

**Land Use Amendment in Downtown West End (Ward 7) at 1007 – 6 Avenue SW,
 LOC2024-0146**

RECOMMENDATION:

That Calgary Planning Commission:

1. Forward this report (CPC2024-0922) to the 2024 October 8 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 0.10 hectares \pm (0.24 acres \pm) located at 1007 – 6 Avenue SW (Plan 1110367, Block 36, Lot 41) from Direct Control (DC) District to Direct Control (DC) District to accommodate a multi-residential housing development, with guidelines (Attachment 2).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024
 SEPTEMBER 5:**

That Council give three readings to the **Proposed Bylaw 261D2024** for the redesignation of 0.10 hectares \pm (0.24 acres \pm) located at 1007 – 6 Avenue SW (Plan 1110367, Block 36, Lot 41) from Direct Control (DC) District to Direct Control (DC) District to accommodate a multi-residential housing development, with guidelines (Attachment 2).

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, 2024 September 05:

“The following documents were distributed with respect to Report CPC2024-0922:

- A presentation entitled "LOC2024-0146 / CPC2024-0922 Land Use Amendment"; and
- Revised Attachment 2.”

HIGHLIGHTS

- This application proposes a new Direct Control (DC) District to allow for the development of multi-residential housing, intended to be developed as affordable housing, with a maximum floor area ratio (FAR) of 5.0.
- This application will allow for an increase in housing diversity in the downtown context and aligns with the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? Provides new opportunity for development that will help to revitalize an older, established community and provides inner-city residents with greater housing choice.
- Why does it matter? This will allow for multi-residential development that supports climate initiatives and affordability objectives.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

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DISCUSSION

This land use application, in the southwest community of Downtown West End, was submitted by O2 Planning and Design on behalf of the landowner, Attainable Homes Calgary Corporation, on 2024 May 29. No development permit has been submitted at this time. However, as identified in the Applicant Submission (Attachment 3), the intent is for a six-storey multi-residential affordable housing development to be built on the subject site.

The 0.10 hectare (0.24 acre) site is located on the southwest corner of 6 Avenue and 9 Street SW. The previous development on this site was a surface parking lot, but it is now currently being used as the construction staging area for the Attainable Homes development at 1010 – 6 Avenue SW. The site fronts onto both 6 Avenue SW, one of the major vehicular corridors leaving the downtown core and 9 Street SW with the Light Rail Transit (LRT) Red Line running adjacent to the east side of the street. The site is currently designated as a DC District, Bylaw 10D2012, which allows for a maximum height of 76.2 metres and a base of 5.0 floor area ratio (FAR) for residential uses, with a potential maximum of 10.0 FAR when specific bonusing items have been provided, as outlined in the DC District.

This application proposes to redesignate the site to a new DC District that is based on the Centre City Multi-Residential High Rise District (CC-MH). The maximum density for development is proposed at 5.0 FAR. A new DC District is required, as there are site constraints due to the parcel's smaller size. Therefore, a new DC will enable site specific rules to allow for the proposed development.

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 respective community association was appropriate. In response, the applicant reached out to the Downtown West Community Association (CA) to determine whether they wished to meet with the applicant team to discuss the proposed project. As of the writing of this report, the CA had not yet requested a meeting to discuss the application. The Applicant Outreach Summary can be found in Attachment 4.

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.

No public comments were received at the time of writing this report.

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No comments from the Downtown West Community Association were received. Administration contacted the CA to follow up and no response was received.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment 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

This application allows for new development in an established community that will encourage and accommodate the housing needs of a wider range of age groups, lifestyles and demographics.

Environmental

This application includes specific measures, as part of the proposed DC District, which align with the *Calgary Climate Strategy – Pathway to 2050* (Program H).

Economic

The proposed land use would allow for the development of additional residential units, making more efficient use of land, existing infrastructure and services, and provide for more compact housing in the community.

Service and Financial Implications

No anticipated financial impact

RISK

There are no known risks associated with this proposal.

ATTACHMENT

1. Background and Planning Evaluation
2. **Proposed Bylaw 261D2024**
3. Applicant Submission
4. Applicant Outreach Summary
5. **CPC Member Comments**
6. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform