

## West Hillhurst Planning Committee Meeting Minutes November 17, 2025 7:00pm Zoom Meeting

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### Attendance

Chairperson: Interim Chair Marc Rosso  
Coordinator: Karen Dahl  
Members present: Leigha Pidde, Carole Elliott

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

DP2025-05932: 2330 5 AV NW, New: Rowhouse (1 building), Townhouse (1 building), Secondary Suite (8 suites), Accessory Residential Building (garage)

- The homes at the rear of the development do not have an interface with the street or the lane. Furthermore, the proposed design limits access to unit four which creates a safety concern for residents. 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. There are no 2024 updates on primary transit infrastructure and existing priority projects, such as the Greenline, have been canceled.

- West Hillhurst cannot be developed assuming that a primary transit network will be available.
- We request the use of Molok bins to reduce clutter in the rear lane.
- 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 Molok commercial garbage collection must be well planned.
- 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.

DP2025-06031: 2311 6 AV NW, New: Single Detached Dwelling, Accessory Residential Building (garage)

- 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.
- 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 October 20, 2025 Meeting Minutes
- WH Planning Advocacy Group Policies
- New business

**Adjourned 8:00pm**