

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Hillhurst, located on Westmount Boulevard NW between 16 and 17 Street NW. The 0.98 hectare site was the location of the Canadian Broadcasting Corporation (CBC) Calgary until 2017 when the CBC moved to a new building after nearly six decades in the community. Upon relocation the lands were sold and the CBC building was demolished.

The CBC broadcast centre was a unique use in this area of the community as the surrounding land uses are primarily R-C1 District and R-C2 District and characterized by single and semi-detached dwellings. A more recent multi-family redevelopment along Memorial Drive is located 150m to the east of the site. The existing Direct Control District is intended to enable a television and broadcasting studio; however, now that the CBC has relocated it is no longer relevant.

The subject site is located adjacent to a small public park and close to the Regional Pathway network which is located on the south side of Memorial Drive NW, adjacent to the Bow River. The parcel is easily accessed by all modes of transportation, and is located in close proximity to the downtown core and other amenities. The parcel has frontages on Westmount Drive NW, 16 Street NW, 17 Street NW and has rear lane access. Transit service is available approximately 500 metres from the site on Kensington Road NW and 14 Street NW.

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. The Canadian Creosote company operated a wood treatment plant on the south side of the Bow River, west of downtown Calgary, from 1924 to 1962 and over time the chemicals used to preserve wood products migrated into and under the Bow River and into the communities on the north side of the Bow River. The Alberta Government, with cooperation from Alberta Health, Alberta Health Services, and the City of Calgary continues to monitor the plume to determine if there is a potential risk to human health. The Alberta government has taken the lead and established a monitoring program in the communities on the North Side of the Bow River including development of a comprehensive Human Health Risk Assessment for the community.

Community Peak Population Table

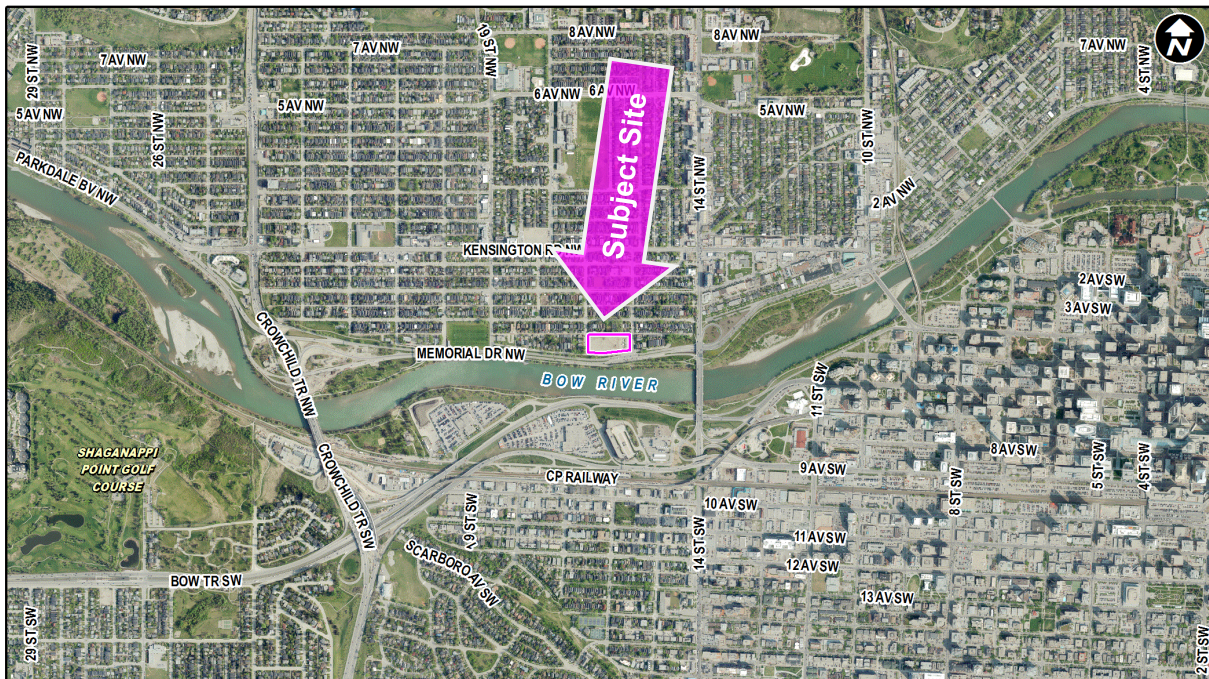
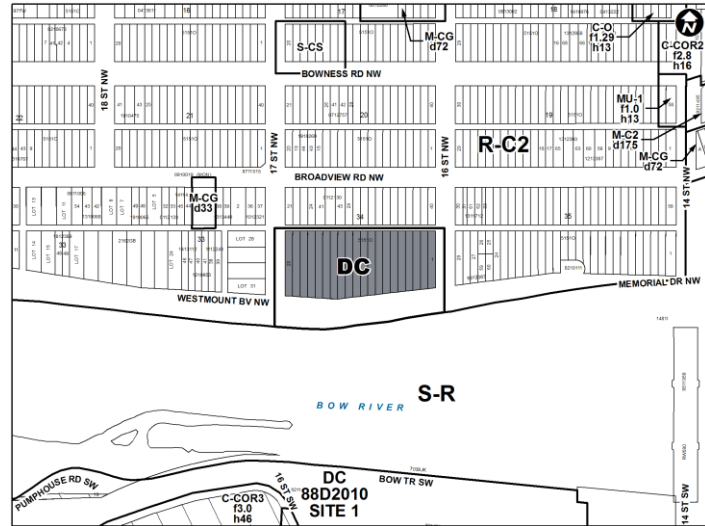
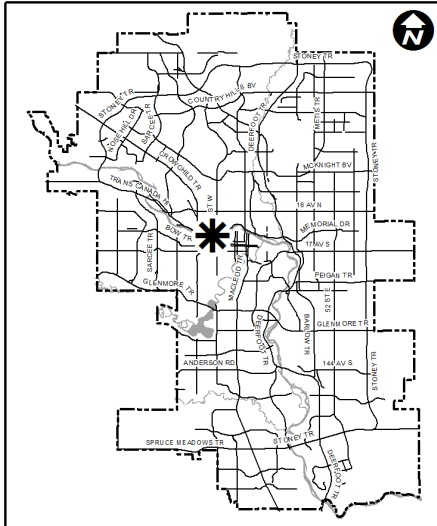
As identified below, the community of Hillhurst reached its peak population in 2015.

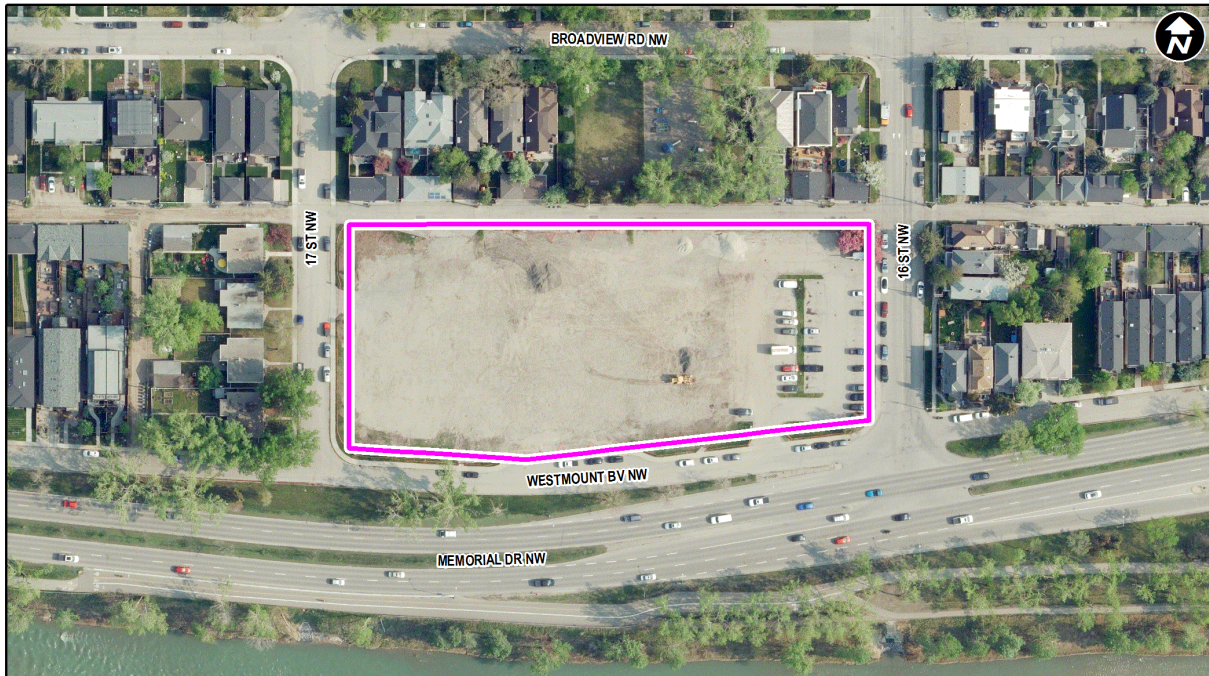
Hillhurst	
Peak Population Year	2015
Peak Population	6,737
2019 Current Population	6,558
Difference in Population (Number)	- 179
Difference in Population (Percent)	- 2.7%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Hillhurst Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing DC District ([Bylaw 87D2011](#)) is intended to allow for Radio and Television Studio and Office in existing buildings. The DC District is based on the Residential – Contextual One / Two Dwelling (R-C2) District of Bylaw 1P2007 with the additional permitted uses of Radio and Television Studio and Office. Otherwise, the rules of the R-C2 District of Bylaw 1P2007 apply.

The proposed Direct Control District is intended to allow for a townhouse development. The proposed DC is based on the M-C1 District with modified rules to enable a specific site design and built form. The M-C1 District provides for multi-residential development in a variety of forms of low building height (maximum 14 metres) and medium density (maximum 148 units per hectare).

To provide for a comprehensively designed, grade oriented, and contextually sensitive townhouse development, the DC District includes a number of unique rules which differentiate it from the stock M-C1 District, including:

- the addition of townhouse as a permitted use;
- exclusion of several uses;
- a maximum density of 90.0 units per hectare (base district allows maximum 148 units per hectare);
- a maximum building height of 13.0 metres;

- requiring all units to have direct grade access;
- no visitor parking requirement; and
- additional site and building design considerations.

The DC District rules are intended to enable the specific built form and site design proposed in the associated development permit. The DC lists Townhouse as a permitted use. Should the proposed development not meet the Townhouse use definition (as defined by Land Use Bylaw 1P2007) the development may be considered as a discretionary use (Multi-Residential Development).

To enable the proposed land use amendment a minor amendment to the ARP is also required (Attachment 3).

Development and Site Design

If approved by Council, the rules of the proposed DC District and the policies of the *Hillhurst /Sunnyside ARP* (as amended) will enable a townhouse development on the site. The rules of the DC District are intended to respond to the low-density residential context by providing a lower building height and density than allowed in the M-C1 District.

The corresponding development permit proposes a 14-building, 83-unit townhouse development. The site design includes a central amenity area, with pathways, an internal road network, an improved connection to the adjacent park, and an enhanced lane. All units front onto the central amenity area or a public street. Many of the unique site design elements for the proposed development, including improved lane condition, were prepared in consultation with surrounding residents. The proposed townhouses would be constructed slab-on-grade which would help limit soil disturbances and mitigate risks associated with the potential site contamination from the former Canada Creosote lands. Using a townhouse form for the site was an important consideration when considering the surrounding developments and previous use on site.

The height and density rules of the DC District are slightly greater than the proposed development permit to allow for development flexibility. The proposed density would allow for a maximum of 88 units, the corresponding development permit proposes 83 units. The proposed 13.0 metre maximum building height is higher than the surrounding R-C2 maximum building height of 10.0 metres. The corresponding development permit is 12.15 metres in height. The decision on the associated development permit will not be made until Council has made a decision on this application.

Transportation

The site is located in close proximity to the Bow River Pathway which offers pedestrians and cyclists access to the Regional Pathway network. Transit service is available 350 metres (4-minute walk) north of the site on Kensington Road NW at 16 Street NW (Route 1: Bowness/Forest Lawn) and 450 metres (6-minute walk) east of the site on 14 Street NW at Bowness Road NW (Route 65: Market Mall and Route 414: 14 Street Crosstown). The site location also offers easy access to Memorial Drive NW which is directly connected to Calgary's skeletal road network.

A Transportation Impact Assessment (TIA) was completed in support of the proposed development. The findings of the TIA indicate that the existing road network can handle the additional traffic, with minor improvements. The required improvements will be addressed through the associated development permit and include closing Westmount Boulevard NW at 16

Street NW and intersection improvements at 16 Street NW and Memorial Drive NW. The TIA also concluded, that while there will be some minor shifts in peak directional travel, the overall trip generation for the site will significantly decrease in both the AM and PM peaks compared to the former CBC development.

The proposed DC District contains considerations for visitor parking and driveway length. The rules of the DC do not require visitor parking, however, it is anticipated that visitor parking will be provided in a layby on Westmount Boulevard NW. Additionally, the DC District does not require a minimum driveway length. This rule is intended to allow for greater flexibility by shortening the driveway length between the development and the lane and the development and the street.

Environmental Site Considerations

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 located on the south side of the Bow River. The Canada Creosote Company operated a wood treatment plant in downtown Calgary from 1942 to 1962. Over time, the chemicals that were used migrated into and under the Bow River and into ground under the communities on the north side of the Bow River. The Alberta Government, working with the City of Calgary, has explored options to remediate, contain, and manage the contamination including an ongoing monitoring program.

A Risk Management Plan (RMP) was completed by the applicant in support of the proposed townhouse development. The RMP presents requirements to manage the site, the commitments to be established between the appropriate parties to ensure long-term care and control. These requirements include installation of passive soil vapour management system, creation of a monitoring program, and registration of an environmental protection and enhancement agreement on title. The requirements of that report have been reviewed and accepted by Alberta Environment and Administration and will be implemented through the associated development permit, where applicable. The building form being proposed would not include the development of underground parking or basements which further supports the RMP.

Utilities and Servicing

Water, sanitary sewer, and storm sewer mains are available and can accommodate the redevelopment of the subject site without the need for off-site improvements at this time. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed as part of the associated development permit.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered, and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) (SSRP) which directs population growth in the region to cities and towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use amendment and policy amendment builds on the principles of the IGP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Residential Developed - Inner City area identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The Inner City area comprises residential communities that primarily feature a grid road network, older housing stock in the form of low to moderate housing densities and a finer mix of land uses along many of the edge streets.

The proposed land use and ARP amendments are in alignment with the MDP policies for the Inner City area by allowing for intensification on an edge street that is compatible with the existing character of the neighbourhood. This proposal offers a comprehensive intensification strategy that modestly intensifies a site that encompasses an entire block.

The proposed land use and ARP amendments recognize the predominately low-density residential nature of the surrounding area and proposes a built form that respects the scale of the community. The redevelopment of the site for townhouses would be compatible with the established pattern of development in the community, and would introduce a unique housing type to the area.

Overall, the proposal would contribute to shaping a more compact urban form in alignment with Section 2.2: Shaping a More Compact Urban Form of the MDP. The proposed land use amendment would allow for an efficient use of land, contribute to creating walkable neighbourhoods, contribute to housing diversity, and utilize existing transit and infrastructure.

Climate Resilience Strategy (2018)

This application does not include any specific actions that address the objective of the [Climate Resilience Strategy](#). Further opportunities to align development of this site with applicable climate resilience strategies have been proposed through the associated development permit including a commitment to Energy Star Certified buildings and providing electric vehicle charging infrastructure, which support Program Area 1- Buildings and Energy Systems, and Program Area 3 – Electric and Low Emission Vehicles of the Climate Mitigation Plan..

Hillhurst/Sunnyside Area Redevelopment Plan (Statutory – 1988)

The subject site is located within Residential Character Area 6 identified on Map 3 Residential Character Areas of the [Hillhurst/Sunnyside Area Redevelopment Plan](#) (ARP). The Residential Character Area 6 is characterized as primarily single-detached and semi-detached dwellings and the ARP contains guidelines which encourage the maintenance of these low-density residential built forms.

To enable the proposed land use amendment a minor amendment to the ARP is required. This amendment is intended to allow for the proposed townhouse development, to clarify the allowable density and height on the subject site. The proposed amendment may be found in Attachment 3. If approved, this site will be identified as Medium Density in the ARP.

Riley Communities Local Area Plan

The *Hillhurst/Sunnyside ARP* is currently in the initial phases of review as Administration is currently working on the [Riley Communities Local Area Plan](#) (LAP) which includes Hillhurst/Sunnyside and other surrounding communities. Planning applications are being accepted and reviewed during the local growth planning process. The Riley Communities LAP is currently on hold but is anticipated to be relaunching in Q4 2021.