

Development Permit in Springbank Hill (Ward 6) at 8355 – 19 Avenue SW, DP2021-0970

RECOMMENDATION:

That Calgary Planning Commission approve Development Permit DP2021-0970 for a New: Multi-Residential Development (1 building) at 8355 – 19 Avenue SW (Plan 2110726, Block 2, Lot 5), with conditions (Attachment 2).

HIGHLIGHTS

- This application proposes a multi-residential development (one, four-story residential building) providing 70 dwelling units to be developed in a single phase.
- 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 transit network, and ensuring a high-quality urban design.
- What does this mean to Calgarians? The development would provide more choice in the type of housing in the local area while promoting efficient use of lands close to existing infrastructure.
- Why does this matter? This development may provide more housing choices in proximity to existing and future transit infrastructure.
- As part of the associated land use amendment (LOC2018-0085) adopted on 2020 February 24, Council directed that development permit applications along 19 Avenue SW to be referred to the Calgary Planning Commission (CPC) for consideration and decision.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This development permit application was submitted by S2 Architecture on behalf of the landowner, Aspen Springs GP Ltd, on 2021 February 16. 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 CPC for consideration and decision.

The Liveable Street, as per the *Springbank Hill 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 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, where appropriate.

The site is designated as a Direct Control District ([Bylaw 27D2020](#)) based on the Multi-Residential – Medium Profile (M-2) District. The proposed four-storey residential building includes a total of 70 dwelling units with access from 19 Avenue SW. Ninety-three parking stalls

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are provided underground for the residential units, and seven stalls are provided at the surface for visitors.

A comprehensive review of the application was undertaken by Administration, and if approved, the development will be subject to the Conditions of Approval (Attachment 2). The development permit plans are included in Attachment 3, the 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 2021 March 31, and the Panel's comments are included in Attachment 6.

Through submission of amended plans, the applicant was able to address the comments raised by UDRP and City Wide Urban Design. Specifically, the amended proposal reduced the amount of surface parking, provided additional landscaping to buffer the visual impacts of the waste and recycling areas, and enhanced the pedestrian interfaces along 19 Avenue SW.

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 on 2020 February 24. The applicant determined that no additional outreach would be pursued. The rationale for outreach is outlined in the Applicant Outreach Summary (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 by Administration.

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 written submission.

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

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IMPLICATIONS

Social

This application would enable the continuation of development in the Springbank Hill community, and would provide a future framework for multi-residential development along a Liveable Street (19 Avenue SW). Development of these lands would 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, the development will meet the requirements of the National Energy Code for Buildings and provide Electric Vehicle (EV) charging stations for the residents.

Economic

The proposed development would provide additional housing opportunities and support local businesses in the community.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

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