

Community Association Response

2024 March 20

The WHCA submits the following:

- The West Hillhurst Planning and Transportation Committees request 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.
- We are generally concerned about the increased vehicular traffic volume that will occur under the proposed land use designation and the impact it will have at the difficult 19 St and Memorial Drive NW intersection.
- There is insufficient parking for the number of proposed units and not enough allowable space to appropriately accommodate street parking. Street parking is not permitted along 19 St due to emergency services at that corner and street parking would impede emergency vehicles.
- The WHPC expects the development to be built with high quality materials such as brick or stone.
- We expect assurances from the builder that the tree bylaw and sidewalk remediation will be followed.
- The applicant should be required to mitigate water drainage at this parcel as it is particularly obstructed at this corner.
- 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.

Karen Dahl

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West Hillhurst Community Association

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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