

## Development Permit in Springbank Hill (Ward 6) at 8233 – 19 Avenue SW, DP2020-5757

### RECOMMENDATION:

That Calgary Planning Commission APPROVE Development Permit DP2020-5757 for a New: Multi-Residential Development (3 buildings) at 8233 – 19 Avenue SW (Plan 2110726, Block 2, Lot 6), with conditions (Attachment 2).

### HIGHLIGHTS

- This application proposes a multi-residential development (two six-storey residential buildings and a two-story amenity building) providing 157 dwelling units to be developed in four phases.
- The proposed development aligns with the applicable goals and policies of the *Municipal Development Plan* (MDP) and the *Springbank Hill Area Structure Plan* (ASP), supporting intensification near primary transit network and ensuring high quality urban design.
- What does this mean to Calgarians? The development may provide more choice in the type of housing for the local area while promoting efficient use of lands close to existing infrastructure.
- Why does this matter? This development may provide more housing options in proximity to existing and future transit infrastructure.
- The proposal is in alignment with the *Springbank Hill Area Structure Plan* (ASP) and Land Use Bylaw 1P2007.
- As part of the associated land use amendment (LOC2018-0085) adopted on 2020 February 24, Council directed that the development permit application along 19 Avenue SW be referred to Calgary Planning Commission for consideration and approval.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

### DISCUSSION

This development permit application was submitted by Casola Koppe Architects on behalf of the landowner, Aspen Springs GP Ltd, on 2020 September 14. The subject site is located along 19 Avenue SW in the southwest community of Springbank Hill.

On 2020 February 24, Council adopted the associated land use redesignation and policy amendments to the *Springbank Hill ASP*. At that time, Council directed Administration to refer all development permit applications along the future Liveable Street (19 Avenue SW) to the Calgary Planning Commission.

The Liveable Street, as defined by the ASP, is intended to provide a unique destination for residents with wide sidewalks and pedestrian-scaled development. The subject site is located in the Medium Density area of the ASP, where a greater concentration of residential units is to be accommodated to increase housing options west of 81 Street SW. This development aligns with the vision of the area by providing pedestrian connections, enhanced landscaping, and furnishings along 19 Avenue SW and 81 Street SW, where appropriate.

## **Development Permit in Springbank Hill (Ward 6) at 8233 - 19 Avenue SW, DP2020-5757**

---

The site is designated as Direct Control District ([Bylaw 27D2020](#)) based on the Multi-Residential – Medium Profile (M-2) District. The two proposed six-storey residential buildings include a total of 157 dwelling units. A two-story amenity building is proposed with access from 19 Avenue SW. The majority of the parking (165 stalls) are provided underground for the residential units and 21 stalls are provided at the surface for visitors.

A comprehensive review of the application was undertaken by Administration, subject to the Conditions of Approval (Attachment 2). The development permit plans are included in Attachment 3, project renderings are included in Attachment 4, and the Applicant Submission is included in Attachment 5. The application was reviewed by Urban Design Review Panel (UDRP) on 2020 July 22, and the panel's comments are included in Attachment 6.

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

### **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 proposed development first occurred 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, Administration, and the Springbank Hill Community Association on 2021 July 06. The Applicant Outreach Summary can be found in Attachment 7.

#### **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 indicated they are in support of the application but did not provide a letter submission at the time of this report.

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

## Development Permit in Springbank Hill (Ward 6) at 8233 - 19 Avenue SW, DP2020-5757

---

### IMPLICATIONS

#### Social

This application would enable the continuation of development in the Springbank Hill community, and provide a future framework for multi-residential development along a liveable street (19 Avenue SW). 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 meet the requirements of the National Energy Code for Buildings and provide Electronic Vehicle (EV) charging stations for the residents underground.

#### Economic

The proposed development would provide additional housing opportunity and supports local businesses in the community.

#### Service and Financial Implications

No anticipated financial impact.

#### RISK

There are no known risks associated with this proposal.

### ATTACHMENT(S)

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform