

## **West Hillhurst Planning Committee Meeting Minutes December 15, 2025 7:00pm In Person Meeting**

---

### Attendance

Chairperson:

Coordinator: Karen Dahl

Members present: Carole Elliott, Wayne Newby

---

### **1. 7:00pm Development Permit Applications:**

DP2025-06007: 401 19 St NW, New: Rowhouse Building (1 building), Accessory Residential Building (garage, mobility storage and waste and recycling enclosure)

- DP2024-03857 has been approved with 32 units. The addition of a townhouse is an overdensification of this block. The West Hillhurst Planning requests the City of Calgary prioritize the lack of transit infrastructure within our community to accommodate the increase in population density.
- West Hillhurst does not currently have any transit routes (including the newly revised Route 1 as of Fall 2023) that satisfy 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 iii) 7 days a week.
- West Hillhurst also does not have a BRT Route such as Route 305 BRT service as providing Primary Transit to West Hillhurst. This route was discontinued in Fall of 2023. As background, this route was always incorrectly classified as "BRT" service - its name a relic from 2018 when it was replaced by the MAX Orange Route on 16th Ave. Previously, Route 305 ran 3 buses during the AM & PM rush hours periods respectively, on a 30 minute frequency. This was more properly classified as "express bus" service.
- RouteAhead - Strategic Plan for Transit in Calgary (2023) and RouteAhead Annual Status Update (2023) indicated that only a small portion of Primary transit has been implemented and that the full implementation will take 10 years. Neither document has indicated that the West Hillhurst Primary Transit path is being addressed in the near future.
- West Hillhurst cannot be developed assuming that a primary transit network will be available.
- Rear alleys in West Hillhurst are heavily impacted by the significant increase in the number of garbage, recycling and compost bins from density focused developments.
- We expect assurances from the builder that sidewalk remediation will be followed. 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 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.
- 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.
- 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.

DP2025-06681: 2614 1 Ave NW, New: Townhouse Building (1 building), Secondary Suite (4 suites), Accessory Residential Building (garage)

- The homes at the rear of the development and the secondary suite access do not have an interface with the street or the lane. Attention to both social interaction and safety should be considered in urban design.
- Community Standards Bylaw 32M2023, section 42 states:
  - (1) The owner or occupier of a Premises on which a dwelling unit has been erected shall display the number assigned to the property pursuant to Bylaw 67M86, the Addressing Bylaw, at a location plainly visible from the street in front of the Premises to which the property is addressed.
  - (2) The owner or occupier of a Premises on which a dwelling unit has been erected that has access to a Lane shall display the number assigned to the property pursuant to Bylaw 67M86, the Addressing Bylaw, at a location plainly visible from the Lane.
- The West Hillhurst Planning requests the City of Calgary prioritize the lack of transit infrastructure within our community to accommodate the increase in population density.
- West Hillhurst does not currently have any transit routes (including the newly revised Route 1 as of Fall 2023) that satisfy 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 iii) 7 days a week.
- West Hillhurst also does not have a BRT Route such as Route 305 BRT service as providing Primary Transit to West Hillhurst. This route was discontinued in Fall of 2023. As background, this route was always incorrectly classified as

“BRT” service - its name a relic from 2018 when it was replaced by the MAX Orange Route on 16th Ave. Previously, Route 305 ran 3 buses during the AM & PM rush hours periods respectively, on a 30 minute frequency. This was more properly classified as “express bus” service.

- RouteAhead - Strategic Plan for Transit in Calgary (2023) and RouteAhead Annual Status Update (2023) indicated that only a small portion of Primary transit has been implemented and that the full implementation will take 10 years. Neither document has indicated that the West Hillhurst Primary Transit path is being addressed in the near future. West Hillhurst cannot be developed assuming that a primary transit network will be available.
- Rear alleys in West Hillhurst are heavily impacted by the significant increase in the number of garbage, recycling and compost bins from density focused developments. Additionally, the presence of power poles in the narrow alley suggests that garbage collection must be well planned.
- Plans for bicycle access seem problematic.
- We expect assurances from the builder that sidewalk remediation will be followed. 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.
- Please indicate a location for snow storage or provide a plan to remove snow to an off site location in accordance with community standards Bylaw 32M2023, the Municipal Development Plan and the Riley Park LAP.
- 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.
- 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.
- 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.

DP2025-06829: 2409 3 Ave NW, New: Backyard Suite (above garage), Accessory Residential Building (garage)

- The committee does not approve of exceeding lot coverage.

DP2025-06788: 2208 6 Ave NW, New: Single Detached Dwelling

- The committee does not approve of exceeding lot coverage.
- The proposed development leaves very little space for green landscaping.
- The soil should remain permeable to the elements. The applicant should consider water drainage issues the rear cement patio may create. We would recommend a wooden deck in the backyard.
- 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. 7:30pm Other Items:**

- Approve November 17, 2025 Meeting Minutes
- New business

**Adjourned 8:00pm**