

Development Permit in Beltline (Ward 8) at 106 – 14 Avenue SE, DP2022-03777

RECOMMENDATION:

That Calgary Planning Commission **APPROVE** Development Permit DP2022-03777 for New: Multi-Residential Development (1 building) at 106 – 14 Avenue SE (Plan C, Block 99, Lots 37 and 38), with conditions (Attachment 2).

HIGHLIGHTS

- This application proposes a new Multi-Residential Development providing 18 dwelling units in a single, 11-storey building (38 metres in height) in the Beltline.
- The proposed development aligns with the goals and policies of the *Municipal Development Plan* (MDP) and the *Beltline Area Redevelopment Plan* (ARP) including encouraging building diversity and overall design that compliments the surrounding development context.
- What does this mean to Calgarians? This development would provide more housing options in the Beltline where employment, services, and amenities are easily accessible.
- Why does this matter? Providing more housing choice within developed areas will help meet the different social and economic needs of Calgarians and allow for more efficient use of existing infrastructure.
- The proposal aligns with Land Use Bylaw 1P2007, subject to relaxations.
- There is no previous Council Direction regarding this proposal.

DISCUSSION

This application was submitted by Kasian Architecture Interior Design and Planning on behalf of the landowner 2355779 Alberta Ltd. (Kamil Lalji) on 2022 June 01. This site is in the high-density community of Beltline and is currently developed as a single detached dwelling. As per the Applicant Submission (Attachment 3), the vision for the site is to develop an 11 storey, 18-unit multi-generational housing development. The proposed development permit plans are included as Attachment 4.

The design of this development proposal has been influenced by the existing development context and parcel size. To limit the impacts on adjacent developments, design interventions such as privacy walls, mural wall coverings, and strategic window locations are proposed. To enable the desired density and built form, the Applicant is requesting land use bylaw relaxations (Attachment 1) and increased maximum floor area through density bonusing.

As part of the review process, this application was reviewed by Urban Design Review Panel (UDRP) on 2022 June 15. Comments from UDRP are included as Attachment 5.

A detailed planning evaluation of this application is provided in Attachment 1 – Background and Planning Evaluation.

ENGAGEMENT AND COMMUNICATION

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

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Applicant-Led Outreach

As part of the review of the proposed development application, the Applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public was appropriate. In response, the Applicant contacted neighbouring property owners and responded to feedback from the notice posting. A summary can be found in the Applicant Outreach Summary (Attachment 6).

City-Led Outreach

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

Administration received one letter of opposition from the public. This letter expressed concerns about how the proposed development would impact their privacy and sunlight. The Beltline Neighbourhoods Association was circulated and no formal response letter was received. Administration contacted the Beltline Neighbourhoods Association prior to CPC and they said that as long as the application is compliant with respect to the concerns that have been raised, they would encourage the applicant to consider ways to mitigate the concerns and avoid any impacts to neighbours.

Administration considered the relevant planning issues specific to the proposed development and has determined the proposal to be appropriate. In response to resident concerns, privacy screens were added to some dwelling unit patios and murals were added to the east and west facades to animate these spaces. Following Calgary Planning Commission, Commission's decision will be advertised in accordance with the *Municipal Government Act*.

IMPLICATIONS

Social

This development permit would provide additional housing choice in a location with access to services, amenities, and transit.

Environmental

This application includes the use of a solar façade that is made from high-efficiency photovoltaic panels. This solar power generation systems aligns with Program Pathway A: New Buildings – Build New Buildings to a Net Zero Emissions Standard of the *Calgary Climate Strategy – Pathways to 2050*. Additional details are provided in Attachment 1.

Economic

The proposed development represents an efficient use of land and infrastructure. The development would provide further housing opportunity and would add neighbourhood residents that may support local business in the community.

Service and Financial Implications

No anticipated financial impact.

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RISK

There are no known risks associated with this proposal.

ATTACHMENTS

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform