

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 site is currently vacant and designated as a Direct Control District ([Bylaw 98D2021](#)) to accommodate Townhouse use. The site is surrounded by low density residential development and a recent multi-family redevelopment along Memorial Drive is located 150 metres to the east of the site.

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 CBC building was demolished.

Memorial Drive NW runs along the southern edge of the site buffered by Westmount Boulevard NW. Broadview Road Playground is located directly north of the site, across a residential lane. Additionally, 14 Street NW is within 400 metres to the east and Kensington Road NW is within 400 metres to the north. The subject site is near amenities including public open space, the Bow River pathway system, a neighbourhood main street, bus and light rail transit networks and downtown.

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

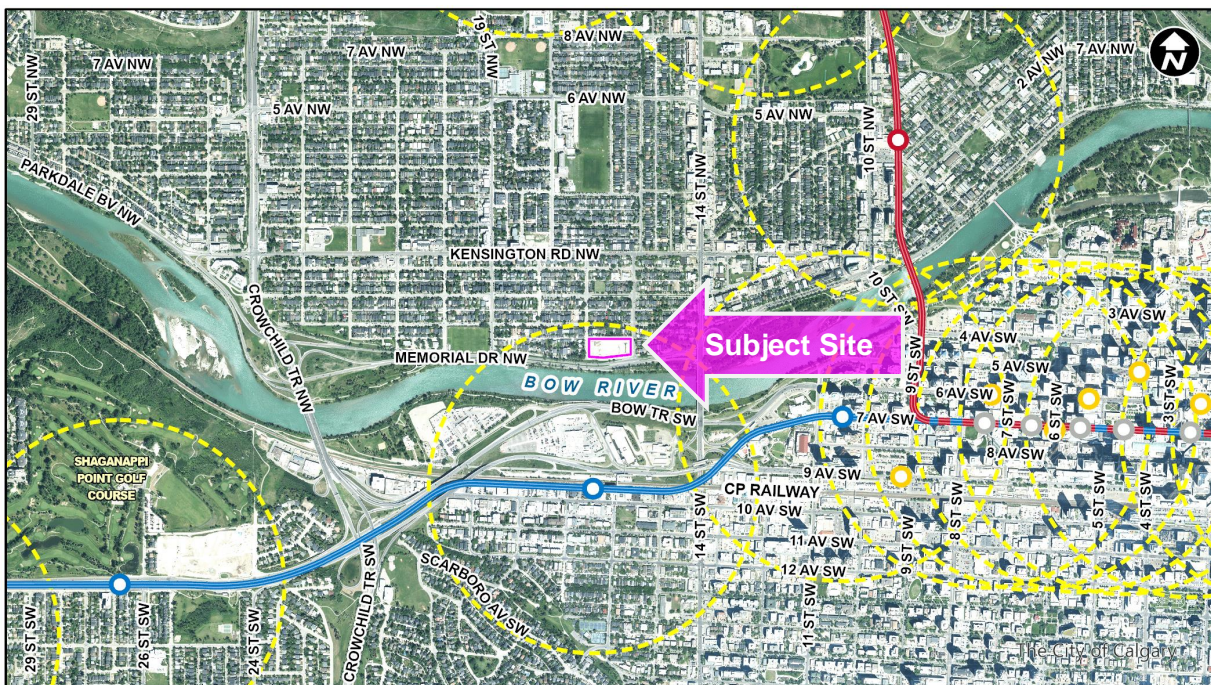
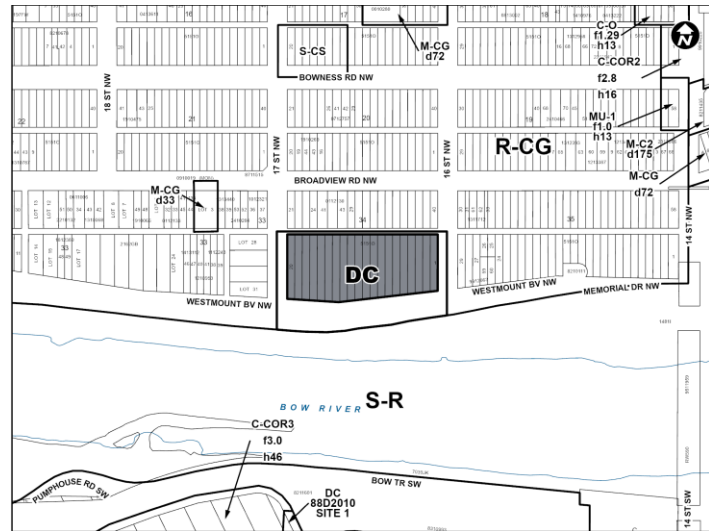
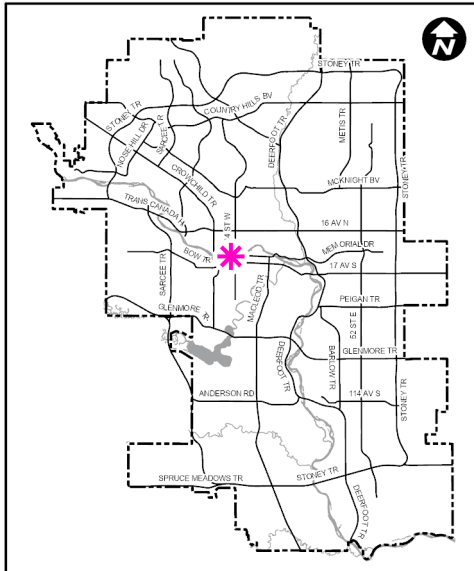
As identified below, the community of Hillhurst reached its peak population in 2015.

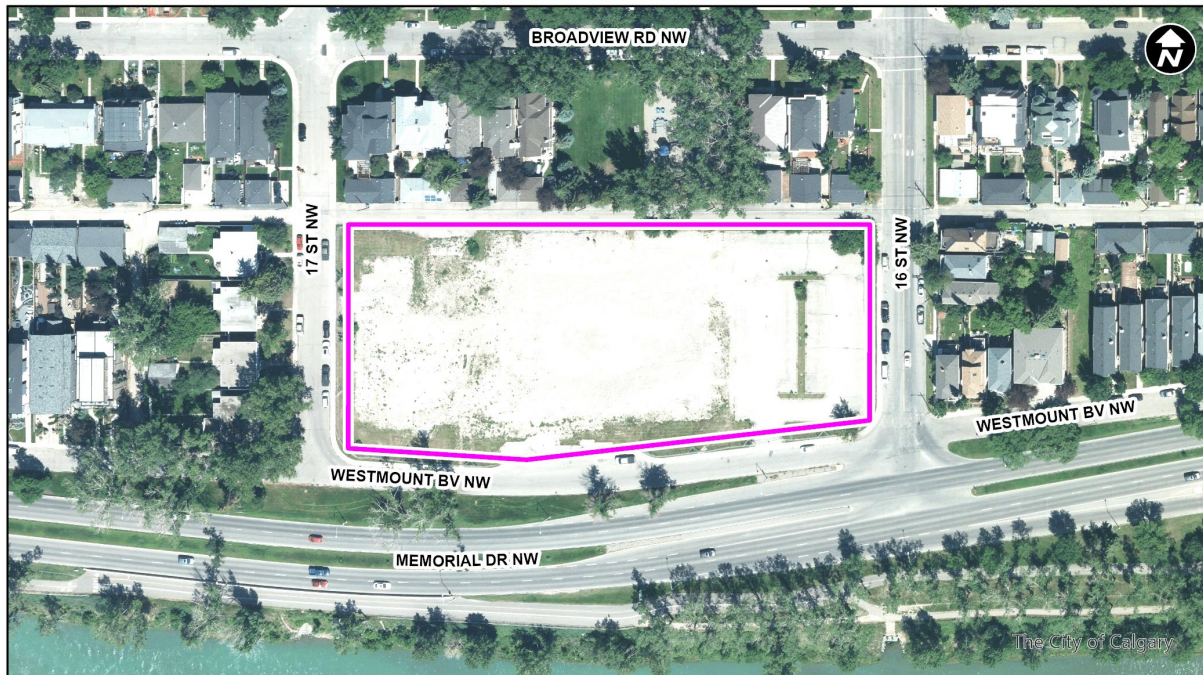
Hillhurst	
Peak Population Year	2015
Peak Population	6,737
2019 Current Population	6,558
Difference in Population (Number)	- 179
Difference in Population (Percent)	- 2.7%

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 98D2021](#)) allows for a townhouse development. The existing DC is based on the Multi-Residential – Contextual Low Profile (M-C1) District with modified rules to enable a specific site design and built form. The DC District provides for a maximum building height of 13 metres and maximum density of 90 units per hectare.

The proposed DC District is based on the Multi-Residential – High Density Low Rise (M-H1) District and would allow for multi-residential development in a variety of forms. 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 protect the adjacent park from excessive shadow. The proposed maximum building height is 24 metres with a step down to 18 metres within 11 meters from the rear lane. The minimum number of dwelling units is 147 based on the M-H1 minimum density requirement of 150 units per hectare. While the M-H1 base district does not include a maximum density, a maximum floor area ratio (FAR) of 4.0 is proposed. A sunlight protection rule is proposed to limit shadow impacts upon Broadview Road Playground.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration and the use of a Direct Control District is necessary. The DC District provides for the applicant's proposed development with consideration of unique characteristics of a large redevelopment site adjacent to a low density residential area and unusual site constraints of the location adjacent to a park. This DC District includes rules for

building height step backs adjacent to low density residential development and sunlight protection for the adjacent park. The same result could not be achieved using a standard land use district in the Land Use Bylaw 1P2007.

The proposed DC District includes a rule that allows the Development Authority to relax Sections 6-11 of the DC District. Section 6 incorporates the rules of the base district in Bylaw 1P2007 where the DC does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC rule is to ensure that rules regulating aspects of development that are not specifically regulated by the DC can also be relaxed in the same way that they would be in a standard district.

Development and Site Design

If approved by Council, the rules of the proposed DC District and the policies of the *Riley Communities Local Area Plan* (LAP) will enable multi-residential development on the site. The rules of the DC District are intended to respond to the low-density residential context by providing a building height step back on the north side of the site.

The corresponding development permit proposes a three-building, 269-unit multi-residential development. The site design includes a courtyard amenity area, an improved connection to the adjacent park and an enhanced lane. A one level parkade is proposed to be developed partially above grade to limit soil disturbances and mitigate risks associated with the potential site contamination from the former Canada Creosote lands. Additional information can be found in the Environmental Site Considerations section below.

Given the specific context of the site, additional items being considered through the development permit process include, but are not limited to:

- traffic and parking impacts;
- street oriented building design and interface with adjacent residential development;
- privacy and shadow impacts; and
- provision of resident amenity areas and pedestrian routes.

Transportation

The site is in close proximity to the Bow River Pathway which offers pedestrians and cyclists access to the regional pathway network which is part of the Always Available for All Ages and Abilities (5A) Network. Transit service is available 350 metres (a six-minute walk) north of the site on Kensington Road NW at 16 Street NW for Route 1 (Bowness/Forest Lawn) and 450 metres (a seven-minute walk) east of the site on 14 Street NW at Bowness Road NW for 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 intersection improvements. The required improvements will be addressed through the associated development permit and include reconfiguration of the 16 Street NW and Memorial Drive NW intersection and signalization for all turns access at the 19 Street NW and Memorial Drive NW intersection.

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 creosote migrated into and under the Bow River and into ground under the communities on the north side of the Bow River. The Alberta Government 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 multi-residential development. The RMP presents requirements to manage the site, with the commitments to be established between the appropriate parties to ensure long-term care and control. These requirements include installation of passive soil vapor 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.

Utilities and Servicing

Water, sanitary sewer, and storm sewer mains are available and can accommodate the redevelopment of the subject site. 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)

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Residential - Developed - Inner City area as identified on Map 1: Urban Structure in the [Municipal Development Plan \(MDP\)](#). The applicable MDP policies encourage redevelopment of inner-city communities that is similar in scale and built form to existing development, including a mix of multi-residential housing such as townhouses and apartments.

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.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objective of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate resilience strategies have been proposed through the associated development permit including electric vehicle charging infrastructure which supports Program Pathway F: Zero emissions vehicles – Accelerate the transition to zero emissions vehicles.

Riley Communities Local Area Plan (Statutory – 2025)

The [Riley Communities Local Area Plan](#) (LAP) identifies the site as being part of the Neighbourhood Connector urban form category (Map 3: Urban Form) with a Low building scale modifier (Map 4: Building Scale), which allows for development up to six storeys. The LAP speaks to primarily residential uses in the area and supports a broad range and mix of housing types, unit structures, and forms. Low Scale areas are intended to accommodate developments that are six stories or less. This modifier includes forms such as apartments and stacked townhouses.

The proposed land use is in alignment with applicable policies of the LAP.