

Development Permit in Cliff Bungalow (Ward 8) at 615 – 17 Avenue SW, DP2023-03797

RECOMMENDATION:

That Calgary Planning Commission APPROVE Development Permit DP2023-03797 for a New: Dwelling Unit, Retail and Consumer Service (1 building) at 615 – 17 Avenue SW (Plan 2311327, Block 1, Lot 23), with conditions (Attachment 2).

HIGHLIGHTS

- This application proposes a new mixed-use multi-residential development providing 209 dwelling units in a single, 16-storey building (50 metres in height) with supporting commercial/retail uses on the ground floor level.
- The proposed development advances and aligns with the goals and policies of the *Municipal Development Plan* (MDP) of encouraging compact urban form, supporting intensification near primary transit networks and ensuring quality urban design.
- What does this mean to Calgarians? This application would provide additional high-density housing on a vibrant, walkable commercial street.
- Why does it matter? By providing more housing along a Neighbourhood Main Street, in close proximity to existing services and facilities, Calgary can support urban growth in a sustainable manner.
- The proposal is in alignment with the planning policy in the *Cliff Bungalow Area Redevelopment Plan* (ARP), Land Use Bylaw 1P2007 and Direct Control (DC) District (Bylaw 150D2022).
- There is no previous Council direction regarding this proposal.

DISCUSSION

This application, located in the southwest community of Cliff Bungalow, was submitted by DAAS Architecture on behalf of the landowner, ASI Fishmans GP Inc., on 2023 June 8. The development plans are available in Attachment 3 and the Applicant Submission provides an overview of their project (Attachment 4). As part of the review process, this application was reviewed by the Urban Design Review Panel (UDRP) on 2023 August 16. Comments from UDRP are included as 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
- Relevant public groups were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed development permit application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with relevant public groups and the community association was appropriate. In response, the applicant solicited feedback through meetings held with the following groups:

Development Permit in Cliff Bungalow (Ward 8) at 615 – 17 Avenue SW, DP2023-03797

- Cliff Bungalow-Mission Community Association (2023 August 9)
- Ward 8 Councillor's office (2023 September 13); and
- 17 Avenue SW Business Improvement Area (2023 October 12).

These meetings were held to complement public outreach undertaken by the landowner as part of the land use amendment application between 2019 January and 2022 August. Follow-up meetings were held with these groups throughout the development permit application process. The Applicant Outreach Summary can be found in 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](#). No public comments were received at the time of writing this report.

The Cliff-Bungalow Mission Community Association (CA) provided a letter on 2023 November 12 expressing opposition to the proposed development. The Association's concerns are summarized by the following comments:

- material choices along the west façade (facing 5A Street);
- advocating for the City to implement traffic calming and pedestrian infrastructure; and
- advocating additional engagement with the applicant for the publicly accessible private open space.

The CA provided a second letter on 2024 February 8 expressing continuing opposition to the proposed development (Attachment 7) upon conversations directly with the Applicant's project team. These discussions included the Applicant sharing more detailed explanation on why they chose to proceed with the original design.

Administration considered the relevant planning issues specific to the proposed development and has determined the proposal to be appropriate. The applicant chose to provide further detail to the CA for the decision to keep the building material choice. While there are no specific planning policies that require brick to be incorporated into new development along 5A Street SW, Administration finds the building scale and materiality at the podium level complements the residential nature of the street.

Administration determined additional traffic calming measures along 5A Street SW were not necessary as all vehicular access (along with back of house functions) are to occur from the lane, thus limiting conflicts that occur between pedestrians and vehicles along 5A Street SW. The applicants have shared details of the publicly accessible private open space (Attachment 8) with the CA and further discussions with the applicant may continue to clarify the aspirations for the community.

Following Calgary Planning Commission, Commission's decision will be advertised in accordance with the *Municipal Government Act*.

Development Permit in Cliff Bungalow (Ward 8) at 615 – 17 Avenue SW, DP2023-03797

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 in close proximity to services and transit.

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 with the inclusion of 11 electric vehicle (EV) charging stations to be provided on Level 2 of the parkade. The development also includes 200 Class 1 bicycle parking stalls that is 95 stalls above what is required by the 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
8. Publicly Accessible Private Open Space - Renderings

Department Circulation

General Manager	Department	Approve/Consult/Inform