

Planning and Development Services Report to
Calgary Planning Commission
2024 May 09

ISC: UNRESTRICTED
CPC2024-0494
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**Policy and Land Use Amendment in Downtown West End (Ward 7) 1215 – 9
Avenue SW, LOC2022-0228**

RECOMMENDATIONS:

That Calgary Planning Commission:

1. Forward this report CPC2024-0494 to the 2024 June 4 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendments to the West Village Area Redevelopment Plan (Attachment 2); and
3. Give three readings to the proposed bylaw for the redesignation of 0.74 hectares \pm (1.83 acres \pm) located at 1215 – 9 Avenue SW (Plan 1423LK, Block 43) from Direct Control (DC) District to Direct Control (DC) District to accommodate mixed-use development, with guidelines (Attachment 3).

RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2024 MAY 9:

That Council:

1. Give three readings to **Proposed Bylaw 45P2024** for the amendments to the West Village Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 181D2024** for the redesignation of 0.74 hectares \pm (1.83 acres \pm) located at 1215 – 9 Avenue SW (Plan 1423LK, Block 43) from Direct Control (DC) District to Direct Control (DC) District to accommodate mixed-use development, with guidelines (Attachment 3).

Excerpt from the Minutes of the Calgary Planning Commission, held 2024 May 9:

“Moved by Commissioner Weber

That with respect to Report CPC2024-0494, the following be approved:

That the Calgary Planning Commission recommend that Council amend Attachment 3, under Section 16(1)(a)(ii), by deleting “1.5 stalls per unit where the total number of units equals or exceeds 20; and” and replacing with “0.5 stalls per unit where the total number of units equals or exceeds 20; and”.

For: (4): Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, and Commissioner Weber

Against: (5): Manager Goldstein, Thom Mahler, Councillor Carra, Councillor Dhaliwal, and Commissioner Campbell-Walters

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MOTION DEFEATED”

HIGHLIGHTS

- This land use amendment seeks to redesignate the subject site to accommodate high density mixed-use development in building forms that comply with sunlight protection areas outlined in the Direct Control (DC) District. In addition, it will allow for an increase in the total floor area ratio in exchange for provision of public amenity items through bonusing options.
- The proposal allows an appropriate density and set of uses that support Greater Downtown and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and *Greater Downtown Plan* (GDP).
- What does this mean to Calgarians? This application provides new opportunities for mixed-use development with an enhanced public realm while promoting pedestrian use and multi-modal options through the comprehensive design of streets, building interfaces and public spaces.
- Why does this matter? The proposed DC District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics and provide opportunities for local commercial uses to support the Downtown West End community, complementing its proximity to Millennium Park and the future 11 Street SW underpass project.
- An amendment to the *West Village Area Redevelopment Plan* (ARP) is required to accommodate the proposal.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the southwest community of Downtown West End, was submitted by O2 Planning and Design on behalf of the landowner, Mancal Property Holdings Inc. on 2022 December 22.

The approximately 0.74 hectare site is situated at the corner of 9 Avenue SW and 11 Street SW and represents a gateway into downtown Calgary. Directly north of the site across the 9 Avenue SW is Millennium Park and directly adjacent to the south is a heavy rail corridor. A commercial building currently exists on the site with at grade parking and vehicular access from both 9 Avenue SW and 11 Street SW. An existing one storey commercial office building is adjacent to the west.

As identified in the Applicant Submission (Attachment 4), this application proposes to redesignate the site from a DC District (Bylaw 53Z95) to a DC District to allow for mixed-use tower development with the ability to increase the total floor area ratio allowed on site through the provision of various public amenity items.

The proposed DC District would allow for innovative tower style built form with varying heights and massing, which would comply with sunlight protection rules. The base of a building would be distinguished through articulation and integration with a high-quality public realm. The street interface would be activated by commercial retail uses. Parking and residential uses are

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proposed on the main floor and above. Due to its proximity to transit, multi-modal options and the downtown context, the City Centre Mixed Use District (CC-X) was selected as the base for this DC District.

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 was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the respective community association was appropriate. In response, the applicant circulated 25 invitation postcards to nearby properties to a virtual public engagement session but did not receive any attendees. In addition, the applicant connected directly with the Downtown West Community Association, the Calgary Downtown Association and the Ward 7 Councillor to discuss details of the proposed land use amendment application. As well, a project website was developed outlining the development vision and land use application to allow for community members to comment and monitor progress. 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 of opposition from the public. The letter highlighted concerns around birds that currently exist within the existing boulevard trees that would be affected by the proposed development.

The Downtown West Community Association provided a letter in support on 2023 March 3 (Attachment 6), highlighting the benefits of continued mixed-use growth in place of existing surface parking lots throughout the area, investment in public amenities and building design to serve as a buffer to the adjacent rail corridor and use of a new DC District. It was also suggested that Administration work to minimize shadows on Millennium Park and amenity investment would best occur through additional seating and passive recreation areas within the park.

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

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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

The proposed application enables the continuation of development in the community of Downtown West End and provides a future framework for mixed-use development in a gateway location. The development of these lands will encourage and accommodate the housing needs of a wider range of age groups, lifestyles and demographics contributing to the use of amenities such as Millennium Park and Bow River nearby.

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.

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 45P2024**
3. **Proposed Bylaw 181D2024**
4. Applicant Submission
5. Applicant Outreach Summary
6. Community Association Response
7. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform