

Land Use Amendment in Downtown West End (Ward 7) at multiple properties, LOC2023-0014

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.02 hectares \pm (2.52 acres \pm) located at 855 and 887 – 10 Street SW, 850 – 11 Street SW, 1127 – 8 Avenue SW and 1110 – 9 Avenue SW (Plan 2110834, Block 56, Lots 43 to 46; Plan 1513418, Block 56, Lot 42) from Direct Control (DC) District to Direct Control (DC) District to accommodate mixed-use development, with guidelines (Attachment 2).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 JUNE 8:

That Council give three readings to **Proposed Bylaw 118D2023** for the redesignation of 1.02 hectares \pm (2.52 acres \pm) located at 855 and 887 – 10 Street SW, 850 – 11 Street SW, 1127 – 8 Avenue SW and 1110 – 9 Avenue SW (Plan 2110834, Block 56, Lots 43 to 46; Plan 1513418, Block 56, Lot 42) from Direct Control (DC) District to Direct Control (DC) District to accommodate mixed-use development, with guidelines (Attachment 2).

HIGHLIGHTS

- This application proposes to amend an existing Direct Control (DC) District (Bylaw 115D2014) to allow for an increase in the total allowable floor area ratio in exchange for provision of public amenity items through bonusing options outlined in the DC District. In addition, this new DC District will allow for a liquor store to locate anywhere within the development.
- This application is supported, as the intent of the DC District remains the same as the existing land use and aligns with the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? Provides new opportunity for development that will help to revitalize an older, established community.
- Why does it matter? By providing new housing options and additional commercial spaces within the community, this will encourage a more diverse population to come and live in Downtown West End and will help support the existing businesses within the community.
- A development permit for the third phase of this comprehensive development has been submitted and is under review.
- The previous land use application was approved by Council on 2014 October 7 (CPC2014-126).

DISCUSSION

This application, in the southwest community of Downtown West End, was submitted by NORR Architecture and Engineering on behalf of the landowner, Albari Holdings Ltd. and West Village Towers Inc. on 2023 January 18. A development permit for the third phase of the West Village Towers development was submitted on 2023 April 21 and is under review. This development

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LOC2023-0014**

permit may be ready for approval at the time of land use approval by Council. See Development Permit (DP2023-02496) Summary (Attachment 3) for additional information.

The subject site consists of five parcels of land, with a site area of approximately 1.02 hectares (2.52 acres) and is currently the site of the first two phases of the West Village Towers development. This site encompasses almost an entire city block, with primary site frontages located on 8 and 9 Avenues SW and the site also fronts onto 10 and 11 Streets SW.

As identified in the Applicant Submission (Attachment 4), this application proposes to redesignate the site from a DC District (Bylaw 115D2014) to a new DC District to allow for an increase in the total floor area ratio allowed on site. This will enable the third phase of this development to be built to a similar height as compared to the first two phases that have already been built. This additional floor area ratio would be achieved through provision of public amenity items, with various bonusing options incorporated into the new DC. In addition, this new DC will allow for a liquor store to locate anywhere within the development, as proximity rules will not apply for this site. This is similar to what is found within the Commercial Residential District (CR20-C20/R20).

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

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 land use amendment application, the applicant, acting on behalf of the landowner, was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant hosted two separate public engagement sessions, one on-line on 2023 March 14 and one in-person on 2023 April 10. For the initial engagement session, there were two people in attendance and for the second event, there was one person in attendance. In addition, the applicant connected directly with the Downtown West Community Association, the Calgary Downtown Association, the Ward 7 Councillor and the condominium boards of the surrounding buildings to discuss details of the proposed land use amendment application. As well, a separate website was developed to allow for community members to monitor progress on the land use and proposed development for phase 3 of the West Village Towers. The Applicant Outreach Summary can be found in Attachment 5.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received one letter in support from the public. This letter in support highlighted the benefits of additional density, adding vibrancy to the community and that the public plazas

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and interior arcade/walkway will encourage additional pedestrian traffic, helping to add to the perception of safety on the streets. Administration also received one letter in opposition from the public as well as a petition from 30 residents opposing the land use.

The letter and petition received in opposition to this application highlighted two main concerns:

- The increase in traffic in the area and reduction of available on-street parking.
- The impact an increase in height for the third tower will have on shadowing of the surrounding buildings.

Administration reviewed these concerns and has confirmed that the proposed increase in height will remain within the shadowing rules as found in the proposed DC District. The concerns around traffic and parking are DP level concerns and will be reviewed at time of Development Permit.

The Downtown West Community Association provided a letter in support on 2023 February 20 (Attachment 6), highlighting the benefits of additional commercial opportunities within this development and hoping that this will attract more active uses versus passive uses.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. All details of any proposed development, such as building and site design, number of units, and on-site parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

This application allows for new development in an established community that will encourage and accommodate the housing needs of a wider range of age groups, lifestyles and demographics. In addition, new commercial development in the area will also attract and service additional residents.

Environmental

The *Calgary Climate Strategy – Pathways 2050* identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. This land use application does not include any actions that specifically meet objectives of this plan; however, opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development application approval stages.

**Planning and Development Services Report to
Calgary Planning Commission
2023 June 08**

**ISC: UNRESTRICTED
CPC2023-0593
Page 4 of 4**

**Land Use Amendment in Downtown West End (Ward 7) at multiple properties,
LOC2023-0014**

Economic

The proposed land use would allow for more efficient use of land, existing infrastructure and services, and provide more compact housing and commercial uses 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. **Proposed Bylaw 118D2023**
3. Development Permit (DP2023-02496) Summary
4. Applicant Submission
5. Applicant Outreach Summary
6. Community Association Response
7. **CPC Member Comments**
8. **Confidential Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform