.

- SB2021-0481: 2533 4 Ave NW, Proposed Use-Single Detached Dwellings
 - no comment

3. 8:45-9:00pm Discussion topics for February meeting with Councillor Wong

- Riley Communities Local Area Plan
- Crowchild Trail Pedestrian Overpass
- Traffic calming measures
- Legacy Curb Cut Remediation and 5A Network Policy
- Short Term Rental Guidelines
- Tree Planting Bylaw Enforcement
- Process for ongoing engagement with the Councillor's office.

4. 9:00pm New Business

- AB initiating a pedestrian crossing at 23 Street & 5 Ave NW.

Adjourned 9:15pm