

**Development Permit in Downtown Commercial Core (Ward 8) at 526 – 4 Avenue SW, DP2020-5899**

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**RECOMMENDATION:**

That Calgary Planning Commission **APPROVE** Development Permit DP2020-5899 for a New: Dwelling Unit, Office, Retail and Consumer Service at 526 – 4 Avenue SW (Plan 09T14296, Block 15, Lot 33) with conditions (Attachment 2).

**HIGHLIGHTS**

- This application proposes a new mixed-use development providing 268 dwelling units in a single 33-storey building (112 metres in height) with retail uses at-grade and the potential for small offices on the top floor.
- The proposed development would advance and align with the goals and policies of the *Greater Downtown Plan* and the *Municipal Development Plan* (MDP) which encourage downtown livability through new residences and supporting amenities.
- What does this mean to Calgarians? This application proposes new housing options in the Downtown Commercial Core where employment and amenities are easily accessible.
- Why does this matter? Promoting residential growth would allow for dense, urban, low-carbon lifestyles and support the revitalization of downtown as a key component of Calgary's economy and tax base.
- The proposal aligns with Land Use Bylaw 1P2007.
- On 2021 April 26 Council approved a maximum of \$5 million in contributions to the Plus 15 fund to incentivize residential development downtown.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

**DISCUSSION**

This application in the Downtown Commercial Core was submitted by S2 Architecture on behalf of the landowner, La Caille Fourth Avenue Group, on 2020 September 18. The site is within the high-density fabric of Downtown and is currently developed with a single-storey commercial plaza. As per the Applicant Submission (Attachment 5), the site's vision is for a high-density tower consisting of dwelling units with supporting retail uses in a podium at grade. The top-floor units are proposed to be small offices, but may be developed as a large penthouse apartment.

The podium is three storeys tall with the upper storey being supported by columns. At-grade, the main entrance is recessed six metres beyond the columns. The tower is simple with identical floor plates for most of its height. Vertical lines of white panelling will extend the height of the building along its western façade, while the eastern façade will feature a varied pattern of three-tone grey panelling. The full development permit plans can be found in Attachment 4.

As part of the review process, this application was reviewed by the Urban Design Review Panel (UDRP) on 2020 September 30 where further review was recommended. Subsequent amendments to the plans were reviewed by the City Wide Urban Design team and accepted. Comments from UDRP are included in Attachment 3.

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This proposal would be the first to make use of Council-approved funding meant to incentivize residential development downtown by offsetting the required contribution to the Plus 15 Fund of approximately \$1 million. The applicant is responsible for making the contribution to the Fund and The City will reimburse the contribution. The building is designed to allow connection to the Plus 15 network in the future, however physical connection to the network is not possible until the adjacent site is redeveloped.

Overall, the proposal would allow for residential growth downtown, furthering a shift from commercial use to residential use to promote greater vibrancy and revitalization in the Downtown Commercial Core. This aligns with the objectives and policies of the MDP and the *Greater Downtown Plan*.

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. They determined that no additional 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. There is no community association for the subject area.

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

### IMPLICATIONS

#### Social

This proposal would enable affordable and accessible housing in a location well served by existing infrastructure and within close proximity to services and transit.

#### Environmental

This application does not include any actions that specifically address the objectives of the [Climate Resilience Strategy](#).

#### Economic

The proposal includes 268 dwelling units, 188 square metres of net retail space at-grade, and 186 square metres of office space on the top floor. This development would add housing to the

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Downtown in alignment with the goals of the Downtown Strategy and the economic development strategy [Calgary in the New Economy](#).

**Service and Financial Implications**

No anticipated financial impact. This proposal would make use of Council-approved funding meant to implement the policies and objectives of the *Greater Downtown Plan* by incentivizing residential development.

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENTS**

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform