

Development Permit in Springbank Hill (Ward 6) at 2188 – 85 Street SW, DP2019-4791

RECOMMENDATION(S):

1. That Calgary Planning Commission **APPROVE** Development Permit DP2019-4791 for a New: Dwelling Units, Retail and Consumer Service, Restaurant: Licensed - Medium (1 building) at 2188 - 85 Street SW (Portion of Plan 2747HB, Block 28), with conditions (Attachment 2).

HIGHLIGHTS

- This application proposes a four-storey (17 metres in height) new mixed-use development providing 45 dwelling units and 856 square metres of supporting commercial/retail use on the main floor.
- The proposed development aligns with the goals and policies of the *Municipal Development Plan* (MDP) to meet density targets, supporting intensification near primary transit network, and ensuring a high-quality urban design.
- What does this mean to Calgarians? More choice in the type of housing and retail amenities for the local area, while promoting efficient use of lands close to existing infrastructure.
- Why does this matter? This development provides more housing choice in close proximity to existing and future transit infrastructure. The inclusion of retail also provides amenities for the local community.
- The proposal is in alignment with the *Springbank Hill Area Structure Plan* (ASP), and Land Use Bylaw 1P2007.
- Council directed development permit applications along 19 Avenue SW to be referred to the Calgary Planning Commission for consideration and approval; as part of the associated land use amendment (LOC2018-0085) adopted on 2020 February 24.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods

DISCUSSION

This development permit application was submitted by Schlichter Architecture on behalf of the landowner, Aspen Springs GP Ltd on 2019 September 16.

On 2020 February 24, Council adopted the associated land use redesignation and policy amendments to the *Springbank Hill Area Redevelopment Plan* (ARP). Council's adoption of the land use amendment included direction to Administration to refer development permits along the future Liveable Street (19 Avenue SW) to Calgary Planning Commission. The Liveable Street is intended to provide a unique destination that offers the community a sense of place through an enhanced pedestrian environment. This development aligns with the vision of the area that supports buildings with ground floor retail with residential uses above to enhance the vibrancy of the street. More details about the previous Council direction is provided within Attachment 1, Background and Planning Evaluation.

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The subject site is located in the southwest community of Springbank Hill, south of 17 Avenue SW and east of 85 Street SW. The subject site is currently undeveloped and approximately 0.5 hectares (1.24 acres) in size. The site is zoned Mixed Use - General (MU-1f3.0h20) District. Refer to Attachment 1 for a detailed planning evaluation of this application, including location maps.

A comprehensive development review of the application was undertaken by Administration, and subject to the Conditions of Approval (Attachment 2). Administration worked extensively with the applicant through the Urban Design Review Panel and City Wide Urban Design personnel. The recommendation is to approve this discretionary use application.

The proposed four-storey mixed-use building includes 45 residential units above a commercial (retail) podium. Forty-eight parking stalls are provided underground for the residential units and fifty parking stalls are provided at the surface for the commercial portion with access from 19 Avenue SW. All Development Permit Plans are included within Attachment 3. Project renderings are also included for additional perspective, refer to Attachment 4.

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 development permit application, the applicant was encouraged to use the Applicant Outreach Toolkit, to assess which level of outreach with public stakeholders and the community association was appropriate.

Applicant led engagement for the development occurred in concert with the associated land use amendment application, adopted by Council in 2020 February 24. Additional engagement including an online meeting was held between the applicant and the Springbank Hill Community Association on 2021 January 12. The Applicant Outreach Summary can be found in Attachment 8.

City-Led Outreach

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders, notice posted on-site, and published online.

No public comments were received at the time of writing this report.

Administration has been in constant communication with the Springbank Hill Community Association, providing amended plans for comments, and holding multiple meetings to keep community members apprised of the development status. The Springbank Hill Community Association provided a letter dated 2021 January 18 (see Attachment 5) that is generally in support of the development while identifying the following concerns:

- Signage to be back lit or indirectly lit;
- Regional pathway design to align with the associated subdivision plan; and

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- Additional pathway connections between 85 Street SW and the regional pathway to the east of the site.

Administration considered the relevant planning issues specific to the proposed development and the Applicant's Submission (refer to Attachment 6) and has determined the proposal to be appropriate. Moreover, the proposed plans were reviewed by the Urban Design Review Panel (UDRP). Attachment 7 of this report summarizes the UDRP comments and expands on the applicant's effort to ensure a human-scaled and inviting transition along 19 Avenue SW.

The applicant consulted with Administration to address the lack of a public realm in the initial submission along the Liveable Street (19 Avenue SW). Two prominent defining pedestrian passageways are introduced to provide direct connections to grade-level commercial uses and residential lobby areas. Furthermore, the building interface along 19 Avenue SW also provides a publicly accessible gathering area designed to address the significant grade change occurring between the public boulevard and building edge.

Following the Calgary Planning Commission meeting, the decision will be advertised in accordance with the *Municipal Government Act*.

IMPLICATIONS

Social

The proposed application enables the continuation of development in the community of Springbank Hill and provides a future framework for mixed-use development along a liveable street (19 Avenue SW). The development of these lands will enable a more efficient use of land and infrastructure, support surrounding uses, and offer neighbourhood-scaled amenities for the community.

Environmental

Administration has reviewed this application against the applicable policies for its alignment with the [Climate Resilience Strategy](#). As indicated in the applicant's Climate Resilience Inventory form, they will be meeting the requirements of the National Energy Code for Buildings and standards for stormwater management. The applicant has modeled the project to be 1.4 percent better than the base it must be compared to. However, no specific additional measures to support the *Climate Resilience Strategy* have been identified at this time.

Economic

The proposed mixed-use development provides additional housing opportunity and supports employment opportunities and local business that will cater to the community.

Service and Financial Implications

No anticipated financial impact

RISK

There are no known risks associated with this proposal.

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Calgary Planning Commission
2021 February 4**

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ATTACHMENT(S)

1. Background and Planning Evaluation
2. Conditions of Approval
3. Development Permit Plans
4. Renderings
5. Community Association Letter
6. Applicant Submission
7. Urban Design Review Panel Comments
8. Applicant Outreach Summary