

West Hillhurst Planning Committee Meeting Minutes

April 22, 2025 7:00pm Zoom Meeting

Attendance

Chairperson: Interim Chair Marc Rosso

Coordinator: Karen Dahl

Members present: Wayne Newby, Carole Elliott, Janice Paskey

1. 7:00pm Development Permit Applications:

DP2025-01541: 2613 6 Ave NW, New: Single Detached Dwelling

- The proposed development leaves very little space for green landscaping and with concrete slab at the rear property the development appears to exceed the lot coverage ratio.
- The applicant should consider water drainage issues on this parcel.
- New developments are required to plant trees to enhance our neighbourhood's urban canopy. We expect the tree schedule to be followed and monitored as per the City's tree requirements for new homes bylaw:
<https://www.calgary.ca/development/home-building/new-home-trees.html>
- Please see the attached letter regarding treeless homes in West Hillhurst.

DP2025-00808: 2111 Broadview Rd NW, New: Townhouse (1 building), Secondary Suite (4 suites), Accessory Residential Building (garage)

- The basement window grate causes a serious safety concern in the event of an emergency.
- There is no natural light into the basement living spaces.
- There does not appear to be sufficient space or bins available for garbage, compost and recycling. We suggest private waste disposal.
- The proposed bike storage seems too small and laid out inefficiently.
- New developments are required to plant trees to enhance our neighbourhood's urban canopy. We expect the tree schedule to be followed and monitored as per the City's tree requirements for new homes bylaw:
<https://www.calgary.ca/development/home-building/new-home-trees.html>
- Please see the attached letter regarding treeless homes in West Hillhurst.

DP2025-01449: 2231 2 Ave NW, New: Semi-Detached Dwelling, Secondary Suite (basement), Accessory Residential Building (garage)

- Shared garage access between multiple owners poses a unique safety threat.
- New developments are required to plant trees to enhance our neighbourhood's urban canopy. We expect the tree schedule to be followed and monitored as per

the City's tree requirements for new homes bylaw:

<https://www.calgary.ca/development/home-building/new-home-trees.html>

- Please see the attached letter regarding treeless homes in West Hillhurst.

**DP2025-01509: 2040 4 Ave NW, New: Rowhouse Building (1 building),
Secondary Suite (4 suites), Accessory Residential Building (garage)**

- The proposed structure is lacking in attractive design.
- The committee would like to see unit differentiation and feels that the proposed development could benefit from adding some contextual features such as porches that will respect or enhance the established character of the neighbourhood.
- A development on a corner parcel has the potential to elevate this type of housing form which the current design fails to utilize.
- The WHPC expects the development to be built with high quality and long lasting materials which would require minimal regular maintenance to retain its original aesthetics. Recent row housing infills in the West Hillhurst neighborhood have been constructed with low-quality materials and have clear signs of premature degradation.
- Similar developments have been completed and have not complied with tree bylaws.
- Developers should be required to pave the rear lane when proposing a multi unit development.

**DP2025-01666: 2301 3 Ave NW, New: Rowhouse Building (1 building),
Secondary Suite (4 suites), Accessory Residential Building (garage)**

- Developers should be required to pave the rear lane when proposing a multi unit development.
- The grade of the lot will restrict access to the garage and waste collection.
- We expect assurances from the builder that a new sidewalk of appropriate width will be constructed and any legacy curb cuts removed. Sloping driveway cuts represent a significant wintertime slip-fall hazard. Such hazards are a matter of public health, for which the City is responsible, and should be prohibited.
- The applicant should consider water drainage issues on this parcel.
- New developments are required to plant trees to enhance our neighbourhood's urban canopy. We expect the tree schedule to be followed and monitored as per the City's tree requirements for new homes bylaw:
<https://www.calgary.ca/development/home-building/new-home-trees.html>
- Please see the attached letter regarding treeless homes in West Hillhurst.

DP2025-01993: 2316 Broadview Rd NW, New: Single Detached Dwelling, Secondary Suite (basement), Accessory Residential Building (garage)

- Please provide a streetscape rendering.
- New developments are required to plant trees to enhance our neighbourhood's urban canopy. We expect the tree schedule to be followed and monitored as per the City's tree requirements for new homes bylaw:
<https://www.calgary.ca/development/home-building/new-home-trees.html>
- Please see the attached letter regarding treeless homes in West Hillhurst.

DP2025-02157: 2107 10 Ave NW, New: Semi-Detached Dwelling, Accessory Residential Building (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 as per the City's tree requirements for new homes bylaw:
<https://www.calgary.ca/development/home-building/new-home-trees.html>
- Please see the attached letter regarding treeless homes in West Hillhurst.

2. 8:30pm Other Items:

- Approve March 17, 2025 Meeting Minutes
- New business

3. 8:45pm Information Items:

- SB2025-0093: 421 18 St NW, Proposed Use: Single Detached Dwellings
- SB2025-0104: 2421 3 Ave NW, Proposed Use: Single Detached Dwelling(s)
- SB2025-0135: 2232 1 Ave NW, Proposed Use: Semi Detached Dwelling(s)
- DP2024-06922: 2840 6 Ave NW, New: Single Detached Dwelling - Approved
- DP2024-03857: 405-415 19 St NW, New: Dwelling Units (4 buildings), Secondary Suites, Garages (2 buildings) - Approved
- DP2025-01062: 2609 5 Ave NW, Contextual Semi-Detached Dwelling, Secondary Suite (basement - 1), Accessory Residential Building (garage)

Adjourned 9:00pm