

## Development Permit in the Beltline (Ward 8) at 507 – 11 Avenue SW, DP2020-4338

### RECOMMENDATION:

That Calgary Planning Commission **APPROVE** the Development Permit (DP2020-4338) for New: Multi-Residential Development, and Retail and Consumer Services at 507 – 11 Avenue SW (Plan 1811169, Block 70, Lot 48) with conditions (Attachment 2).

### HIGHLIGHTS

- This development permit application proposes a new 39-storey, mixed-use building with retail uses at-grade and 531 dwelling units in the community of the Beltline.
- The development permit complies with the relevant planning policies of the [Municipal Development Plan](#), [Centre City Plan](#) and the [Beltline Area Redevelopment Plan](#).
- What does this mean to Calgarians? This will allow for the redevelopment of an underutilized parcel of land (currently used as a surface parking lot) that will provide at-grade retail and high-density housing in an established neighbourhood, contributing to an increased range of housing in the area, close to the downtown core, and to transit opportunities.
- Why does this matter? Providing new, high-density housing in the core of the city makes good use of existing City infrastructure, supports businesses located in the area and will open up more opportunities for people to live in close proximity to where they work.
- 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.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

### DISCUSSION

This application, in the Centre City Beltline community, was submitted by Gibbs Gage Architects on behalf of the landowner HNC 500 Block I Inc on 2020 July 15. The subject site is located on the southwest corner of 4 Street SW and 11 Avenue SW. The parcel is currently developed as a surface parking lot. This development proposal contains 531 units in one tower. The podium is 9-storeys, with retail and consumer service uses on the ground level only, facing both 4 Street SW and 11 Avenue SW. Due to existing utility lines along the 11 Avenue SW frontage, no trees could be planted in this area. However, this application proposes a series of moveable, re-deployable flexible planters and benches to activate the public realm.

This application represents the second phase of a two-phase development. The first phase, consisting of a 35-storey residential tower and 7-storey podium, was approved on 2017 December 14 under DP2017-2379 and is already developed on the parcel directly south of the subject parcel. A closed lane separates the two phases, and the closure area is being repurposed as landscaped courtyard and passenger pickup/drop-off space. Council approved the subject 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 the road closure was that a public access easement agreement was to be registered on that part of the lane subject to the closure.

**Planning & Development Report to  
Calgary Planning Commission  
2021 March 18**

**ISC: UNRESTRICTED  
CPC2021-0389  
Page 2 of 3**

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As part of the review process, this application was reviewed by the Urban Design Review Panel (UDRP) on 2020 September 02. The UDRP was supportive of this application and their comments are included in Attachment 5.

A detailed planning evaluation of this application, including location maps, is provided in Attachment 1, Background and Planning Evaluation.

### **STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)**

- Outreach was undertaken by the Applicant
- Public/Stakeholders 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 public stakeholders and the Community Association was appropriate. The applicant determined that no outreach would be undertaken.

#### **City-Led Outreach**

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, and published [online](#).

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

No comments from the Beltline Neighbourhoods Association were received at the time of writing this report.

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

### **IMPLICATIONS**

#### **Social**

This development permit will provide an increased range of housing choice in close proximity to the downtown core.

#### **Environmental**

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.

**Planning & Development Report to  
Calgary Planning Commission  
2021 March 18**

**ISC: UNRESTRICTED  
CPC2021-0389  
Page 3 of 3**

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**Economic**

The proposed development permit provides for housing opportunities in close proximity to the downtown core and its extensive employment opportunities.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENT(S)**

1. Background and Planning Evaluation
2. Conditions of Approval
3. Applicant Submission
4. Development Permit Plans
5. Urban Design Review Panel Comments

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform