

Development Permit in Rocky Ridge (Ward 1) at 10310 Eamon Road NW, DP2021-4158

RECOMMENDATION:

That Calgary Planning Commission approve Development Permit DP2021-4158 for New: Multi-Residential Development (1 building) at 10310 Eamon Road NW (Portion of NE1/4 Section 17-25-2-5), with conditions (Attachment 2).

HIGHLIGHTS

- This development permit application proposes a multi-residential building containing 145 units and six storeys (20.5 to 21.3 metres) in height adjacent to the Tuscany Park and Ride/LRT station.
- The proposed development aligns with the goals and policies of the *Municipal Development Plan (MDP)* and the *Rocky Ridge Area Structure Plan (ASP)* including supporting the intensification of residential uses near transit and ensuring high-quality urban design.
- What does this mean to Calgarians? This development would provide more choice in housing type while promoting efficient use of land close to existing infrastructure.
- Why does this matter? Compact development close to transit allows for more sustainable city growth.
- At the 2017 September 21 Public Hearing, Council approved a land use amendment application (LOC2015-0073) to increase the density and height on the site to accommodate this development. Council also directed that Calgary Planning Commission (CPC) be the Development Authority on this associated development permit application.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This application, located in the northwest community of Rocky Ridge, was submitted by S2 Architecture on behalf of the landowner, Telsec Property Corporation, on 2021 June 08. The subject site is a triangular parcel bounded by Rocky Ridge Road NW on the east side, and Eamon Road NW on the other two sides. The site is approximately 0.89 hectares (2.19 acres) in size and is currently vacant on the northern portion, while the southern portion (0.21 hectares / 0.51 acres) is used by Calgary Transit as an LRT Park and Ride site. The Applicant Submission is included in Attachment 4.

This development permit application proposes a total of 145 dwelling units in a six-storey building. The development permit plans are included in Attachment 3. As part of the application review process, this application was reviewed by the Urban Design Review Panel (UDRP) on 2021 July 21. The UDRP comments are included in Attachment 5 along with the responses from the applicant. UDRP was generally supportive of the proposal but expressed concerns regarding the street edges and public realm. More information is included in Attachment 1; however, in response the applicant initiated some design responses to better orient units and amenity spaces towards the street and utilized enhanced landscaping along the streets. The proposal aligns with the relevant policies of the *Municipal Development Plan* and the *Rocky Ridge Area Structure Plan*.

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A detailed planning evaluation of this application, including location maps, 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 Notice of Motion during adoption of the land use amendment, Council directed Administration to work with the applicant to hold an open house/workshop once the preliminary building design was ready for a development permit application.

In response, the applicant held a digital open house on Zoom on 2021 August 12, with presentations by the architect and landscape architect. Notifications were delivered to the Rocky Ridge/Royal Oak Community Association, as well as adjacent residents. The event was attended by 12 community residents. The Applicant Outreach Summary prepared by the applicant's engagement consultant can be found in Attachment 6.

City-Led Outreach

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

Administration received two letters of concern for the application. Concerns raised included increased vehicular traffic for the development as well as a loss of views.

The Rocky Ridge/Royal Oak Community Association provided a letter of support on 2021 July 8 (Attachment 7), but also identified the following concerns:

- high demand for parking adjacent to the LRT station and concerns regarding the impact of parking relaxations;
- the bland exterior architecture and dark material choices;
- identifying the rooftop mechanical and elevator runs on the drawings and ensuring they are screened properly; and
- increased landscaping along the visitor parking area on the west side to provide more screening.

Administration considered the relevant planning issues specific to the proposed development and has determined the proposal to be appropriate, including the amount of parking provided for the development. The concerns regarding the architecture and landscaping raised by the Community Association have been addressed through revisions to the design. Following Calgary Planning Commission, Commission's decision will be advertised in accordance with the *Municipal Government Act*.

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IMPLICATIONS

Social

This development permit would provide additional housing choice in a location with access to amenities for residents to meet their daily needs.

Environmental

The applicant has committed to providing two electric vehicle charging stations in the underground parkade with spaces for eight vehicles, as well as future provision for another eight stalls, which supports Program 4 of the [Climate Resilience Strategy](#). The project will also utilize a geothermal system for heating and cooling which supports Program 3 of the Strategy, as well as designing the program for a future photovoltaic system

Economic

This proposed development represents an efficient use of land and infrastructure in a developing community. The development would provide further housing opportunity and would add residents that may support local business in the community. Increased density near the Tuscany LRT station also maximizes investment in transit.

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 (DP2021-4158) Plans
4. Applicant Submission
5. Urban Design Review Panel Comments
6. Applicant Outreach Summary
7. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform