

Development Permit (DP2017-4795) Summary

The development permit application (DP2017-4795) was submitted by Gravity Architecture on 2017 October 18 on behalf of Habitat for Humanity Southern Alberta Society. This development permit along with the associated road closure (Bylaw 2C2018) and land use amendment (Bylaw 29D2018) application is intended to accommodate redevelopment of two parcels in the community of Silver Springs for multi-residential development, specifically affordable housing.

The public hearing for Bylaws 2C2018 and 29D2018 was held on 2018 January 22. Following the public hearing, Council gave first readings to these two bylaws and then directed Administration to work with the applicant and the area Councillor on potential development permit issues and potential amendments to the land use. As directed by Council, Administration has worked with Habitat for Humanity and the area Councillor on changes to the development permit. These changes include reduction in the overall building height from 14 metres to 12 metres and redesigning the site plan to provide for a central amenity space for use by the development's residents.

Review of the development permit identified three bylaw relaxations including the dimension of private amenity spaces, retaining wall height, and encroachment of the asphalt parking area into the west setback area. Due to the minor nature of these relaxations, modifications to the proposed land use amendment bylaw 29D2018 were deemed not necessary.

Administration's Reason(s) for Recommendation

The road closure and land use amendment application enables the comprehensive redevelopment of a site located in an established community. The proposed development meets the overall intent and policies of the Municipal Development Plan (MDP) and provides for a modest increase in density on a site that is well-supported by public transit and in close proximity to services and amenities. As a result of several engagement events and in response to feedback from area residents, the applicant has revised their proposal to provide for a design that is sensitive to adjoining low-density residential uses and creates new pedestrian connections to adjoining streets. In addition, the development permit meets the intent of the Land Use Bylaw, with minor supportable relaxations.

Calgary Planning Commission Comments and Decision

On 2018 May 17, Calgary Planning Commission recommended "that the Development Authority, without having to return to Calgary Planning Commission, APPROVE, the Development Permit DP2017-4795, subject to Council giving second and third reading of Bylaws 2C2018 and 29D2018, in accordance with Administration's recommendation."

Discussion on the development permit focused on issues relating to: site layout, amenity space, and provision of vehicle parking stalls. Commissioners voted unanimously to recommend approval of the proposed development permit.

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Figure 1: Development Permit Site Plan



Figure 2: Development Permit Rendering