

Development Permit in Springbank Hill (Ward 6) at 1880 – 85 Street SW, DP2022-02654

RECOMMENDATION:

That Calgary Planning Commission APPROVE Development Permit DP2022-02654 for New: Dwelling Unit, Office, Retail and Consumer Service (4 buildings, 4 phases) at 1880 – 85 Street SW (Plan 2110726, Block 1, Lot 2), with conditions (Attachment 2).

HIGHLIGHTS

- This application proposes a mixed-use development providing 342 dwelling units, approximately 1,909 square metres of commercial/retail space, and approximately 2,167 square metres of office space in four buildings ranging from eight to 12 storeys (32 to 42 metres in height) in the community of Springbank Hill.
- The proposed development aligns with the goals and policies of the *Municipal Development Plan* (MDP) and the *Springbank Hill Area Structure Plan* (ASP) including encouraging building diversity and overall design that compliments the surrounding development context.
- What does this mean to Calgarians? This development would provide more retail, office and housing options in Springbank Hill where employment, services, and amenities are easily accessible.
- Why does this matter? Providing additional commercial and residential choices within developing areas will help meet the different social and economic needs of Calgarians and allow for more efficient use of existing infrastructure.
- During the 2020 February 24 Public Hearing, Council approved a land use amendment (LOC2018-0085) for this site, as well as passed a motion that directed the development permit be sent for review by Calgary Planning Commission for decision as the Development Authority.

DISCUSSION

This application was submitted by Casola Koppe on behalf of the landowner Aspen Springs GP LTD. on 2022 April 19. This site is in the community of Springbank Hill, located on the corner of 19 Avenue SW and 85 Street SW. The site is approximately 80 metres wide, approximately 105 metres long and is currently undeveloped. As per the Applicant Submission (Attachment 3), the vision for the site is to develop a mixed use, 342-unit development with 1,909 square metres of commercial/retail and 2,167 square metres of office space contained in four buildings that range from eight to 12 storeys. The proposed development permit plans are included as Attachment 4.

The design of this development has been guided by the *Springbank Hill Area Structure Plan* (ASP), specifically the Mixed-Use and Liveable Street policies. The ASP envisions a corner parcel with both residential and non-residential uses, a high-quality pedestrian realm along 19 Avenue SW and buildings at a maximum height of 10 storeys or more depending on topographic conditions. The applicant has responded to these requirements by reducing the overall height of the development from the maximum height listed in the land use district to 10 storeys along 85 Street SW as identified in the ASP. To limit the impacts of the proposed development, the overall massing of the four buildings has been reduced to provide additional

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sunlight penetration for the low-density residential district to the west. In order to achieve the desired built form, the Applicant is requesting land use bylaw relaxations.

As part of the Development Permit process, the application was reviewed by the Urban Design Review Panel (UDRP) on 2022 June 29. The review panel acknowledged the notable slope-related challenges concerning this subject parcel while also supporting the proposed massing, density and mix of uses. Comments from UDRP are included as Attachment 5.

Overall, this development would allow for residential growth in the developing community of Springbank Hill, along with promoting greater vibrancy and street-level activity along 19 Avenue SW and on the internal private commercial street. 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 the public was appropriate. In response, the applicant contacted neighbouring property owners and responded to feedback from the notice posting. They held two open house sessions to gather feedback, delivered postcards to 100 residents, launched a website for the project along with Instagram posts and provided a QR code that people could use to provide feedback. 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 38 letters of opposition and one letter of support from the public. The letters of opposition included the following areas of concern:

- increased traffic and parking issues;
- increased noise;
- building height;
- lack of infrastructure;
- lack of school space;
- privacy issues;
- air pollution;
- too many condo buildings in the community;
- reduced access to sunlight; and
- incompatible building materials with the surrounding area.

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The Springbank Hill Community Association provided a letter of opposition on 2023 July 17 (Attachment 7) identifying the following concerns:

- building heights;
- privacy;
- 19 Avenue SW activation and the liveable street;
- accessibility;
- internal commercial street;
- the Bernoulli effect;
- minimal green space; and
- neighbor resident opposition.

In response to the identified concerns, several adjustments were made to the project. Notably, the height of the buildings along 85 Street SW were decreased, and the exterior elevations received an update with improved building materials such as additional masonry brick and additional building entrances, along with lighter exterior colors. Additionally, the office building saw an increase in the amount of glazing, while murals and additional transparent facades were introduced on the ground floor facing 19 Avenue SW to achieve a more permeable and interesting interface. To reduce concerns around parking, nearly all the parking proposed will be underground, with only several parking locations at the surface to serve the commercial/retail units. Privacy concerns are mitigated due to the relative height of the development to the low-density residential districts to the west.

Administration considered the relevant planning issues specific to the proposed development and has determined the proposal to be appropriate. The proposed development aligns with the Mixed-Use and Liveable Street policies of the *Springbank Hill Area Structure Plan*.

Following Calgary Planning Commission, Commission's decision will be advertised in accordance with The City of Calgary's standard practice and in accordance with the *Municipal Government Act*.

IMPLICATIONS

Social

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

Environmental

Administration has reviewed this application against the applicable policies for its alignment with the *Calgary Climate Strategy – Pathways to 2050*. The applicant has proposed the addition of EV plug-in stalls along the surface parking areas, as well as EV charging locations in the parkade.

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Economic

The proposed 342 residential dwelling units and approximately 4,076 square metres of commercial, retail and office space would support local businesses and employment opportunities, along with providing housing opportunities within 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. Applicant Submission
4. Development Permit Plans
5. Urban Design Review Panel Comments
6. Applicant Outreach Summary
7. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform