

Development Permit in Hillhurst (Ward 7) at multiple properties, DP2020-3902

RECOMMENDATION:

That Calgary Planning Commission approve the proposed Development Permit application DP2020-3902 for New: Dwelling Units, Retail and Consumer Service (1 building), Sign – Class B (Fascia Sign) and Sign – Class A (Address Sign) at 211, 217, 219 and 221 - 14 Street NW (Plan 6219L, Block 3, Lots 3 to 10), with conditions (Attachment 3).

HIGHLIGHTS

This development permit application was submitted on 2020 June 25 by Riddell Kurczaba Architecture on behalf of the developer, Ocgrow Group of Companies and landowner B-V Automotive Ltd. This application proposes new mixed-use development consisting of:

- one 8-storey mixed-use building with indoor rooftop amenity space;
- retail and consumer service uses at-grade facing 14 Street NW with a floor area of 746.75 square metres;
- 172 dwelling units,
- 88 motor vehicle parking stalls; and
- 233 bicycle parking stalls.

The layout, design and integration within the existing streetscape and community were carefully considered during the review process. The proposal is in alignment with planning policy in the *Municipal Development Plan and Hillhurst/Sunnyside Area Redevelopment Plan (ARP)*. Urban design improvements are proposed to achieve a density bonus as per the ARP.

Development Permit Application DP2020-3902 was presented to the Calgary Planning Commission on 2020 November 5 (Attachment 1).

DISCUSSION

At the 2020 November 5 CPC meeting, the following motion was carried:

That the Calgary Planning Commission recommend that DP2020-3902 be referred to Administration to further resolve the design of the rear access corridor and ground floor configuration to address security and use conflict concerns to the satisfaction of Development Authority, and to report back to the Calgary Planning Commission no later than 2021 February 18.

The applicant team and Administration met on 2020 November 10 to prepare a response to direction from CPC. A private residential corridor has been created for internal access to the ground floor residential uses. The retail units have been revised to provide internal access without doorways within the private residential corridor (Attachment 2).

A low density residential area exists to the west of the subject site. At the 2020 November 5 CPC meeting, a privacy concern was raised by the CPC regarding the clear balcony balustrade material proposed on the west building elevation. A prior to release condition of approval has been added (Attachment 3) to require that the balcony balustrade material on the west building elevation is revised to a translucent glass or opaque material.

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STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

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

Public engagement was conducted by the applicant team and administration prior to the 2020 November 5 CPC meeting. Further public engagement is not required at this time.

IMPLICATIONS

Social

The proposed development allows for greater density, including more housing and job opportunities within a walkable community close to transit, and as such, the proposed change may add to the vibrancy of the Neighbourhood Main Street and active street environment.

Environmental

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. The efforts to establish a whole building platform where electricity consumption information can be tracked supports Climate Mitigation Program 2 related to 'Energy Consumption Information' and improved energy literacy.

Economic

The proposed development allows for job opportunities within a walkable community. The proposed mixed use building will significantly increase the monetary value of the improvements developed on the site.

Service and Financial Implications

No anticipated financial impact. There are no other known impacts to the current and future operating budgets.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Previous CPC Report, CPC2020-1212
2. Ground Floor Plan Revisions
3. Conditions of Approval