

West Hillhurst Planning Committee Meeting Minutes November 21, 2022 7:00pm Conference Call-in

Attendance

Chairperson: Interim Chair Marc Rosso
Coordinator: Karen Dahl
Members present: Janice Paskey, Ken Hersen
Guests present: Michael Farrar and Wendy Richards from FAAS

1. 7:00-7:40pm DP2022-07331: 218 19 Street NW; New Office, Retail and Consumer Service

- No relaxations requested.
- Retail at grade, three levels of offices.
- Will maintain the green space along 19th Street NW that 19+2 has created.
- A bench and mural to enhance the public realm.
- Building will have a rooftop amenity patio. Will mitigate privacy concerns.
- Office space requires less parking as people commute to work. Planning two parking stalls and storage for fifteen bikes.
- Bus stop with shelter is planned as part 19+2.
- Will have a garbage and recycling enclosure.
- Discussed building materials, colour choice and East facing window placement. Recommended FAAS to work with 18A residents to make the building as aesthetically pleasing as possible.
- PC had no comments to submit.

2. 7:40-7:55pm Development Permit Applications

- DP2022-07348: 2728 6 Ave NW; New Single Detached Dwelling with garage
 - The committee does not support the height relaxation. We recommend a change to the roof pitch so it does not go over allowable height.
 - New developments are required to plant trees to enhance our neighbourhood's urban canopy. We expect the tree schedule to be followed and monitored.
- DP2022-0349: 2728 6 Ave NW; New Single Detached Dwelling with garage
 - New developments are required to plant trees to enhance our neighbourhood's urban canopy. We expect the tree schedule to be followed and monitored.

- DP2022-06436: 2215 Juniper Road NW; Addition: Single Detached Dwelling (main floor-front and side)
 - The committee supports pleasing streetscapes and encourages the development to increase green landscaping by planting a tree along Juniper Road NW.

3. 7:55-8:10pm Riley Communities Local Area Plan Updates

- Community Association online session November 29 6:30-8:30
- JP and KH did a community walk through with the Riley LAP team.

4. 8:10-8:30pm Transportation Committee Updates:

- BRT transit comments
- No updates from the mobility committee
- 23 street pedestrian crosswalk trying to get a study done.

5. 8:30-8:45pm Other Items:

- October 17, 2022 Meeting Minutes Approved
- LOC2021-0080 Public Hearing on November 1, 2022.
 - Decision has been delayed.
 - City has highlighted pedestrian safety concerns and requested a DP from the developer.
- New Business
 - FCC Planning Committee Review
 - FCC Community Guide to the Planning Process

6. 8:45pm Information Items:

- DP2022-07038: 2227 Broadview Road NW; Add balcony with privacy screens

Adjourned 8:45pm