

Background and Planning Evaluation

Background and Site Context

The proposed development is located in the Beltline on the southwest corner of 11 Avenue SW and 4 Street SW. The parcel is approximately 0.29 hectares in size, approximately 61 metres wide by 46 metres deep. The site is currently a surface parking lot.

To the north of the subject site, there is a mid-rise office development on the northwest corner of 11 Avenue and 4 Street SW and directly beside it, the Canadian Equipment and Supply red brick warehouse building that is listed on The City of Calgary's Inventory of Historic Resources. To the east, across 4 Street SW, is a two-storey commercial strip mall style development. To the west is a low-rise, five-storey office tower. To the south is the first phase of this development, One Park Central apartments, a mixed-use multi-residential tower with at-grade retail.

Council approved a road closure bylaw (Bylaw 11C2017) to close the lane between the north and south parcels of this development at the 2017 July 31 Combined Meeting of Council, one condition of this road closure being that a public access easement agreement be registered on that part of the lane subject to the closure. This area is being re-purposed as a landscaped courtyard and passenger pickup/drop-off space.

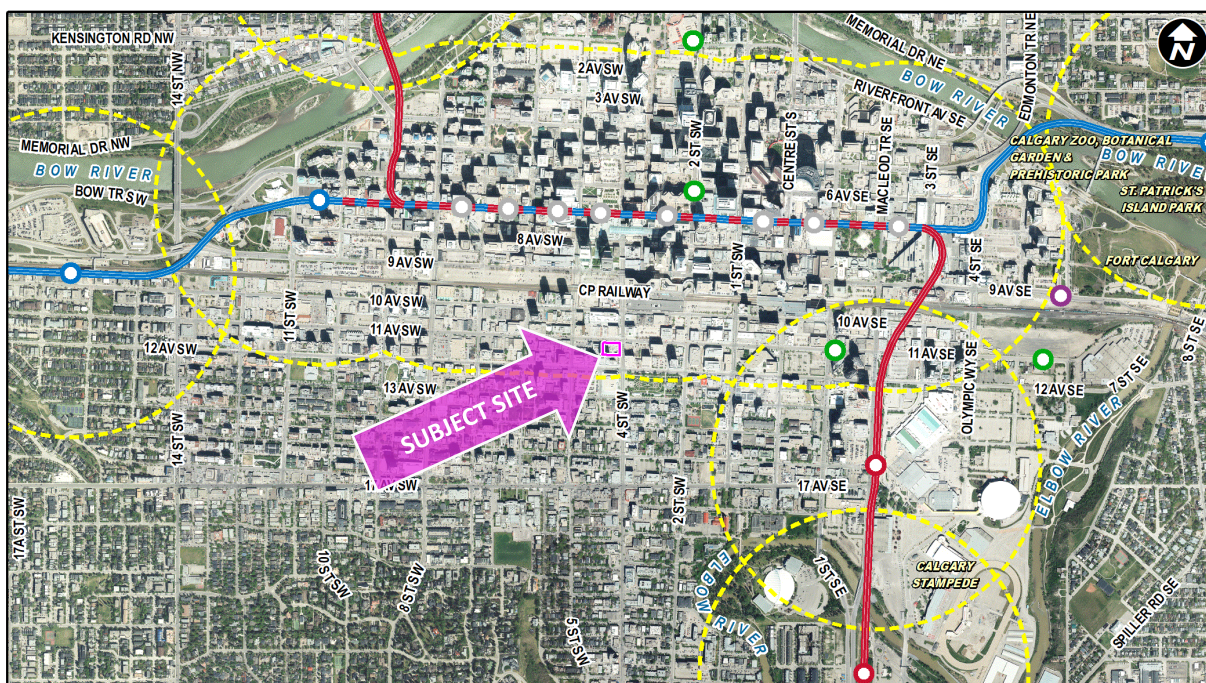
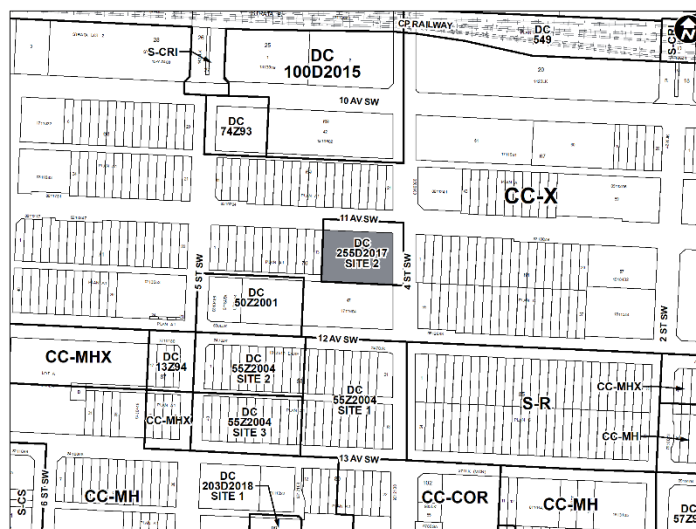
Community Peak Population Table

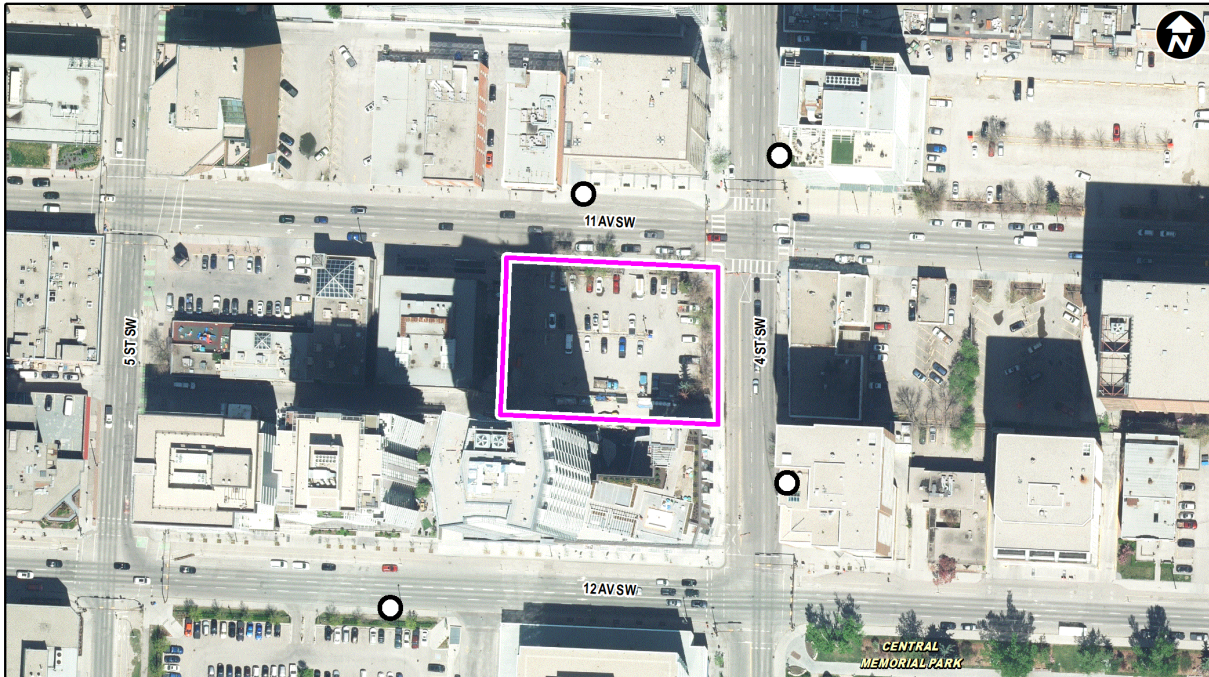
As identified below, the community of the Beltline reached its peak population in 2019.

Beltline	
Peak Population Year	2019
Peak Population	25,129
2019 Current Population	25,129
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained on [Beltline Community Profile](#) online page.





Previous Council Direction

Council previously approved both a land use for the subject site ([Bylaw 255D2017](#)) to facilitate a heritage density transfer from the Nellie McClung building as well as a road closure bylaw (Bylaw 11C2017) to close the lane between the north and south parcels of this development at the 2017 July 31 Combined Meeting of Council.

Planning Evaluation

Land Use

The subject parcel is designated as Direct Control District, Bylaw 255D2017, to facilitate a heritage density transfer from the Nellie McClung building to the subject site. The base district for this DC is the Centre City Mixed Use District (CC-X). The proposed development aligns with the overall purpose of the CC-X District, as the development provides for:

- storefronts along a continuous block face;
- opportunities for commercial uses at-grade and residential on upper floors; and
- base density with the opportunity for a density bonus over and above the base density to achieve mixed-use and public benefit within the community.

Density Bonus

The proposed floor area ratio (FAR) for this development is 13.2. In accordance with Part 11, Division 7 of the Land Use Bylaw, bonusing is required for FAR above 8.0. The heritage density transfer (totaling 8,094.47 square metres) increased the total allowable FAR by 2.82. The additional FAR of 2.38 is proposed to be bonused for through the provision of a publicly accessible private open space in the form of a courtyard area adjacent to the south façade of the development, connecting with the open space area provided with the first phase of

development. The publicly accessible private open space is proposed in a location, form, configuration and constructed in a manner acceptable to Administration. The financial value of the open space was substantiated through a third-party quantity surveyor and deemed in-line with current market rates.

Floor Area Ratio Summary		
Land Use Bylaw Section	Land Use Bylaw Provisions	Proposed Floor Area Ratio
1166(1)(c)(i)	5.0 FAR	5.0 FAR
1166(1)(c)(ii)	Additional 3.0 FAR for Multi-Residential Development	3.0 FAR
1166(3) & Part 11, Division 7 Section 1200(b)	Bonus above 8.0 FAR up to maximum of 12.0 FAR	2.38 FAR
Part 11, Division 7, Section 1202	Heritage Density Transfer allows for an additional 10% above the maximum FAR for Bonus Area D	2.82 FAR
Total Proposed FAR:		13.2 FAR

Development and Site Design

This application proposes a multi-residential high-rise tower with retail at grade. Key aspects of the development are described below.

Site and Building Design

Building (At-grade Level)

Retail and Consumer Service uses line the 4 Street SW and 11 Avenue SW frontages. There is approximately 500 square metres of commercial retail space proposed. The primary residential entrance is located on the southeast corner of the building off of 4 Street SW. There is also an entrance into the residential tower lobby beside the pedestrian drop-off area in the lane. The primary vehicular entrance to the parkade is located at the northwest corner of the building, along 11 Avenue SW. The publicly accessible, private open space is located along the south facade of the building, adjacent to the closed lane.

Podium and Tower

The podium is proposed as nine-storeys, for a total height of approximately 35 metres. The double height main level contains the retail and consumer service uses. Levels 2 to 8 contain residential units with a mix of 133 studio units, 48 one-bedroom units and seven two-bedroom units and Level 9 consists of an outdoor roof-top amenity space, including an outdoor pool, outdoor shower area and barbeque stations and an indoor amenity area with lounge and fitness facilities.

The podium is pedestrian-scaled towards the street. The exterior of the podium is composed of clear glass with silver metal, black granite, dark metal, and laminate paneling accents to frame the podium and portions of the individual store fronts and entry-ways. There are individual canopies provided along the street frontages and in the lane to create a human scale and provide pedestrian comfort.

The tower is positioned on the eastern portion of the podium, fronting on to 11 Avenue and 4 Street SW. The tower extends an additional 30 storeys in height above the podium (for a total from ground to roof-top of approximately 134 metres) with residential uses on Levels 10 to 38 and an indoor and outdoor amenity area on Level 39 as well as a mechanical penthouse. The tower consists of a mix of 235 one-bedroom units, 104 two-bedroom units and 4 three-bedroom units. The total unit count for the project is 531 units. The exterior of the tower is composed of clear glass and metal panels (white and silver).

Amenity Areas

Common amenity areas for the residents will be provided at-grade, on Level 2, on the podium rooftop, and on the tower rooftop. The at-grade common amenity area is located outdoors in the lane, adjacent to the lobby area and is the publicly accessible private open space that has been bonused for. The common amenity area on Level 2 contains an outdoor dog-run area, and the podium rooftop and tower rooftop amenity areas are located indoors and outdoors on Level 9 and Level 39 respectively, as described above.

Private amenity areas will be provided for all of the residential units with balconies integrated into the facades of the tower.

Landscaping

Public Realm

Along 11 Avenue SW, boulevard trees were unable to be provided, as there are underground utility lines in this area. However, there will be removable planters and benches provided, and bike racks have been located adjacent to the retail store entries close to the corner. There are three boulevard trees (Green ash), that have been proposed along the 4 Street SW frontage.

The publicly accessible private open space along the lane-way uses concrete unit paving along the full south façade of the building and extending past the east building face into the sidewalk area along 4 Street SW to draw pedestrians into the open space area. There is one granite clad planter proposed in this area with a wood topped, granite clad bench wrapping around a portion of it. Three lilac trees and some shrubs are proposed within the planter. The application also proposes two art installations in this area, as an extension of the art pieces provided with the first phase of development. These pieces will sit on granite clad art plinths with wood topped, granite clad benches wrapping around a portion of their base. “Artistic” bike racks have also been located adjacent to the residential lobby entrance.

Private Realm

The Level 2 outdoor amenity area features a turfed, dog run with benches and planters and some ornamental shrubs and grasses. The Level 9 outdoor amenity area includes some planters with two medium deciduous trees (crabapple and/or lilac trees) and shrubs along with a turfed area adjacent to the outdoor pool and a seating area. The Level 39 outdoor amenity area includes concrete unit paving with some synthetic turf and removable furnishings.

City Wide Urban Design

The proposed development was reviewed by the City Wide Urban Design team. Their comments focused primarily on the important and visible location of this development which therefore requires enhanced site and public realm landscaping as well as building architectural design. There was a request to pay particular attention to the architectural articulation where the retail units interface with 11 Avenue and 4 Street SW and the design of the corner elements of the building.

The applicant's rationale and the resulting additional revisions to the site and building design elements were deemed appropriate.

Urban Design Review Panel (UDRP)

Administration brought this application to UDRP on 2020 September 02. UDRP supported the project, but did have some comments, especially regarding the design and connectivity of the lane to promote multi-modal circulation and public access to it. The comments from UDRP are noted in Attachment 5. Administration worked with the applicant to refine this development permit in response to UDRP comments.

No further review by UDRP was required.

Transportation

The subject site is well serviced by transit, as there are bus stops directly across the subject site along both 4 Street SW and 11 Avenue SW (including Routes 3, 17, 13 and 90) that service the downtown core, Mount Royal University and provide a direct link to the south via Elbow Drive. Vehicular access is provided off 11 Avenue SW, at the west end of the site. The proposal will provide 332 residential parking stalls over five parkade levels, in line with Land Use Bylaw rules.

A Transportation Impact Assessment (TIA) was submitted by the applicant in support of the application. The TIA was reviewed and accepted by Administration. In addition, a parking study was submitted to support a reduction in parking of 76 parking stalls for residents and 54 parking stalls for visitors. This parking study was reviewed and approved by Administration.

Bicycle Parking Facilities

The development provides 278 Class 1 bicycle parking stalls on the Parkade P1 Level, which are accessed using a dedicated bicycle access from the rear lane. Fifty-eight Class 2 bicycle parking stalls are located along 11 Avenue SW and adjacent to the residential lobby entry in the rear lane.

Environmental Site Considerations

No environmental concerns were identified and no Environmental Site Assessment was required.

Utilities and Servicing

Public water, sanitary and storm sewer mains exist in the adjacent public rights-of-way for development servicing purposes. Development servicing will be determined at the Development Site Servicing Plan circulation stage.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to Cities and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed development builds on the principles of the IGP by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located in the Activity Centres – Centre City area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP).

The proposed development is consistent with the MDP, as it proposes high-density development and incorporates a high-quality public realm into the design of the project.

Climate Resilience Strategy (2018)

Administration has reviewed this application against the applicable policies in the [Climate Resilience Strategy](#). The applicant has indicated that thermally broken balconies and triple glazing are being considered for this development. Preliminary energy modelling indicates that the building is targeting 2.2 percent better than the National Energy Code for Buildings (NECB 2017) minimums through a reduction in glazing percentage, upgrading of the envelope with more insulation, and high-efficient electrical and mechanical systems, including heat-recovery systems. However, no specific additional measures to support the *Climate Resilience Strategy* have been identified at this time.

Land Use Bylaw (2007)

Administration would highlight this development permit requires the following relaxations to the Land Use Bylaw. Administration has reviewed each relaxation individually and considers each relaxation to be acceptable for the reasons outlined below.

Bylaw Relaxations			
Regulation	Standard	Provided	Administration Rationale for Supporting a Relaxation
1169 Front Setback Area	Where the parcel shares a property line with a street, the front setback area must have minimum and maximum depth as noted. (1)(a) 4 Street SW: Min 1.5 – Max 3.0 NOTE: Measured from R.O.W. (1)(d) 11 Avenue (W of Olympic Wy SE): Min 1.5 – Max 3.0	Plans indicate the East (4 St SW) setback as having a maximum setback of 4.52m (+1.52m) Plans indicate the north (11 AV SW) setback as having a minimum setback of 0.02m (-1.48m)	The public realm on the north face is sufficiently wide to accommodate pedestrian movement and tenant activation space. The additional setback on the east face allows for building articulation and additional pedestrian movement area.
1168 Building Orientation	The main public entrance to a building must face the property	Plans indicate the main public entry faces south towards the adjacent parcel.	A secondary lobby entrance faces the public street (4 Avenue) and retail uses line both public streets.

	line shared with a commercial street.		
1151 Amenity Space	Private amenity space (7)(b) have no min. dimensions of less than 2.0 m..	Plans indicate the proposed balconies as being 0.58m (-1.42m) to 1.94m (-0.06m).	There are other alternate amenity areas provided on Level 2, 9 and 39.
1151 Amenity Space	Common Amenity space Outdoors (8)(c) No dimension less than 6.0 m.;	Plans indicate the second floor outdoor amenity space as having a minimum dimension of 5.68m (-0.32m) and the 39 th floor outdoor amenity space as having a minimum dimension of 5.45m (-0.55m).	The application proposes three different outdoor amenity areas, the most extensive being on the rooftop of the podium, so a small reduction in the size for these two spaces is considered minimal in comparison to the overall space provided.
1151 Amenity Space	Common Amenity space Indoors (8)(c) No dimension less than 6.0 m.;	Plans indicate the 9 th floor indoor amenity space as having a minimum dimension of 3.52m (-2.48m) and the 39 th floor indoor amenity space as having a minimum dimension of 2.76m (-3.24m).	The proposed size of both of these indoor amenity areas is still sufficiently sized.
1148 Planting Requirements	(3) Deciduous trees min. caliper of 50 mm, 50.0% of the provided trees must have min. caliper of 75 mm.	Plans indicate 1 (-1) deciduous trees as being 75mm caliper. Note: 3 deciduous trees at 75mm caliper located along 4 ST SW have not been counted as they are not located within the parcel.	Additional trees and enhanced landscaping proposed for the rooftop amenity area on the podium.
1157 Parking Stalls	(1)(a) 0.75 stalls per unit	Plans indicate 323 (-76) parking stalls. Note: This does not include the 1 stall that does not meet Section 122(4)(a/b)	A parking study was submitted as part of this application and was reviewed and approved by Administration to support this relaxation in parking.
1157 Visitor Parking Stalls	(1)(b) 0.1 stalls per unit	Plans do not indicate any visitor parking stalls (-54)	A parking study was submitted as part of this application and was reviewed and approved by Administration to support this relaxation in parking.
122 Standards for Motor Vehicle Parking Stalls	(4) The minimum width of a motor vehicle parking stall required for a Dwelling Unit is:	Plans indicate 1 stall within Parkade Level 2 as being 2.77m (-0.08m)	This is a very minor relaxation in size and, therefore, can be supported by Administration.

	(b) 2.85m where one side of a stall abuts a physical barrier; (c) 2.5m in all other cases.		
Direct Control 255D2017 Bylaw Discrepancies			
No Discrepancies under the Direct Control Noted			

Centre City Plan (Non-statutory – 2007)

Centre City Design – Skyline – Section 7.2 endeavours to ensure the design of towers are sited and designed to have a positive contribution to the Calgary skyline. The placement, massing, shape and choice of materials for the tower contribute to Calgary's skyline character.

The *Centre City Plan* identifies 4 Street SW as a major pedestrian corridor and encourages high-quality treatments to enhance the public realm.

Beltline Area Redevelopment Plan (Statutory – 2006)

Urban Mixed-Use Area

The site is located in the Urban Mixed Use planning policy area in the [Beltline ARP](#). This development permit fulfils the policy objectives of this area by providing an active retail frontage at-grade and residential units above grade.

Tower and podium design (base, body and top of the building)

The design of the towers provides variation between the podium, body (middle) and tower top, through:

- Variation in the size and proportion of openings between the podium and the tower;
- Provision of canopies over retail entrances at grade – providing material variety between the podium and the tower; and
- Incorporating rooftop amenity area and rooftop mechanical effectively into the top of the building and changing colours and materials at the tower top – providing variety in the massing between the body and top of the tower.

Balcony design

This development permit provides balconies for residential units integrated into the facade of the towers in compliance with *Beltline ARP* Policy.

Wind study

In line with the direction of the *Beltline ARP*, the applicant submitted a pedestrian wind study with this development permit application. The study examined the level of pedestrian comfort provided on adjacent sidewalks, laneways, parking and loading areas, building access points, and above grade amenity spaces. The study concluded that wind conditions at-grade were overall acceptable for the uses proposed. Above grade wind conditions were also generally considered comfortable. However, the report did suggest that for the Level 2 amenity area, if sitting or more sedentary activities were desired, then the report recommended that the full terrace perimeter guard be raised to be 2.0 metres above the walking surface as well as to provide a canopy, pergola or other overhead structure along the north and east sides of the terrace. In addition, if seating were to be provided on the southwest corner of the Level 9 terrace

or the south side of the Level 39 terrace, the report recommended the adjacent perimeter guards to be 2.0 metres above the walking surface. This application has implemented these recommendations.

Shadow study

In line with planning policy in the *Beltline ARP* the applicant submitted a shadow study for this development permit. The study demonstrates that the proposed development does not cast a shadow on historic assets, public spaces, or areas protected by Land Use Bylaw 1P2007 and the *Beltline ARP*.