

**Development Permit in Downtown West End (Ward 7) at 855 – 10 Street SW,
DP2023-02496**

RECOMMENDATION:

That Calgary Planning Commission approve the Development Permit (DP2023-02496) for New: Multi-Residential Development and Retail and Consumer Service at 855 – 10 Street SW (Plan 1513418, Block 56, Lot 42) with conditions (Attachment 2).

HIGHLIGHTS

- This development permit application proposes a new 41-storey, mixed-use building with 251 dwelling units and retail uses at grade which will form the third phase of the West Village Towers development in the community of Downtown West End.
- The development permit complies with the relevant planning policies of the *Municipal Development Plan* (MDP), which aims to ensure a high-quality urban design and development of distinct, high-quality urban neighbourhoods with a range of housing types to meet the needs of a broad range of Calgarians.
- What does this mean to Calgarians? This will allow for development of an underutilized parcel of land that will provide at grade retail and high-density housing in an established neighbourhood, contributing to an increased range of housing in the area, in very close proximity to the downtown core and to transit opportunities.
- Why does this matter? Providing new, high-density housing in the core of the city makes good use of existing City infrastructure, supports businesses located in the area and will open more opportunities for people to live in close proximity to where they work.
- Council previously approved a land use amendment for the subject site (Bylaw 118D2023) at the 2023 July 25 Public Hearing Meeting of Council to facilitate an increase in density for the third phase of the West Village Towers development in exchange for provision of public amenity items.

DISCUSSION

This application, in the community of Downtown West End, was submitted by NORR Architects Engineers Planners, on behalf of the landowner Albari Holdings Ltd. and West Village Towers Inc., on 2023 April 21. The subject site extends for most of a city block length along 8 Avenue SW, between 10 and 11 Streets SW. The parcel is currently undeveloped and has been the staging area for construction of the first two towers of the West Village Towers development. This application proposes 251 units in a 41-storey tower and a three-storey podium, with retail and consumer service uses on the ground level only, facing 8 Avenue SW (see Attachment 3).

The West Village Towers project originally was presented as a three-phase development consisting of a 41-storey tower, a 35-storey tower and a 29-storey tower, including a three-storey podium, with retail uses on the ground floor and a second level urban grocery store. This application was approved by Calgary Planning Commission on 2014 August 12. The first two towers of 41-storeys and 35-storeys, adjacent to 9 Avenue SW, were built as Phase 1 and 2 of the project. A land use application was submitted on 2023 January 18 to allow for additional density for the third phase (originally proposed as 29-storeys) in exchange for provision of public amenity items (see Attachment 4). As mentioned, this was approved at the 2023 July 25 Public Hearing Meeting of Council.

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As part of the review process, this application was reviewed by the Urban Design Review Panel (UDRP) on 2023 May 24. The UDRP was supportive of this application and their comments are included in Attachment 5.

A detailed planning evaluation of this application, including location maps, 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 development permit 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 development permit application. As well, a separate website was developed to allow for community members to monitor progress on the proposed development for Phase 3 of the West Village Towers. The Applicant Outreach Summary can be found in Attachment 6.

City-Led Outreach

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

Administration received one letter of opposition in regard to this proposed development. The letter of opposition outlined the following areas of concern:

- shadowing on adjacent developments;
- the potential negative impact of the lighting proposed at the top of the tower;
- the lack of affordable housing as part of this project; and
- the negative impacts on parking and multi-modal access routes through the area.

The Downtown West Community Association provided a letter of support for this project on 2023 February 20 at the time of land use amendment application submission (see Attachment 7). This letter highlighted the benefits of additional commercial opportunities within this development and expressed hope that this will attract more active uses versus passive uses. No further letter was received specific to the development permit. Administration contacted the community association to follow up and no response was received.

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Administration considered the relevant planning issues specific to the proposed development and has determined the proposal to be appropriate. Following Calgary Planning Commission, Commission's decision will be advertised in accordance with the *Municipal Government Act*.

IMPLICATIONS

Social

This application allows for new development in an established community that will 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 to 2050* identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. This development permit application addresses some aspects of this, as this development is intended to be designed to be LEED Silver ready, there are 5 EV charging stations being provided on Level 1 of the parkade and the application also includes additional Class 1 bicycle parking stalls, over and above what is required by the City of Calgary's Land Use Bylaw.

Economic

This proposed development will 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. Conditions of Approval
3. Development Permit Plans
4. Applicant Submission
5. Urban Design Review Panel Comments
6. Applicant Outreach Summary
7. Community Association Response