

## West Hillhurst Planning Committee Meeting Minutes January 19, 2026 7:00pm Zoom Meeting

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### Attendance

Chairperson: Marc Rosso  
Coordinator: Karen Dahl  
Members present: Wayne Newby, Byron Miller, Ken Hersen,  
Guests present: Carol Hume, Jihad Bitat

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

DP2025-07241: 722 24A ST NW, New: Rowhouse Building (1 building, Secondary Suites (4 suites), Accessory Residential Building (garage, storage lockers))

- The addition of an eight unit rowhouse is an overdensification of this parcel. The parcel is located in a cul-de-sac and the parking demands of eight units will be exorbitant. We request a new design with a maximum of six units.
- Suite access is located at the rear of the property and does not have an interface with the street or the lane. Attention to both social interaction and safety should be considered in urban design.
- Trees T1 and T2 are very mature trees. We request assurances from the developer that these existing public trees are retained and protected during construction. Concrete sidewalks should be a minimum of 1.5 metre from the tree for its protection.
- 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>
- 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 rear alley at this address only has one entrance and will create even more congestion.
- There does not appear to be sufficient space for garbage, compost and recycling. This causes congestion within the laneway, for not only this development but all neighbouring garages.
- The garage structure forces units to share garages which is very uncommon and 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.

- 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.

DP2025-07325: 620 20 ST NW Revision: Single Detached Dwelling (1 Building), Semi-detached Dwelling (1 Building), Rowhouse Building (2 Buildings) (change to DP2022-04154)

- We request clarification of this circulation as the building is completed, occupied with residents, and trees planted.
- The original tree schedule should be followed. The developer is encouraged to plant trees elsewhere in the neighbourhood if they do not plant the required trees on this parcel.

DP2025-07515: 2216 5 Ave NW, New: Single Detached Dwelling (east parcel),  
Accessory Residential Building (garage)

- 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>
- We request a re-circulation with a detailed Tree Schedule that meets the requirements of the City's tree planting bylaw.
- Please see the attached letter regarding treeless homes in West Hillhurst.

DP2025-07514: 2216 5 Ave NW, New: Single Detached Dwelling (west parcel),  
Accessory Residential Building (garage)

- 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>
- We request a re-circulation with a detailed Tree Schedule that meets the requirements of the City's tree planting bylaw.
- Please see the attached letter regarding treeless homes in West Hillhurst.

## **2. 8:15pm Other Items:**

- Approve December 15, 2025 Meeting Minutes
- New business

**Adjourned 8:30pm**