

Community Association Response

From: whcaplanningcommittee@gmail.com
Sent: Tuesday, January 23, 2024 9:32 AM
To: Safwan, Maha; svc.dmap.commentsProd
Subject: [External] 2511 3 AV NW - LOC2023-0384 - DMAP Comment - Tue 1/23/2024 9:32:0 AM
Attachments: West Hillhurst Treeless Homes .docx.pdf

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Application: LOC2023-0384

Submitted by: WHCA Planning Committee

Contact Information

Address: 1940 6 Ave NW

Email: whcaplanningcommittee@gmail.com

Phone:

Overall, I am/we are:

Neither in support nor in opposition of this application

Areas of interest/concern:

Density, Amount of Parking, Lot coverage, Other

What are the strengths and challenges of the proposed:

Will the proposed change affect the use and enjoyment of your property? If so, how?

The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?

How will the proposed impact the immediate surroundings?

General comments or concerns:

Crowchild Trail does not have a primary transit route.

R-CG seems conceptually appropriate, however, the parcel is located in a cul-de-sac and the parking demands of eight units will be exorbitant.

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.

We request assurances from the developer that the existing public trees along the pathway are retained and protected during construction.

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.

Why have landscaping and environmental concerns been removed from the areas of interest on this form?

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West Hillhurst Treeless Homes .docx.pdf



West Hillhurst Community Association

June 19, 2023

Re: Treeless Homes in Hillhurst and West Hillhurst

Dear Councillor Wong,

The West Hillhurst Board of Directors is concerned with the number of new developments that have not adhered to the City's tree requirements for new homes bylaw. Roughly forty recent developments have not complied with the tree requirements for new homes.

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

Under Land Use Bylaw 5 section 346.1, trees are to be planted within one year of home completion and maintained for a minimum of two years. This is a complaint driven system with no follow up to enforce the bylaw. A development inspector has explained that complaints filed more than 24 months after completion are dismissed.

The City's website does not mention a time limit on complaints or how and where to file them. Neglecting to enforce the City's tree planting bylaw directly undermines the objectives of the City's climate emergency declaration.

Given how widespread the violations have been, we request that the bylaw be amended in such a way as to ensure that compliance is specifically shown to be the responsibility of City staff, perhaps through a developer bond or scheduled inspection, rather than limited to citizen complaints.

Thank you for your assistance,

WHCA Board of Directors