

West Hillhurst Planning Committee Meeting Minutes April 18, 2022 7:00pm Conference Call-in

Attendance

Chairperson: Interim Chair Marc Rosso
Coordinator: Karen Dahl
Members present: Amanda Burdick, Janice Paskey, Byron Miller

1. 7:00-8:15pm Development Permit Applications

- DP2022-01504: 66 21 Street NW, Addition: Social Organization (main floor - south elevation, second floor)
 - The committee appreciates the curb cut remediation

- DP2022-01906: 2128 9 Ave NW, New Single Detached Dwelling
 - The committee is not supportive of a front driveway when the development has laneway access.
 - The sidewalks should be level, not part of the sloping driveway, to enhance the pedestrian experience and prevent falls as part of the City's 5A Network Policy.
 - 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.
 - We expect the tree schedule to be followed and monitored.

- DP2022-02108: 2316 Broadview Rd NW, New Single Detached Dwelling with garage
 - We request a copy of the Detailed Review for clarity on what relaxations are being requested that make this development discretionary.
 - A parcel of this width is required to have two trees as per the City's Tree Requirement for New Homes Policy. The committee would like the drawings to be updated with the tree placement details.

- DP2022-02283: 2015 Westmount Rd NW, New Semi-Detached Dwelling with garages
 - We request a copy of the Detailed Review for clarity on what relaxations are being requested that make this development discretionary.
 - New developments are required to plant trees to enhance our neighbourhood's urban canopy. We would like details on where the developer will place the trees.

- DP2022-02324: 2708 Parkdale Blvd NW, New Semi-Detached Dwelling with garages
 - We request a copy of the Detailed Review for clarity on what relaxations are being requested that make this development discretionary.

- The committee supports our neighbourhood's urban canopy. It is concerning that the drawings did not include a record of tree removal or new trees being planted.
- DP2022-02367: 521 18A Street NW, New Single Detached Dwelling, Secondary Suite (basement)
 - We request a copy of the Detailed Review for clarity on what relaxations are being requested that make this development discretionary.
 - New developments are required to plant trees to enhance our neighbourhood's urban canopy. We would like details on where the developer will place the trees.
 - The committee expects the remediation of the existing curb cut when the new laneway is placed.

2. 8:15:-8:20pm Riley Communities Local Area Plan Updates

- Second Riley Plan Introduction meeting March 31, 2022.
- WHCA appointed Working Group representatives
- Public Launch April 12 - May 8
- Working Group Application Intake April 12 - May 8
- Working Group Notification May 18
- Public Virtual Sessions April 21 and May 3
- Working Group Session 1 June 21

3. 8:20-8:35pm Other Items:

- Approve March 21, 2022 Meeting Minutes
- 19 Street NW Streetscape
 - bikelanes along 19street.
 - no beautification or sidewalk upgrades.
- West Hillhurst Dog Park
 - engagement is currently active.
 - upgrades will include stairs and sitting areas.
 - \$300k project starting this summer.
- Cell Tower at WHCA
 - The WHCA Board voted against allowing a cell tower on its leased park land at the April 2022 meeting.
- New Business
 - New Online Comment Submission

Adjourned 8:40pm

