

**Land Use Amendment in Hillhurst (Ward 7) at 1706 Westmount Boulevard NW,
LOC2023-0203**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.98 hectares \pm (2.42 acres \pm) located at 1706 Westmount Boulevard NW (Plan 5151O, Block 34, Lots 1 to 20) from Direct Control District to Direct Control (DC) District to accommodate multi-residential development, with guidelines (Attachment 3).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 JUNE 5:

That Council give three readings to **Proposed Bylaw 128D2025** for the redesignation of 0.98 hectares \pm (2.42 acres \pm) located at 1706 Westmount Boulevard NW (Plan 5151O, Block 34, Lots 1 to 20) from Direct Control District to Direct Control (DC) District to accommodate multi-residential development, with guidelines (Attachment 3).

HIGHLIGHTS

- This land use amendment application seeks to enable development of a six storey multi-residential development.
- The proposal is in keeping with the relevant policies of the *Municipal Development Plan* (MDP) and the *Riley Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? The proposal would allow for increased housing choice within the community and more efficient use of existing infrastructure, public amenities and transit.
- Why does this matter? The proposed Direct Control District may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit has been submitted and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

The application was submitted by O2 Planning and Design on behalf of Anthem Properties on 2023 July 18. The DC District (Attachment 3) is based on the Multi-Residential – High Density Low Rise (M-H1) District. The purpose of the DC District is to require a building height step down on the north side of the site, adjacent to existing low density residential development and to protect the adjacent park from excessive shadow. A development permit has been submitted and is currently under review. The development permit application proposes three multi-residential buildings at a building height of six storeys.

The 0.98 hectare (2.42 acre) site in Hillhurst is located at 1706 Westmount Boulevard NW. This site is in close proximity to parks, pathways, and downtown Calgary. Transit service is available on Kensington Road NW and 16 Street NW approximately 350 metres (a six-minute walk) from the site and on 14 Street NW approximately 450 metres (a seven-minute walk) from the site. The site was the location of the Canadian Broadcasting Corporation (CBC) until 2017. When the

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CBC relocated, the existing building at this site was demolished. 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. The requirements of that report have been reviewed and accepted by Alberta Environment and Administration and will be implemented through the associated development permit.

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

ENGAGEMENT AND COMMUNICATION

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties 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 4) of outreach completed with public stakeholders, the Hillhurst Sunnyside Community Association and the West Hillhurst Community Association. As identified in the summary, the applicant held two public open house events and 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 relevant public groups, notice posted on site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received 10 letters of opposition and one letter of support regarding this application. The letters of opposition stated concerns regarding:

- increased traffic impacts;
- changes to intersections at 16 Street NW and 19 Street NW;
- parking overflow;
- creosote contamination disturbance;
- building height and shadowing;
- overcrowding of schools and daycares;
- community property value decrease;
- reduced privacy; and
- increased crime.

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The letter of support stated general support and a desire for additional neighbourhood scale commercial development in the area.

Administration received comments of concern from the West Hillhurst Community Association on 2024 November 20. As referenced in Attachment 5, concerns include increased traffic and intersection changes at 19 Street NW and general questioning of the conclusions of the applicant's Traffic Impact Assessment. No comments were received from the Hillhurst/Sunnyside Community Association (HSCA). Administration contacted the HSCA and no comments have been received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate as it provides for residential development in a building form that is compatible with the adjacent area. The detailed design of the development will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment 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

This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Opportunities to enhance the development on this site with applicable climate strategies have been identified and shared with the applicant and will be pursued at the development permit stage.

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 the Alberta Ministry of Environment and Parks and will be implemented through the associated development permit application.

Planning and Development Services Report to
Calgary Planning Commission
2025 June 05

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CPC2025-0512
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ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. **Proposed Bylaw 128D2025**
4. Applicant Outreach Summary
5. Community Association Response
6. **CPC Member Comments**
7. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform