

**Development Permit in Lower Mount Royal (Ward 8) at 823 – 17 Avenue SW,
 DP2022-06848**

RECOMMENDATION:

That Calgary Planning Commission **APPROVE** Development Permit DP2022-06848 for a New: Dwelling Unit, Retail and Consumer Service, Restaurant: Licensed at 823 – 17 Avenue SW (Plan 4453L, Block 11, Lots 4 and 5 and a portion of Lot 3), with conditions (Attachment 2).

HIGHLIGHTS

- This development permit application proposes a new mixed-use building providing 70 dwelling units in a single 21.5-metre-tall building (six storeys) with retail at grade.
- The proposed development aligns with the goals and policies of the *Lower Mount Royal Area Redevelopment Plan (ARP)*, *Calgary's Greater Downtown Plan (GDP)* and *Municipal Development Plan (MDP)* by promoting residential growth downtown, ensuring high-quality urban design and reinforce the regional pedestrian shopping character of 17 Avenue SW.
- What does this mean to Calgarians? When Calgary's Greater Downtown thrives, so does the rest of the city. New development contributes to our downtown neighbourhoods being places where people want to live, visit, and set up businesses. This application would provide additional housing options in the Greater Downtown where employment, retail stores and amenities are easily accessible.
- Why does this matter? Economic recovery is supported by development contributing to vibrancy. By providing more housing choice and retail amenities within developed areas, Calgary may support a diverse population and make more efficient use of existing infrastructure.
- This proposal aligns with the DC District (Bylaw 102D2019) and Land Use Bylaw 1P2007, subject to several relaxations.
- There is no previous Council Direction regarding this proposal.

DISCUSSION

This application was submitted by DAAS Architecture on behalf of the landowner, ASI Royal Park GP Inc., on 2022 October 5. The site is in the community of Lower Mount Royal, located on the south side of 17 Avenue SW, east of 8 Street SW and across from Tomkins Park. The site is mid-block, is approximately 38 metres by 36 metres in size, and is currently developed with single and two storey buildings occupied with restaurant and commercial uses. The Applicant Submission (Attachment 4) explains the vision for the site as a mixed-use residential building consisting of dwelling units with street-oriented commercial uses fronting the Neighbourhood Main Street.

This development permit application proposes a total of 70 dwelling units, consisting of a mix of one and two-bedroom units in a six-storey building (Development Permit Plans, Attachment 3). The site design takes the adjacent Tomkins Park into account by maximizing the distance to the park, and consideration is given to maintaining the pedestrian shopping character of 17 Avenue SW and minimizing the shadow impact on the north side of 17 Avenue SW and Tomkins Park.

**Development Permit in Lower Mount Royal (Ward 8) at 823 – 17 Avenue SW,
DP2022-06848**

This proposal takes advantage of bonusing opportunities provided in the Direct Control (DC) District land use, approved by Council in 2019 April. Specifically, the application utilizes the bonus provisions for additional floor area ratio with monetary contribution to the Heritage Incentive Reserve Fund in the amount of \$228,000.00.

As part of the Development Permit process, the application was reviewed by the Urban Design Review Panel (UDRP) on 2022 November 2 (Attachment 5). The review found the development to be appropriate for its built form and location with suggestions to improve on how it relates to the park.

Overall, this development would allow for residential growth in the Greater Downtown, promoting greater vibrancy and street-level activity. A detailed planning evaluation of this application, including location maps, 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

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 public stakeholders and the community association was appropriate. In response, the applicant met with the Mount Royal Community Association (CA) and responded with some material finish changes. More information is included in the Applicant Outreach Summary (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 11 letters of opposition from the public. The letters of opposition included the following areas of concern:

1. Building Design
 - a. Height – Shadowing of Tomkins Park
 - b. Too large - Human scale of existing building
 - c. Wood construction – Fire hazard, requires noise abatement
 - d. Dark brick colour not in keeping with the area – suggest a similar red colour as existing brick on 17 Avenue SW
2. Site Access
 - a. Minimize length of construction timeline
 - b. Pedestrian disruptions during construction
 - c. Disruption to adjacent businesses
3. Parking
 - a. Lack of parking in the area

**Development Permit in Lower Mount Royal (Ward 8) at 823 – 17 Avenue SW,
DP2022-06848**

- b. Insufficient parking provided
 - c. Traffic flow and congestion
4. Loading and staging of waste pick up
5. Privacy considerations are lacking
 - a. Overlooking into adjacent properties
 - b. Noise from the rooftop patio - outdoor speakers and intrusive noise from users
6. Loss of heritage structures
 - a. Loss of a long-established icon restaurant
 - b. Character home retail
7. Disappointing delivery of other projects by the same developer

The Mount Royal CA provided a letter that was neither in support or in opposition on 2022 October 31 and a follow up email on 2023 January 5 (Attachment 7). The CA was generally pleased with the apparent scaling back of the project but identified a list of concerns:

- Residential parking relaxation is excessive
- Rooftop amenity – concern with noise and commercial use
- Loading and waste/recycling staging must not obstruct the passage in the rear lane
- Clarity requested regarding the signage on the west elevation wall
- Preference of full brick face on the north façade

Administration considered the relevant planning issues specific to the proposed development and the Applicant's response and has determined the proposal to be appropriate.

Following the Calgary Planning Commission meeting, the 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 amenities for residents to meet their daily needs.

Environmental

Administration has reviewed this application against the applicable policies for its alignment with the *Climate Resilience Strategy*. The developer has committed to providing two electric vehicle capable stalls in the parkade level and 'solar ready' infrastructure.

Economic

The proposed development would provide a total of 70 residential dwelling units and approximately 750 square metres of commercial/retail space. This development supports The City's economic strategy *Calgary in the New Economy* by promoting downtown livability to attract and retain workers.

**Planning and Development Services Report to
Calgary Planning Commission
2023 April 20**

**ISC: UNRESTRICTED
CPC2023-0411
Page 4 of 4**

**Development Permit in Lower Mount Royal (Ward 8) at 823 – 17 Avenue SW,
DP2022-06848**

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. Applicant Submission
5. Urban Design Review Panel Comments
6. Applicant Outreach Summary
7. Community Association Comments

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform