

West Hillhurst Planning Committee Meeting Minutes September 15, 2025 7:00pm Zoom Meeting

Attendance

Chairperson: Interim Chair Byron Miller

Coordinator: Karen Dahl

Members present: Wayne Newby, Leigha Pidde, Ken Hersen

1. 7:00pm Development Permit Applications:

DP2025-04835: 2020 Westmount Rd NW, New: Semi-Detached Dwelling, Secondary Suite (basement)

- The Riley Area Communities Local Area Plan was approved by Council on March 4, 2025. This application is not in accordance with Section 2.5.2.1 Kensington Rd NW Neighbourhood Main Streets, Policy d. which states:
 - Development between Kensington Road NW and Westmount Road NW should:
 - i. locate the front of mid-block buildings onto Kensington Road NW;
 - ii. contribute to enhanced public spaces along both roads;
 - iii. provide direct sidewalk connection to Kensington Road NW;
 - iv. have vehicular access off Westmount Road NW and/or applicable adjacent streets;
- The front stairs for each unit are imposing and do not create the sense of an active entrance. Options such as shared central stairs, integrated with landscaping splitting the driveways could make the homes more welcoming.
- Better landscaping would improve the overall curb appeal of the home as would using natural materials like stone and would instead of metal and concrete.
- The committee is concerned with the amount of tree removal and lack of replacement trees proposed. 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.
- The applicant should consider water drainage issues on this parcel
- We expect assurances from the builder that a new sidewalk of appropriate width will be constructed and the legacy curb cuts will be 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.

DP2025-04938: 2412 1 Ave NW, New: Single Detached Dwelling (east parcel), Accessory Residential Building (garage)

- The WHPC had no comments.

DP2025-04939: 2412 1 Ave NW, New: Single Detached Dwelling (west parcel), Accessory Residential Building (garage)

- The WHPC had no comments.

DP2025-05133: 2712 5 Ave NW, New: Semi-Detached Dwelling, Secondary Suite (basement), Accessory Residential Building (garage)

- The committee is concerned with the amount of tree removal and lack of replacement trees proposed.
- Semi-detached homes are required to plant two trees per unit that are 50mm in diameter. 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.
- The applicant should consider water drainage issues on this parcel
- We expect assurances from the builder that a new sidewalk of appropriate width will be constructed and the legacy curb cuts will be 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.

DP2025-05138: 2812 1 Ave NW, New: Semi-Detached Dwelling, Secondary Suite (basement), Accessory Residential Building (garage)

- The committee appreciates the proposed tree planting. We would recommend they are planted on opposite fences as columnar aspens require 8-12 ft to allow for mature width and root growth.
- The applicant should consider water drainage issues on this parcel
- We expect assurances from the builder that a new sidewalk of appropriate width will be constructed and the legacy curb cuts will be 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.

2. 7:30pm Other Items:

- Approve June 16, 2025 Meeting Minutes
- WH Planning Advocacy Group Policies
- New business

3. 8:45pm Information Items:

- DP2025-04237: 2234 7 Ave NW, Contextual Single Detached Dwelling, Accessory Residential Building (garage)
- DP2025-03458: 2629 3 Ave NW, New: Single Detached Dwelling (east unit), Accessory Residential Building (garage) - Approved
- DP2025-03457: 2629 3 Ave NW, New: Single Detached Dwelling (west unit), Accessory Residential Building (garage) - Approved

Adjourned 8:10pm

July and August 2025:

The following applications were received over the summer:

DP2025-02953: 106 19 ST NW, Changes to Site Plan: Child Care Service (outdoor play area)

- The WHPC had no comments

DP2025-03457: 2629 3 AV NW, New: Single Detached Dwelling (west unit), Accessory Residential Building (garage)

- 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.

DP2025-03458: 2629 3 AV NW, New: Single Detached Dwelling (east unit), Accessory Residential Building (garage)

- 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.

DP2025-03462: 2629 1 AV NW, Changes to Site Plan: Accessory Residential Building

- 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.

DP2025-03617: 421 18 ST NW, New: Single Detached Dwelling (west parcel)

- 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.

DP2025-03618: 421 18 ST NW, New: Single Detached Dwelling (east parcel)

- 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.

DP2025-03698: 2633 1 AV NW, Revision: Multi-Residential Development (retaining wall height)

- 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.

DP2025-03767: 2421 3 AV NW, New: Single Detached Dwelling (east lot), Accessory Residential Building (garage)

- 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.

DP2025-03768: 2421 3 AV NW, New: Single Detached Dwelling (west lot), Accessory Residential Building (garage)

- 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.

DP2025-03790: 116 19 ST NW, Revision: Office - ground floor (change of use to DP2023-08211); Exterior Renovations: Office

- The WHPC had no comments

DP2025-03796:2128 9 AV NW, New: Semi-Detached Dwelling

- 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.

DP2025-03820: 2121 BOWNESS RD NW, New: Single Detached Dwelling, Accessory Residential Building (garage)

- 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.

DP2025-04076: 2114 5 AV NW, New: Single Detached Dwelling, Accessory Residential Building (garage)

- 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.

DP2025-04161: 2719 1 AV NW, New: Single Detached Dwelling, Secondary Suite (basement), Accessory Residential Building (garage), Backyard Suite (above garage)

- 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.

DP2025-04216: 2125 BOWNESS RD NW, New: Single Detached Dwelling, Accessory Residential Building (garage)

- 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.

LOC2025-0132: 2330 5 AV NW, Land Use Amendment to accommodate H-GO

The West Hillhurst Planning Committee (WHPC) respectfully submits the following comments concerning the above referenced Land Use Change to the Housing Grade-Oriented (H-GO) designation:

- The WHPC supports the City's strategy to provide more housing options within the City and is interested in seeing affordable housing and missing middle housing opportunities within the West Hillhurst area. In order for stakeholders to be in the best possible position to evaluate the merits of this

application, the WHPC encourages the applicant to submit a development permit application so the land use redesignation and DP can be evaluated on a concurrent basis.

- The WHPC acknowledges that community concerns regarding increased traffic, density, height, shadow effects, waste and safety are typically within the scope of the development permit applications. However, these items should be evaluated as part of this land use amendment.
- The WHPC has repeatedly explained the incorrect classification of BRT service within this neighborhood:
 - Route 305 is incorrectly classified as “BRT” service - its name a relic from 2018 when it was replaced by the MAX Orange Route on 16th Ave. Currently Route 305 only runs 3 buses during the AM & PM rush hours periods respectively, on a 30 minute frequency. This is more properly classified as “express bus” service.
 - Given this limited frequency, neither the Route 305 or any other routes serving West Hillhurst meet the City’s own definition of “Primary Transit”. In the 2020 Calgary Transportation Plan, this is defined as i) <10min frequency ii) 15 hrs a day and ii) 7 days a week.
- The increase to vehicular traffic generated by the proposed development would pose a substantial increase in hazards to pedestrians and cyclists. This is in direct violation of multiple city policies that place pedestrians and cyclists at the top of the mobility hierarchy.
- The WHPC acknowledges increasing concerns with issues arising from Airbnb rentals within the community. Although the regulation of such activities is outside the scope of this application, the committee would like to see increased emphasis on properties suitable for long-term rather than short-term occupation.
- There is increased concern regarding this buildform within the community as the existing row house located at 701 19 Street NW is repeatedly in violation of noise, nuisance and litter complaints.
- The WHPC expects the development to be built with high quality materials such as brick or stone. Recent row housing infills in the West Hillhurst neighborhood have been constructed with low-quality materials and have clear signs of premature degradation.

- The WHPC expects assurances from the builder that the tree bylaw and sidewalk remediation will be followed.
- Rear alleys in West Hillhurst are heavily impacted by the significant increase in the number of garbage, recycling and compost bins from new density focused developments.
- Information regarding the environmental impact, or sustainability, of continued densification is required prior to approval. Increasing on-street parking congestion, reducing (or eliminating) private amenity space, failing to protect the existing tree canopy and other natural assets, increasing impervious surfaces with negative impacts to runoff and water quality, and general over-development is of particular concern to the WHPC. The focus on density fails to consider the climate emergency facing the City of Calgary.

To summarize, the WHPC does not support the subject Land Use Redesignation, as proposed.