

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 Units, 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 was presented to Calgary Planning Commission (CPC) on 2023 September 7. At that meeting, CPC referred the item to Administration for further review on mobility and to improve the internal site accessibility for pedestrians.
- 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 complements 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. 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 3.

During the CPC review of the development permit on 2023 September 7, several issues were raised in relation to the accessibility of the site. Discussions focused on the challenges of the stairway ramp in the centre of the development, due to the proposed length and slope. The applicant was asked to work with Administration in reviewing the concerns brought forward and to make revisions to improve the proposed design and enhance the overall accessibility of the development.

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

Based on the feedback brought forward from CPC, the application was reviewed by a panel of members of the Accessibility Committee. While the Accessibility Committee does not normally review private developments as they have a mandate to ensure alignment with the Access Design Standards on City of Calgary owned/operated facilities, they panel was able to provide their expertise and guidance with the accessibility challenges.

The panel were able to identify several areas of improvement for the site, including:

- the addition of Tactile Warning Surface Indicators (TWSI) at all stair and ramp grade changes;
- increase the north sidewalk ramp incline from 5% to 8% to make the ramp more obvious to the user;
- revise the central stairway/ramp arrangement into a separate ramp that is not combined with the stair. The combination of a stairway and ramp is discouraged, as users wheel down the ramp and are required to stop short of the stairs before continuing to use the ramp; and
- incorporate bollards at the top and the bottom of the stairs.

In response to the comments provided by the panel, the applicant has made several changes to their design. They have committed to adding TWSI at all grade changes, and in response Administration has added an additional prior to release condition in the Conditions of Approval (Attachment 2). The proposed stairway/ramp has also been revised. Flat landings have been provided in between ramps, reducing the risk of stopping short in-front of a stairway. Also, the number of intersections between the stairs and the ramps have been reduced. While the original design showed six areas of conflict between the stair and ramp users, this has now been reduced to three. Additional benches and seating areas have been added mid-ramp, providing a resting area where required.

A barrier-free design was investigated on the north side of the parcel, specifically a sidewalk that could be accessed from 85 Street SW to the northeast corner of the development. This was determined to be unfeasible, as the required barrier free landings and slopes would not meet the existing grade of the site. The required slopes of a barrier-free design would result in a raised sidewalk that would require fencing and would limit pedestrian connections to the parcel to the north.

The applicant has provided additional site improvements that aid in the pedestrian movement around the site. The sidewalk width has increased on both sides of the internal commercial street and additional ramps have been added to the north and south end.

The Panel has reviewed the proposed amendments brought forward from the applicant and have provided general support for the site accessibility improvements.

In addition to the enhancement for barrier-free design, the applicant has implemented several changes to the building's frontage along 19 Avenue SW. The southern façade of Building A has been modified with a recessed area at grade, creating a walkway alongside the building that can now serve as a versatile space for seating or a small patio for the tenant. Furthermore, an

**Planning and Development Services Report to
Calgary Planning Commission
2023 October 19**

**ISC: UNRESTRICTED
CPC2023-1044
Page 3 of 3**

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

additional stairway has been incorporated along 19 Avenue SW, accompanied by enhanced landscaping and an additional window in the building's façade.

Overall, the Applicant has responded to the Motion from Calgary Planning Commission to improve the mobility and accessibility of the site, and Administration is in support of these amendments.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Report from the 7 September 2023 CPC Meeting (CPC2023-0915)
2. Conditions of Approval
3. Development Permit Plans

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform