

**Policy Amendment and Land Use Amendment in Hillhurst (Ward 7) at 1724
 Westmount Boulevard NW, LOC2020-0132**

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

1. Give three readings to proposed bylaw for the amendments to the Hillhurst/Sunnyside Area Redevelopment Plan (Attachment 3); and
2. Give three readings to the proposed bylaw for the redesignation of 0.98 hectares \pm (2.42 acres \pm) located at 1724 Westmount Boulevard NW (Plan 5151O, Block 34, Lots 1 to 20) from Direct Control District to Direct Control District to accommodate a townhouse development, with guidelines (Attachment 4).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2021 MAY 20:

That Council hold a Public Hearing; and

1. Give three readings to **Proposed Bylaw 31P2021** for the amendments to the Hillhurst/Sunnyside Area Redevelopment Plan (Attachment 3); and
2. Give three readings to **Proposed Bylaw 98D2021** for the redesignation of 0.98 hectares \pm (2.42 acres \pm) located at 1724 Westmount Boulevard NW (Plan 5151O, Block 34, Lots 1 to 20) from Direct Control District to Direct Control District to accommodate a townhouse development, with guidelines (Attachment 4).

HIGHLIGHTS

- This policy and land use amendment application seeks to enable the development of a townhouse project.
- The proposal allows for the desired built form as proposed in the corresponding development permit application. The proposal aligns with the applicable policies of the *Municipal Development Plan* (MDP) and the *Hillhurst/Sunnyside Area Redevelopment Plan* (ARP), as amended.
- What does this mean to Calgarians? This proposal would provide for efficient reuse of an inner-city site that is well connected to existing amenities and infrastructure in a townhouse form that provides additional housing choice and considers the surrounding low-density residential context.
- Why does this matter? This site is located at a prominent location in the community and is currently undeveloped. The existing Television and Broadcast Studio use, formerly operated by the Canadian Broadcast Corporation (CBC), is no longer required and the associated buildings were demolished.
- A development permit has been submitted and is under review.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods

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DISCUSSION

This application was submitted by the landowner Anthem Properties Inc on 2020 August 31.

The 0.98-hectare (2.42 acres) site in Hillhurst is located at 1724 Westmount Boulevard NW. This site is in close proximity to parks, pathways, and downtown Calgary. Transit service is available on Kensington Road NW and 14 Street NW, approximately 350 metres from the site. The site has rear lane access and is currently undeveloped.

The site is located within an area that has historically been affected by the migration of the groundwater plume and residual creosote contamination from the former Canada Creosote company site. A Risk Management Plan was completed by the applicant in support of this proposal.

A development permit has been submitted and is currently under review. The development permit application proposes 83 three-storey townhouse units and is contingent on the approval of this land use amendment.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders was appropriate.

As part of the proposed land use amendment application, the applicant has provided an engagement summary (Attachment 5) of outreach completed with public stakeholders and the Hillhurst Sunnyside Community Association. As identified in the summary, the applicant has participated in 20 stakeholder meetings, including audiences with the Community Association, immediate neighbours, Ward Councillor, and Administration. The applicant also prepared a project website which provided additional opportunities for residents to provide feedback.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#) and notification letters were sent to adjacent landowners. Administration also attended meetings with residents held by the Community Association and the Ward Councillor.

Administration had many conversations and correspondence with the public and received letters in both opposition and in support. The comments received focused on the following areas:

- site access and impacts on adjacent dwellings;
- increased traffic;

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- lane design; and
- privacy concerns.

The Hillhurst Sunnyside Community Association provided comments on 2021 May 03 (Attachment 3) stating general support for the proposal but with a number of concerns they expect to have addressed through the development permit application.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The site and building design is being reviewed through the associated development permit application and any planning-related comments pertaining to the project are being considered.

Following the Calgary Planning Commission meeting, notifications for Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed land use allows for additional housing types, and may better accommodate the housing needs of different age groups, lifestyles and demographics.

Environmental

The application has identified a number of actions that specifically address the objectives of the [Climate Resilience Strategy](#) to be completed with the development permit application. These actions include energy star certified buildings that save energy and reduce GHG emissions, and garages with wiring for electric vehicle chargers.

Economic

The ability to develop additional dwelling units would allow for a more efficient use of existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

RISK

A Risk Management Plan (RMP) was completed by the applicant and presents the requirements to manage the site and the commitments to ensure long-term care and control of contamination related to the former Canada Creosote Company site located on the south side of the Bow River. The RMP has been accepted by Administration and Alberta Ministry of Environment and Parks and will be implemented through the associated development permit application.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
3. **Proposed Bylaw 31P2021**

Planning & Development Report to
Calgary Planning Commission
2021 May 20

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- 4. **Proposed Bylaw 98D2021**
- 5. Applicant Outreach Summary
- 6. Community Association Response
- 7. Development Permit Summary
- 8. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform