



Calgary Planning Commission

Agenda Item: 7.1.1

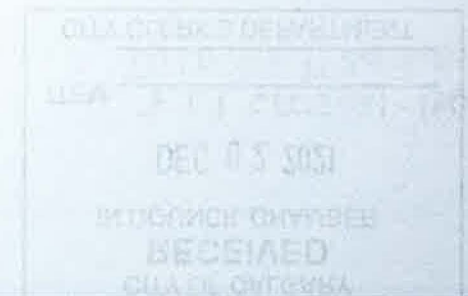
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
DEC 02 2021
ITEM: 7.1.1 CPC2021-1569
Distrib - Presentation
CITY CLERK'S DEPARTMENT

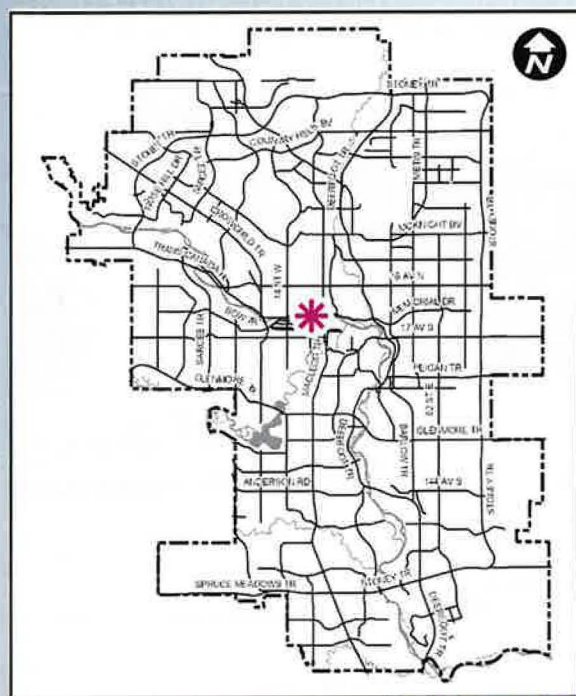
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DP2020-5899 / CPC2021-1569
Development Proposal
December 2, 2021

Overview

- Development Permit in the Downtown Commercial Core
- Calgary Planning Commission is the Development Authority for all applications which utilize bonus density
- This application was previously presented to CPC on October 21 and was referred back for 3 specific changes:
 - Possibility of including retail facing 5 Street SW
 - Consolidation of bike parking
 - Improvement to eastern elevation





LEGEND

600m buffer from LRT station

LRT Stations

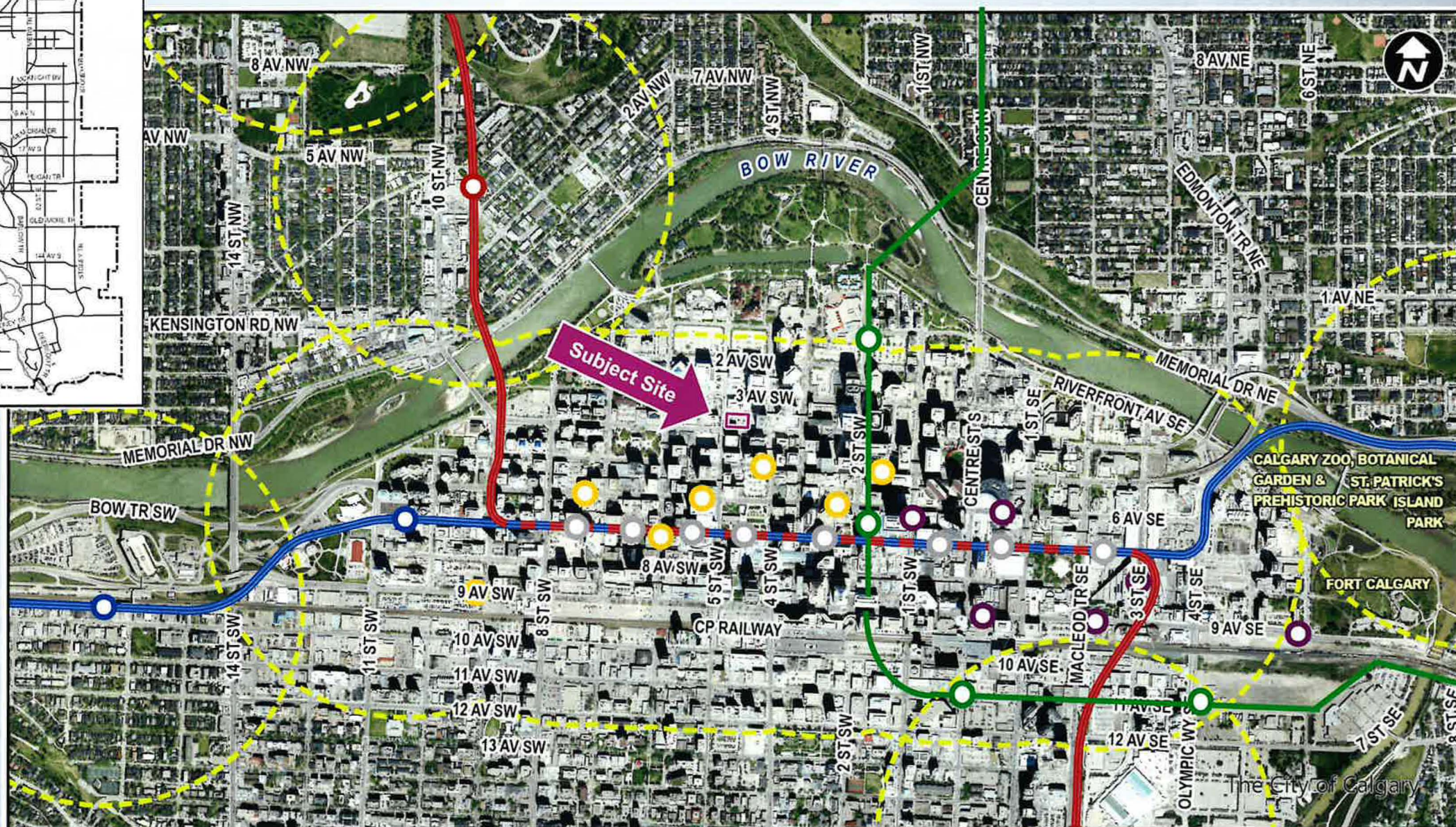
- Blue
- Downtown
- Red
- Green (Future)

LRT Line

- Blue
- Blue/Red
- Red

Max BRT Stops

- Orange
- Purple
- Teal
- Yellow

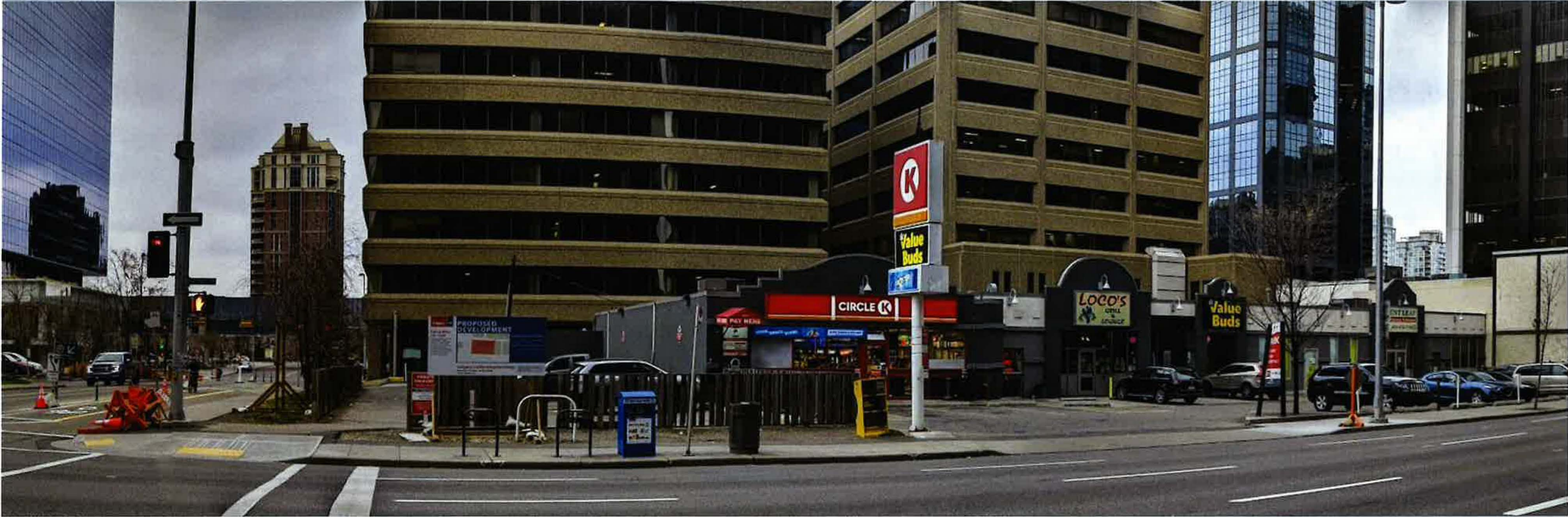




○ Bus Stop

Parcel Size:

**0.26 ha
65 m x 37 m**







Height:

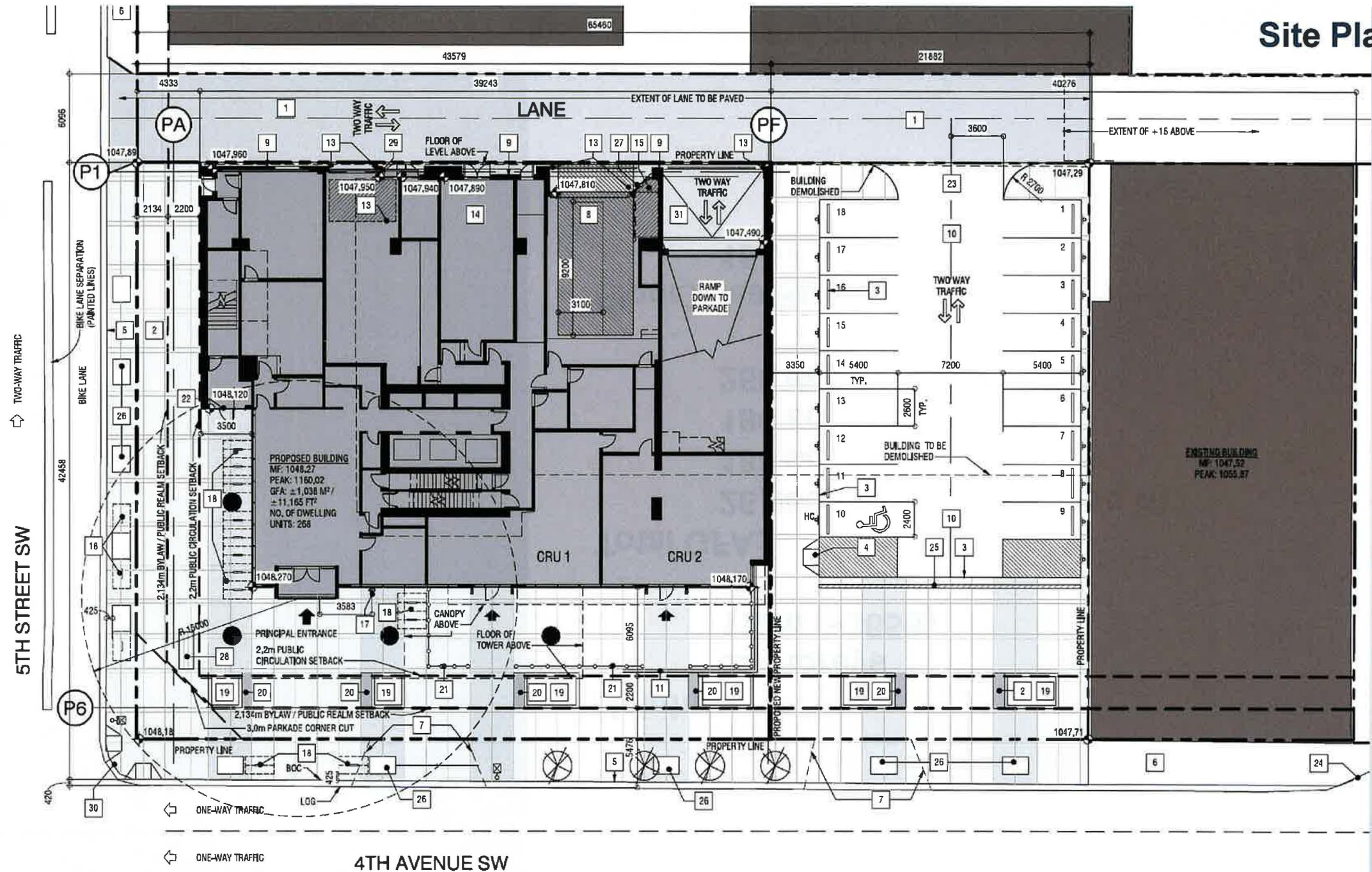
**35 storeys
112m (~365ft)**

Total GFA:

**26,260 sq m (~280,000 sq ft)
188 sq m retail at grade
186 sq m office
268 dwelling units**

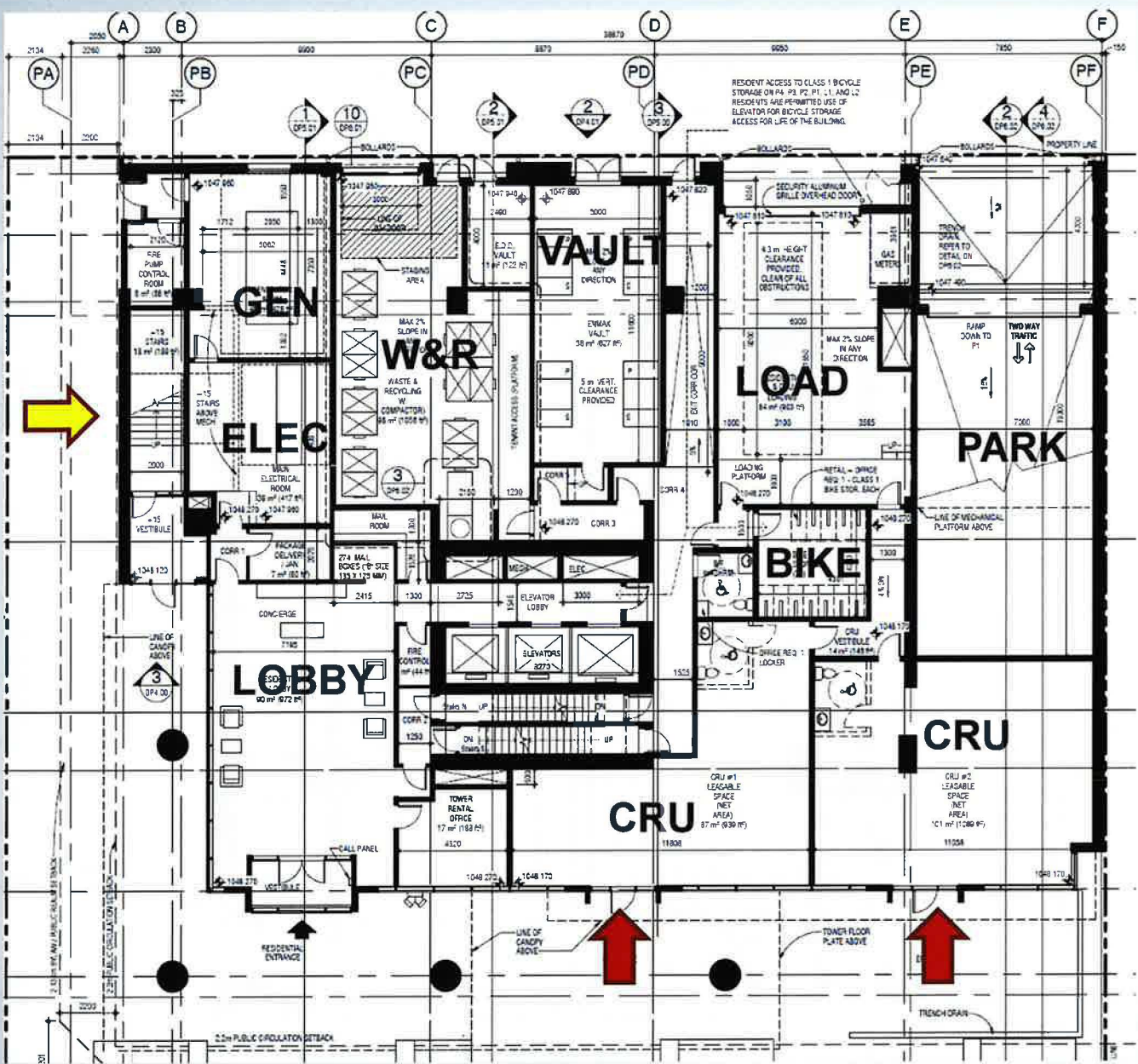
Floor Area Ratio:

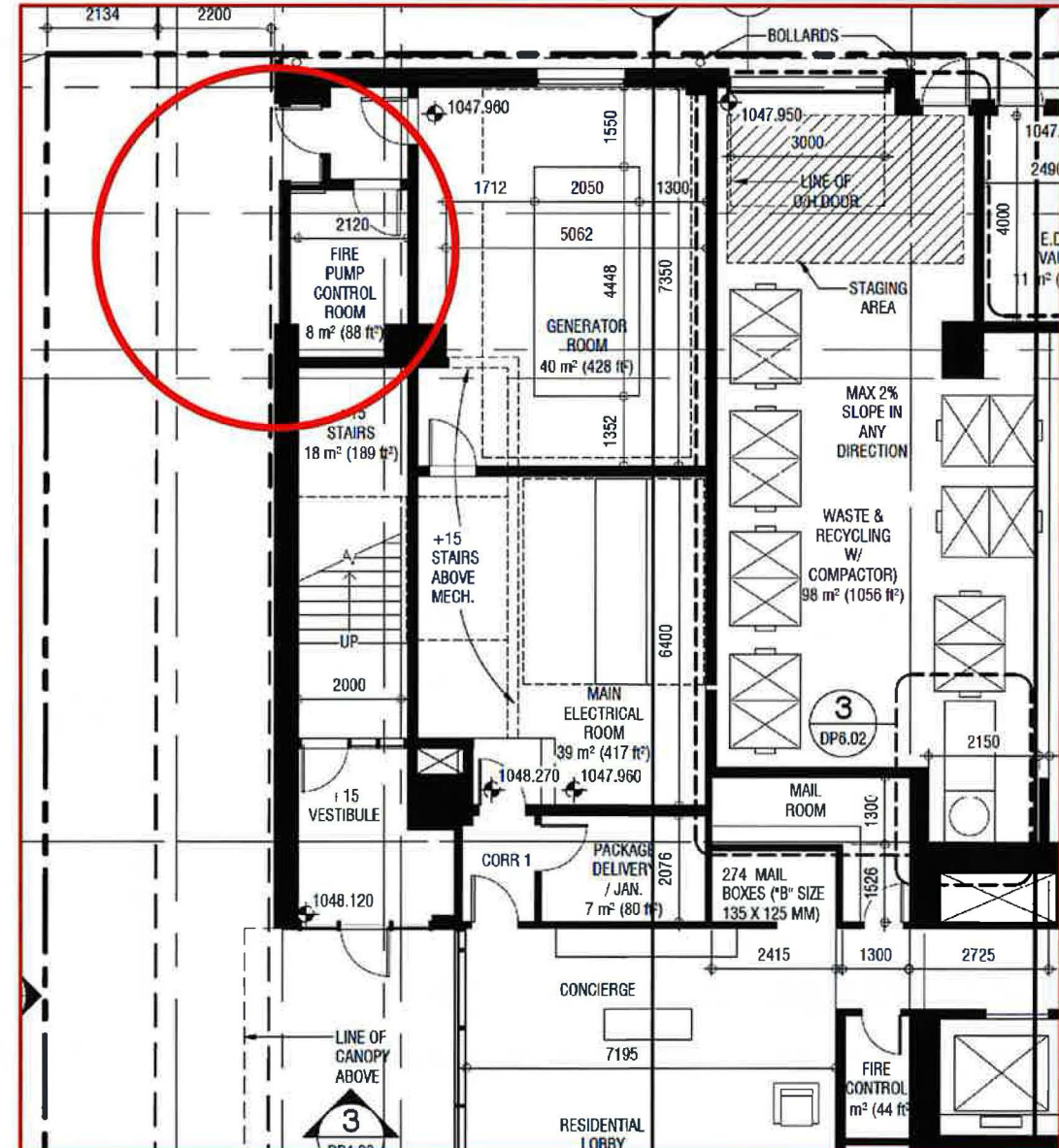
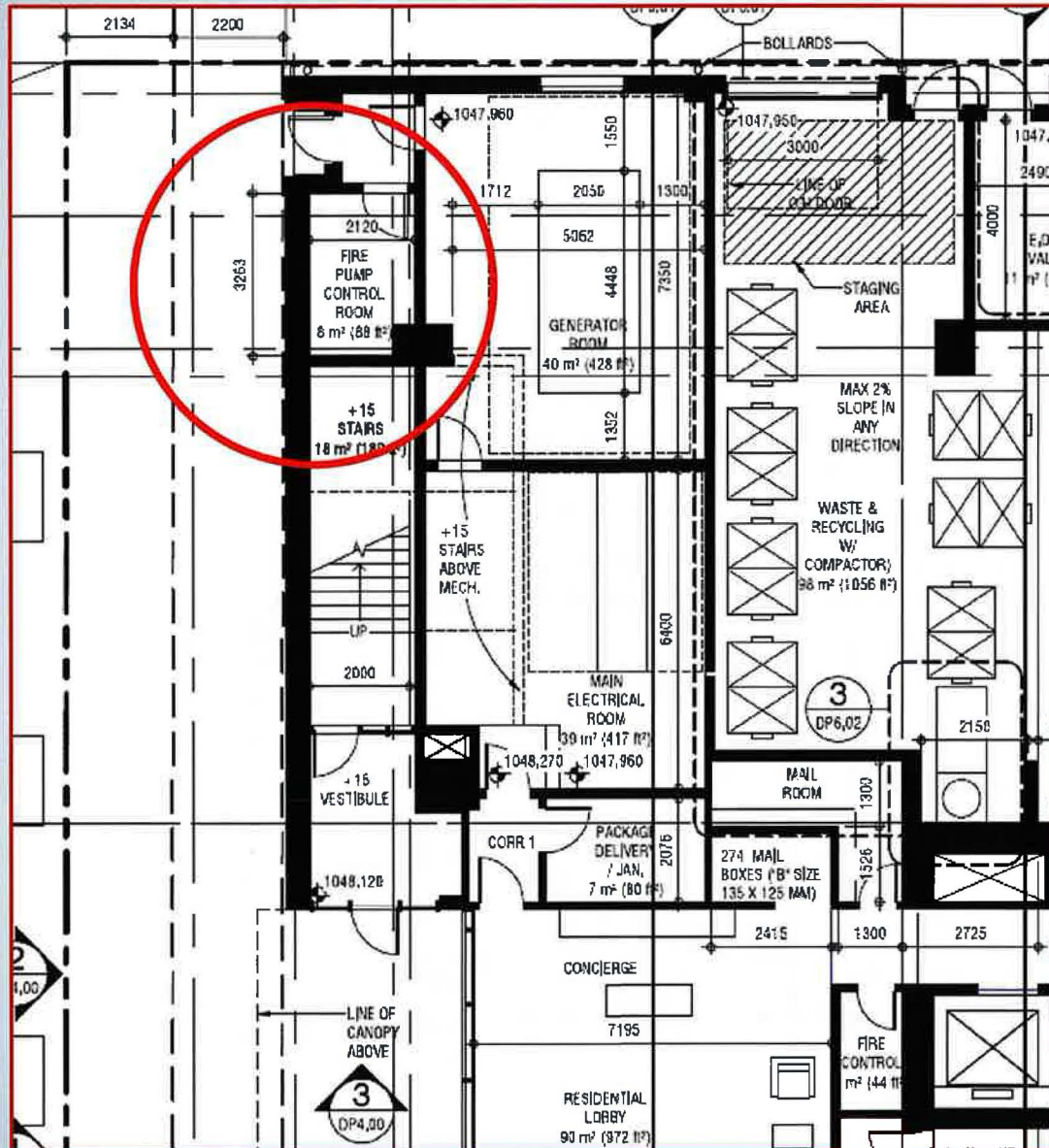
15.17

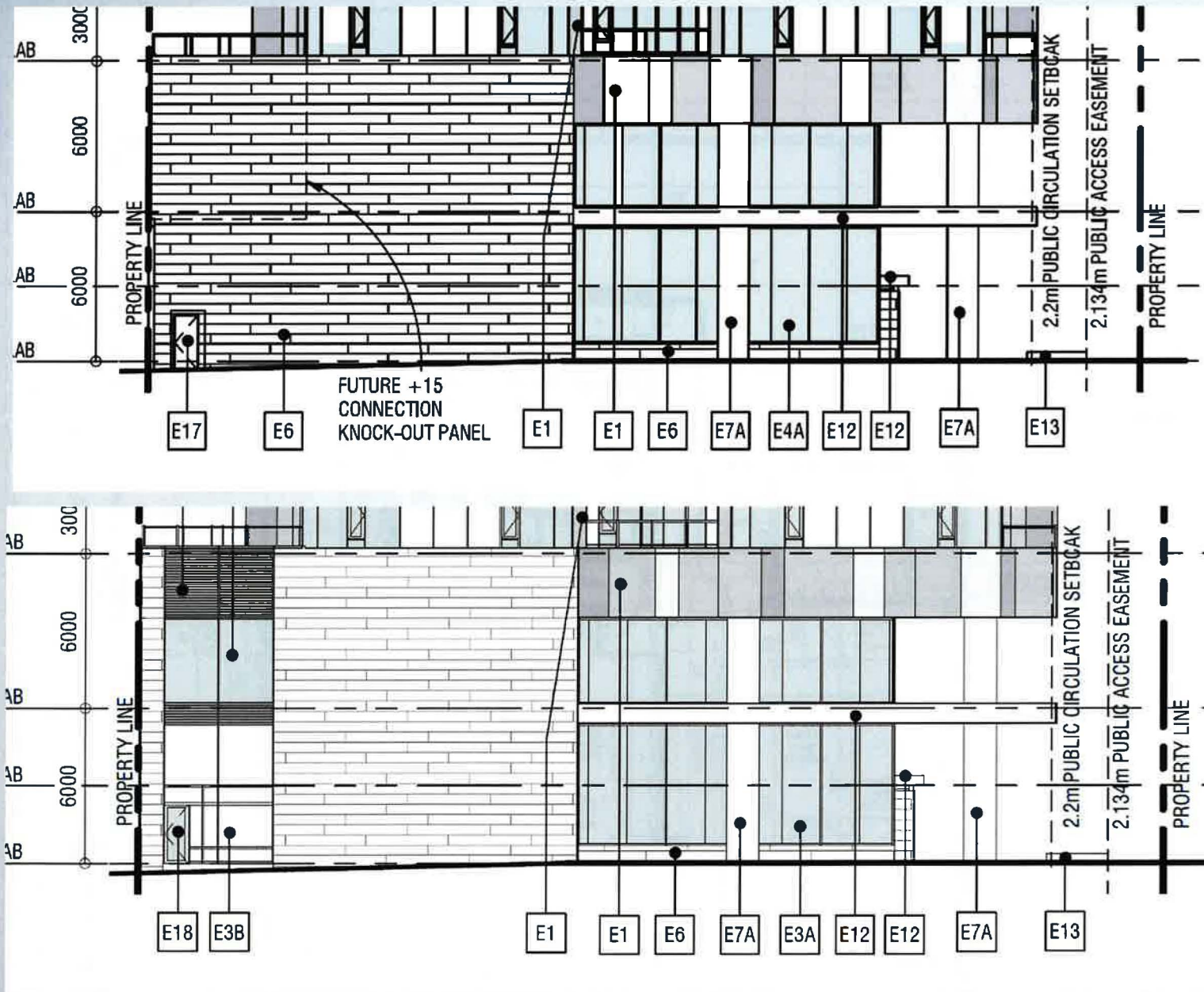


“Investigate ways that commercial / retail can be added along 5 ST”

- Constraints:
- Required service areas
 - Structural shear wall which cannot be punctured with doors, windows
 - Plus15 access to grade level



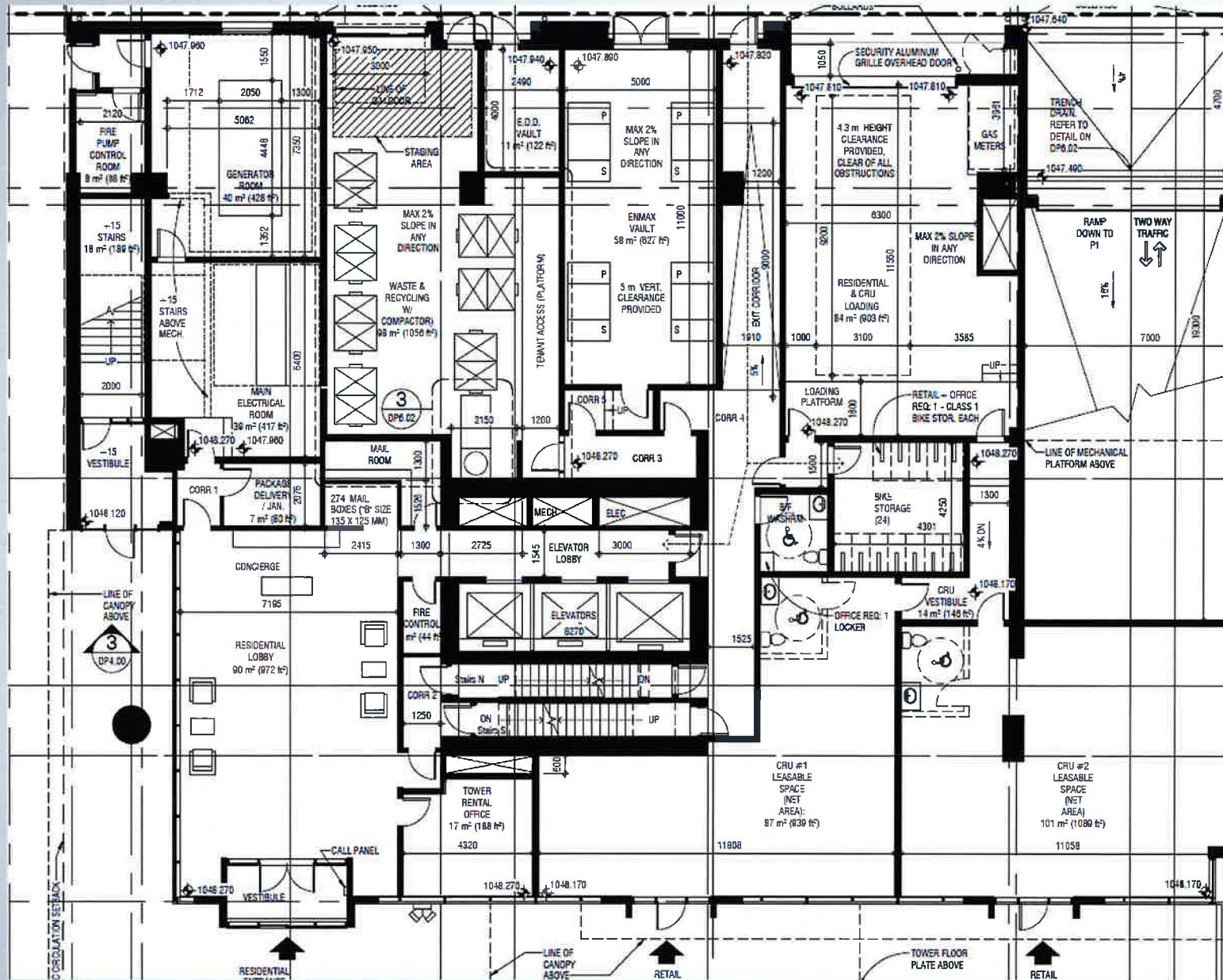




“Investigate ways that commercial / retail can be added along 5 AV”

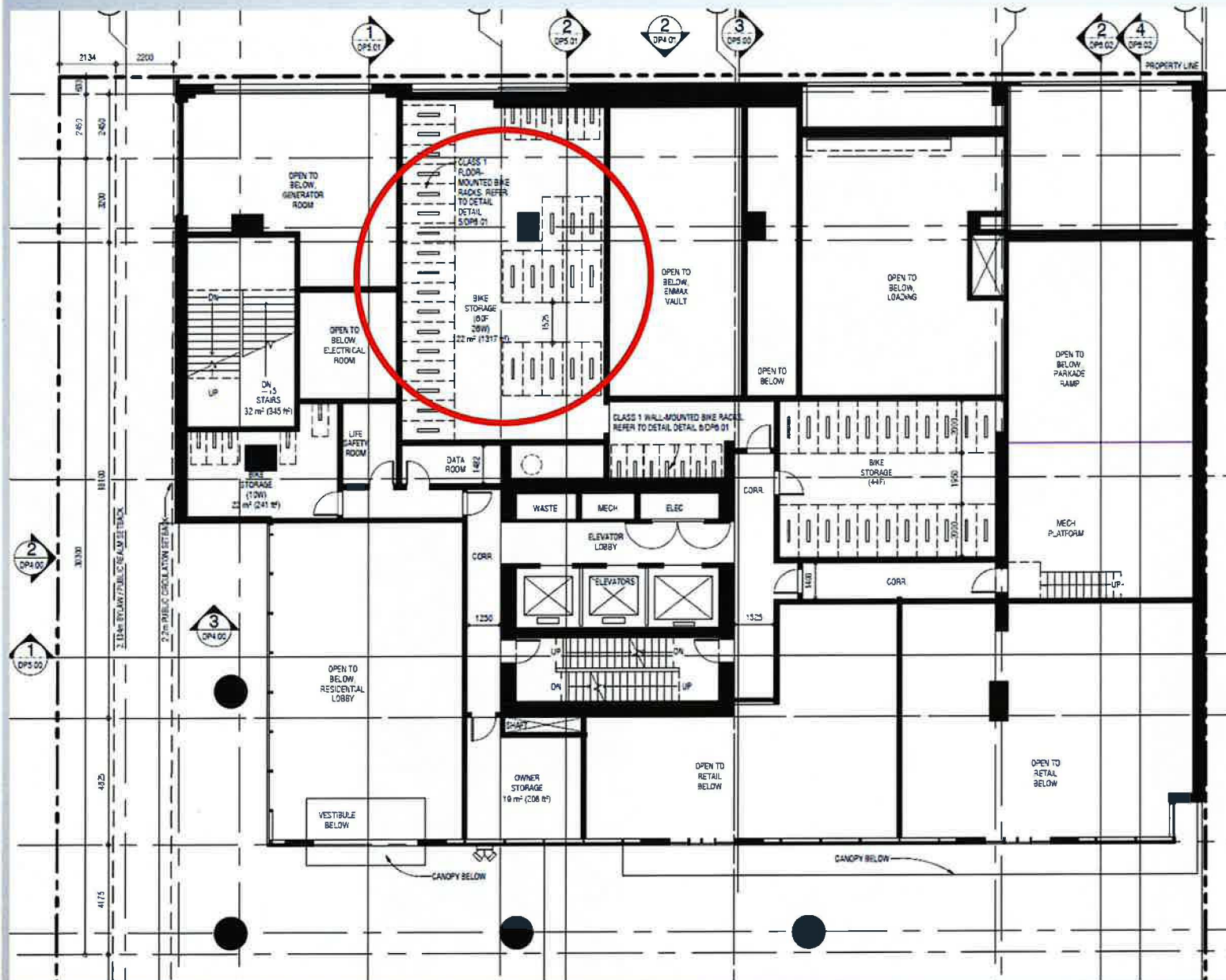
Changes:

- Replaced Plus15 knockout panel with glazing
- Changed materiality surrounding entryway
- Changed materiality on personnel door



“Identify ways to consolidate the bike parking on level one or P1 of the parkade”

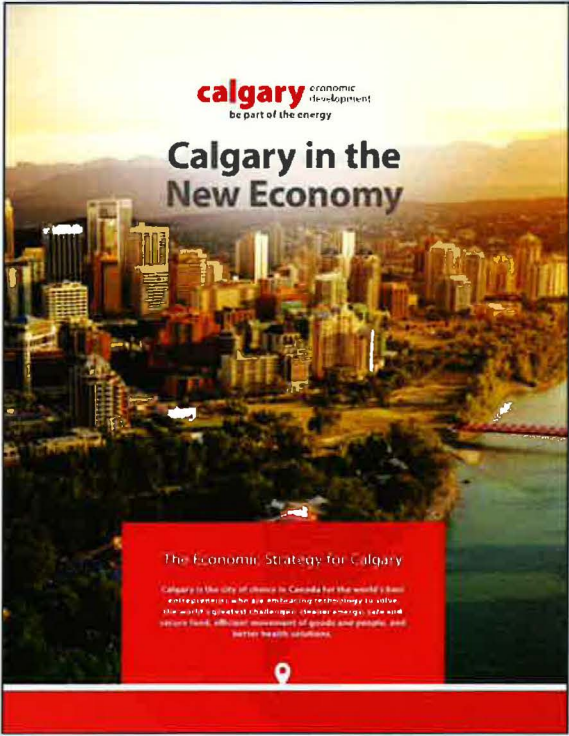
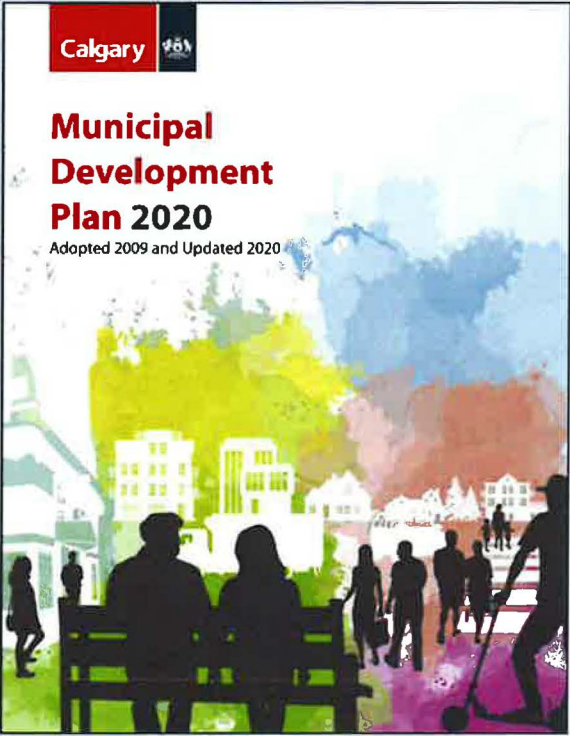
- Bicycle parking previously on 6 levels from P4 to 2
- Servicing requirements on main floor also limit ability to accommodate bike parking at grade



“Identify ways to consolidate the bike parking on level one or P1 of the parkade”

- Bike parking moved from P4 and P3 up to level 2
- Additional floor space created above the waste & recycling room
- Level 2: 140
- Level 1: 22
- Level P1: 40
- Level P2: 66





RECOMMENDATION:

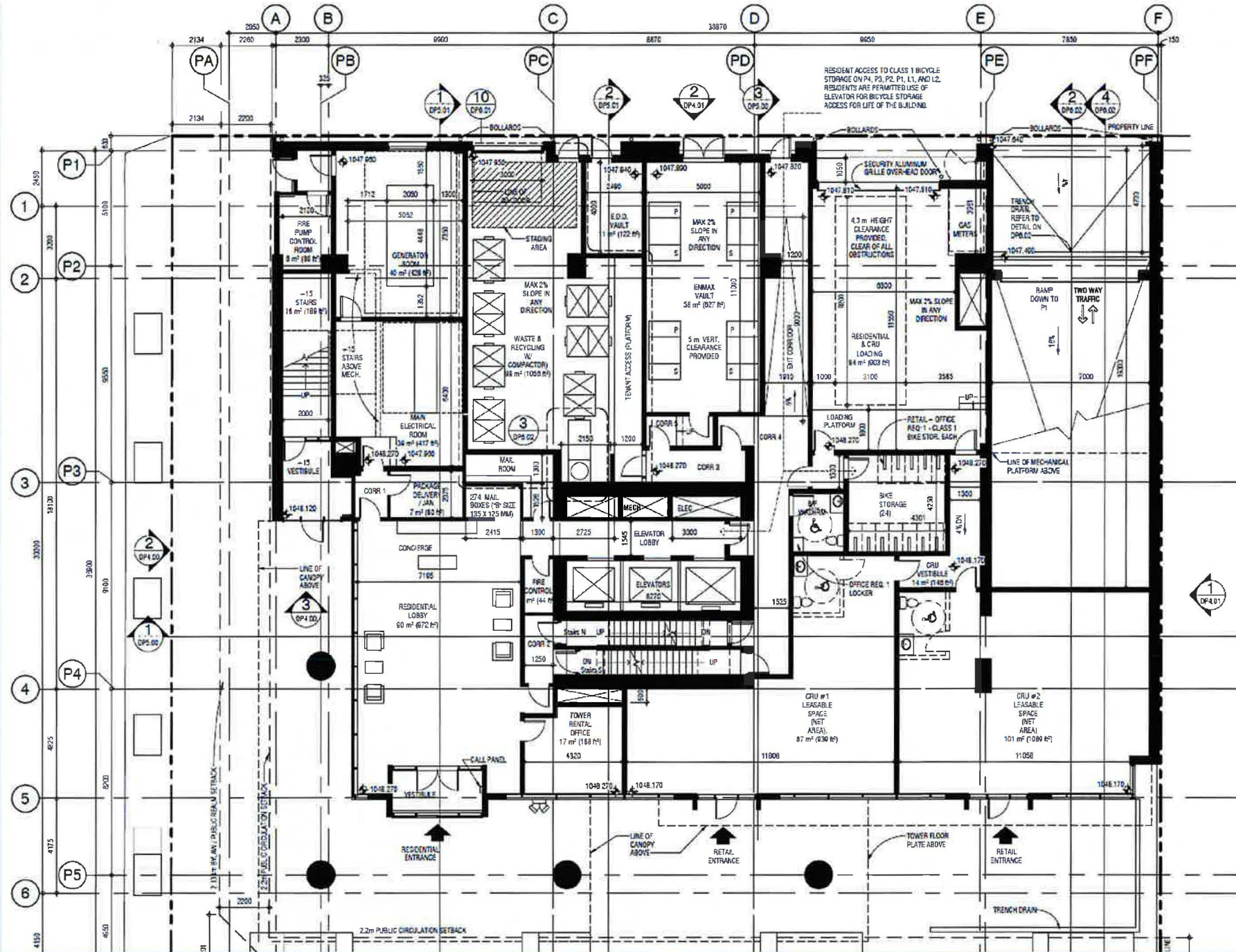
That Calgary Planning Commission **APPROVE** Development Permit DP2020-5899 for a New: Dwelling Unit, Office, Retail and Consumer Service at 526 – 4 Avenue SW (Plan 09T14296, Block 15, Lot 33) with conditions (Attachment 2).

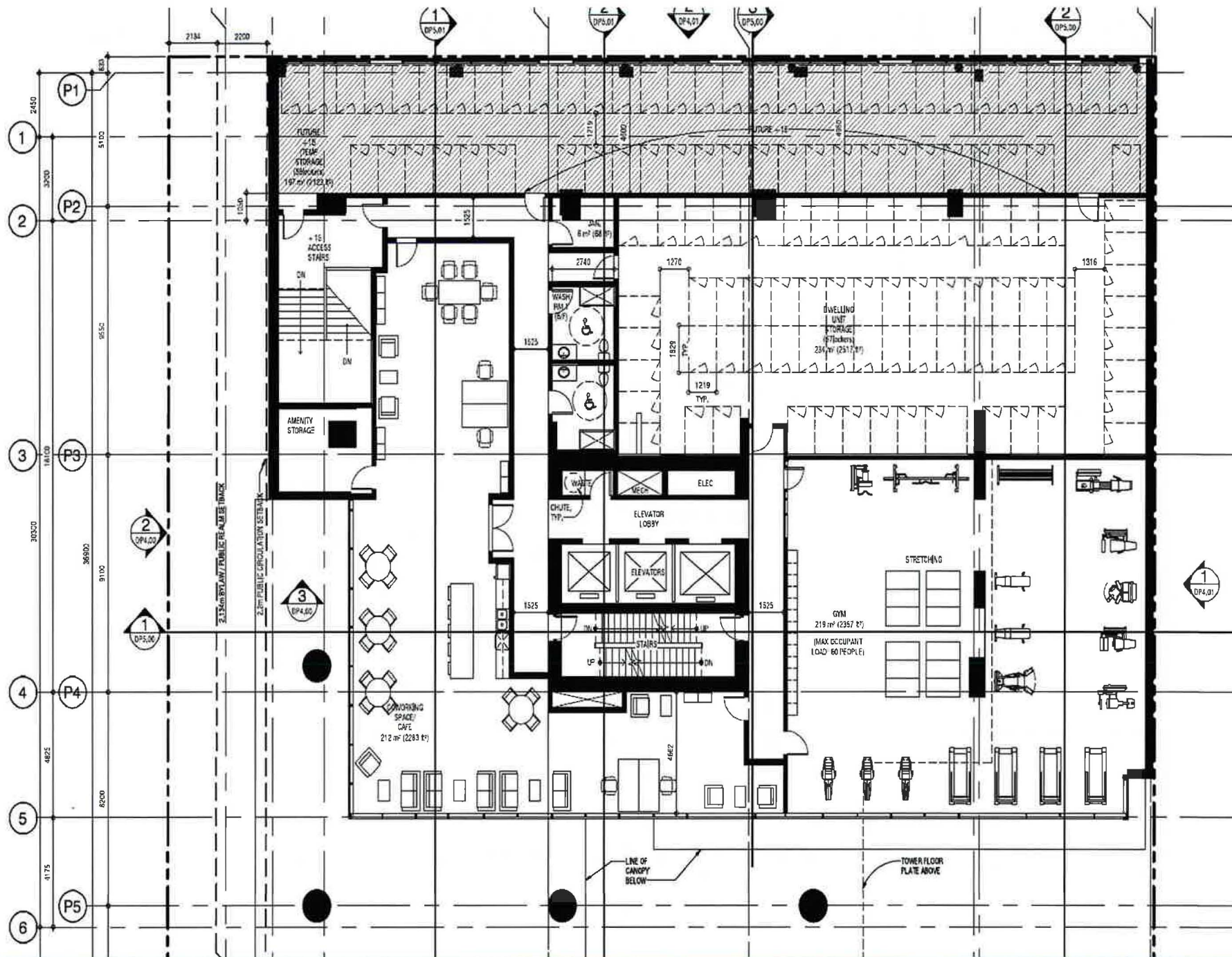
Supplementary Slides

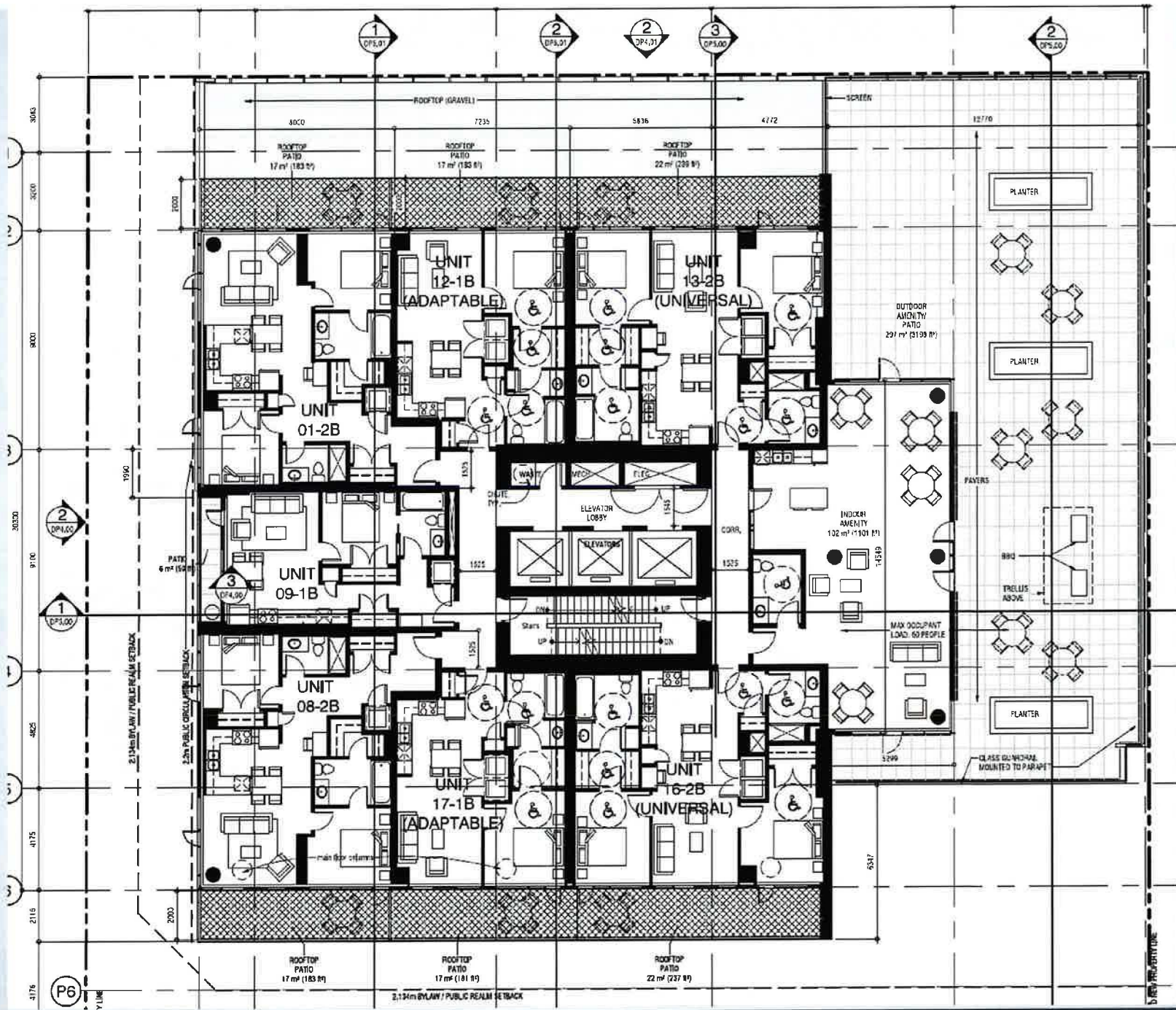


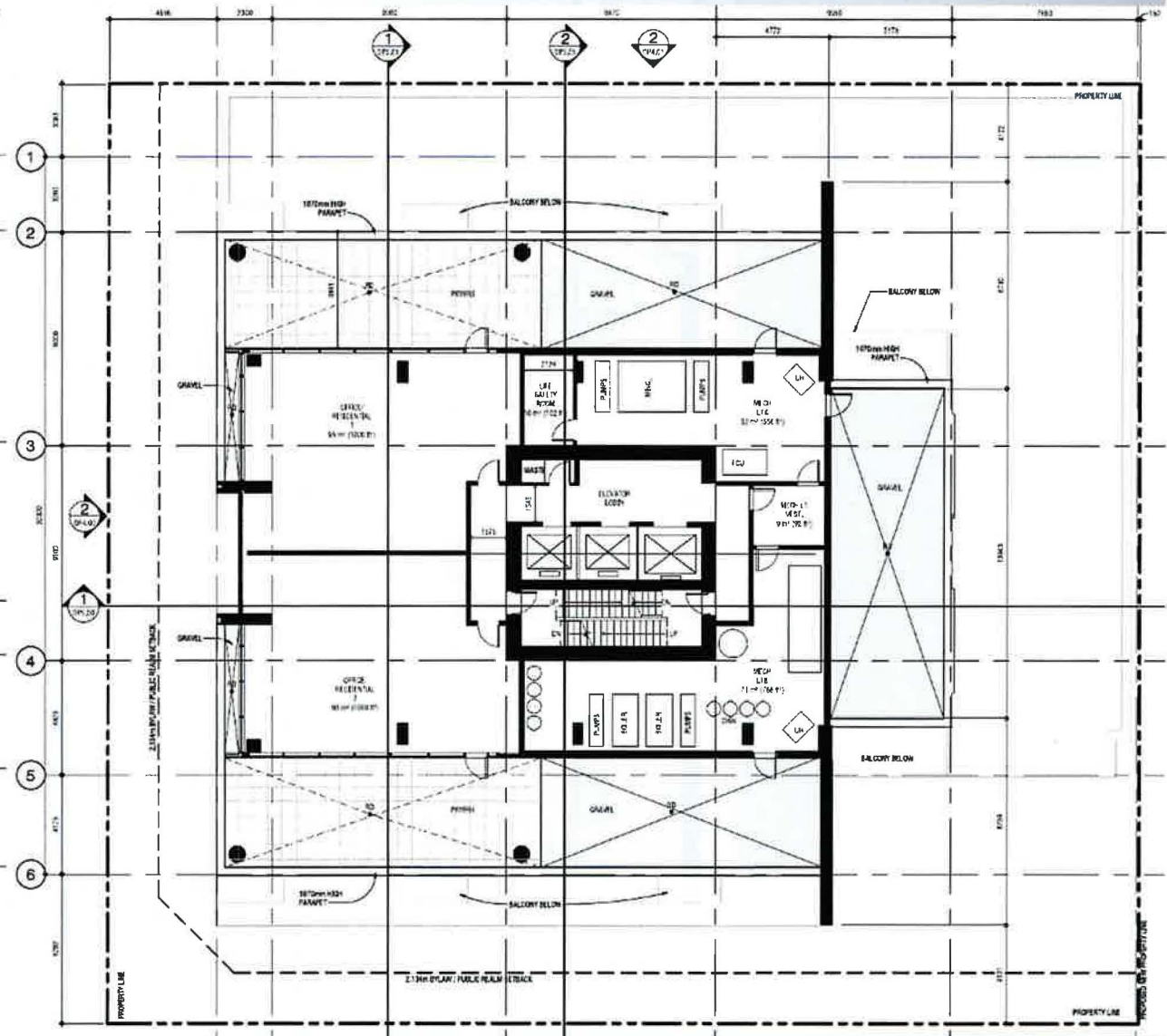
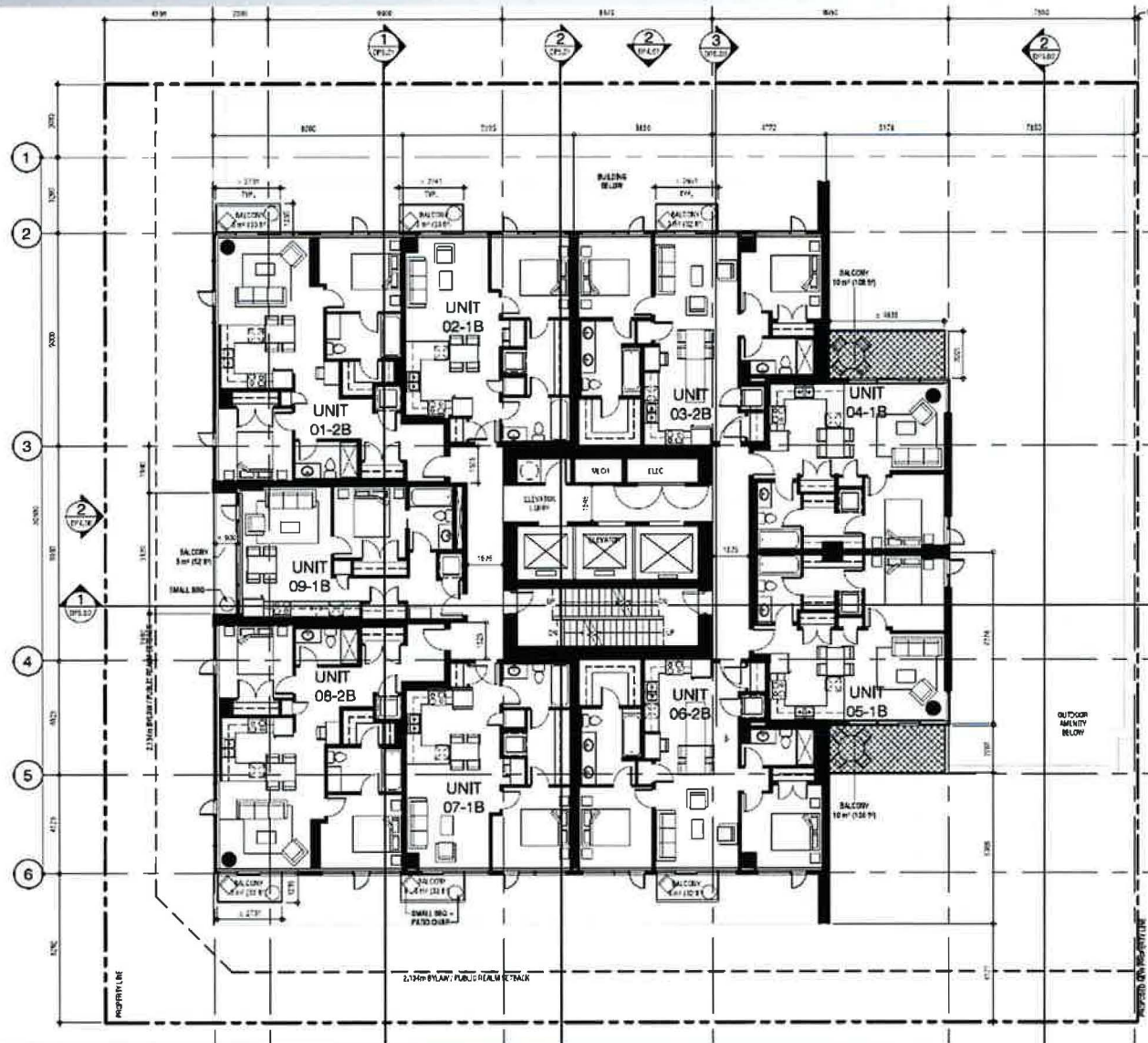


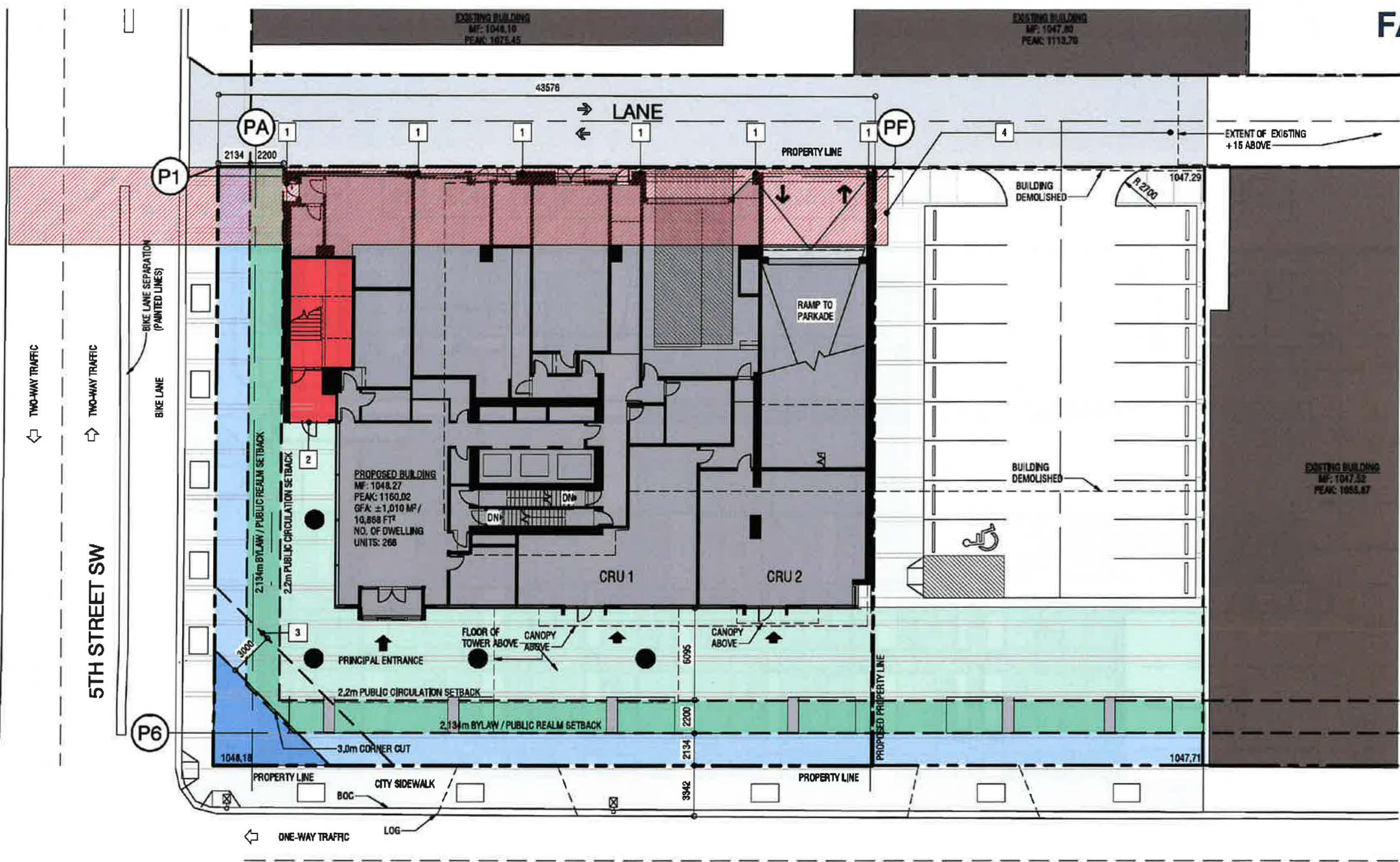
North & East Elevations 19

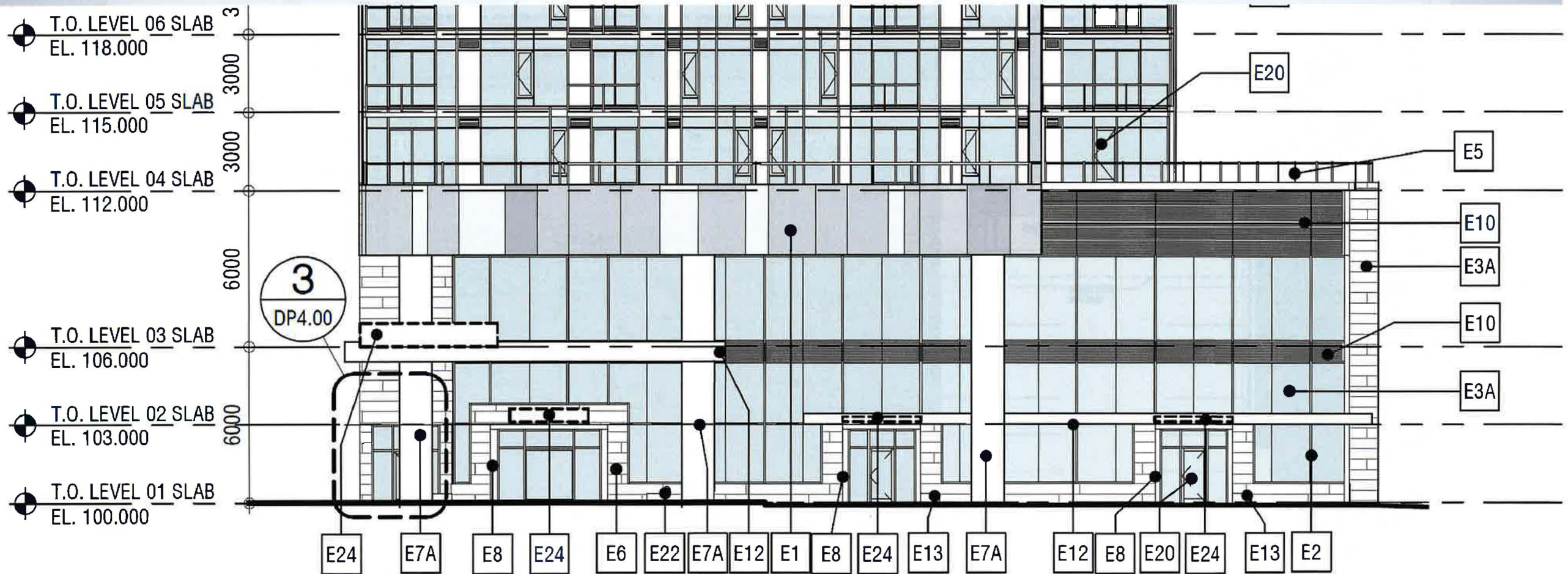










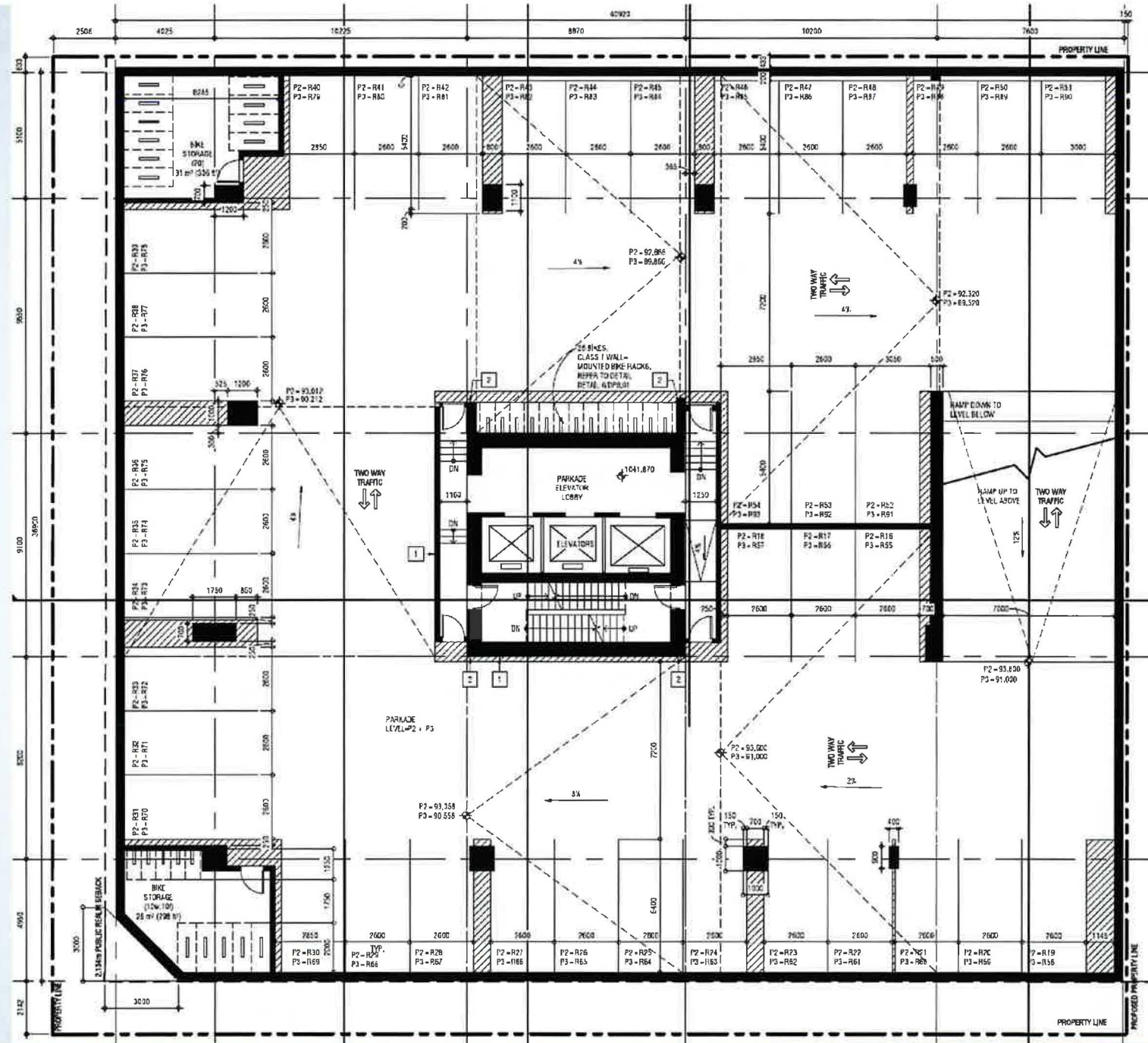


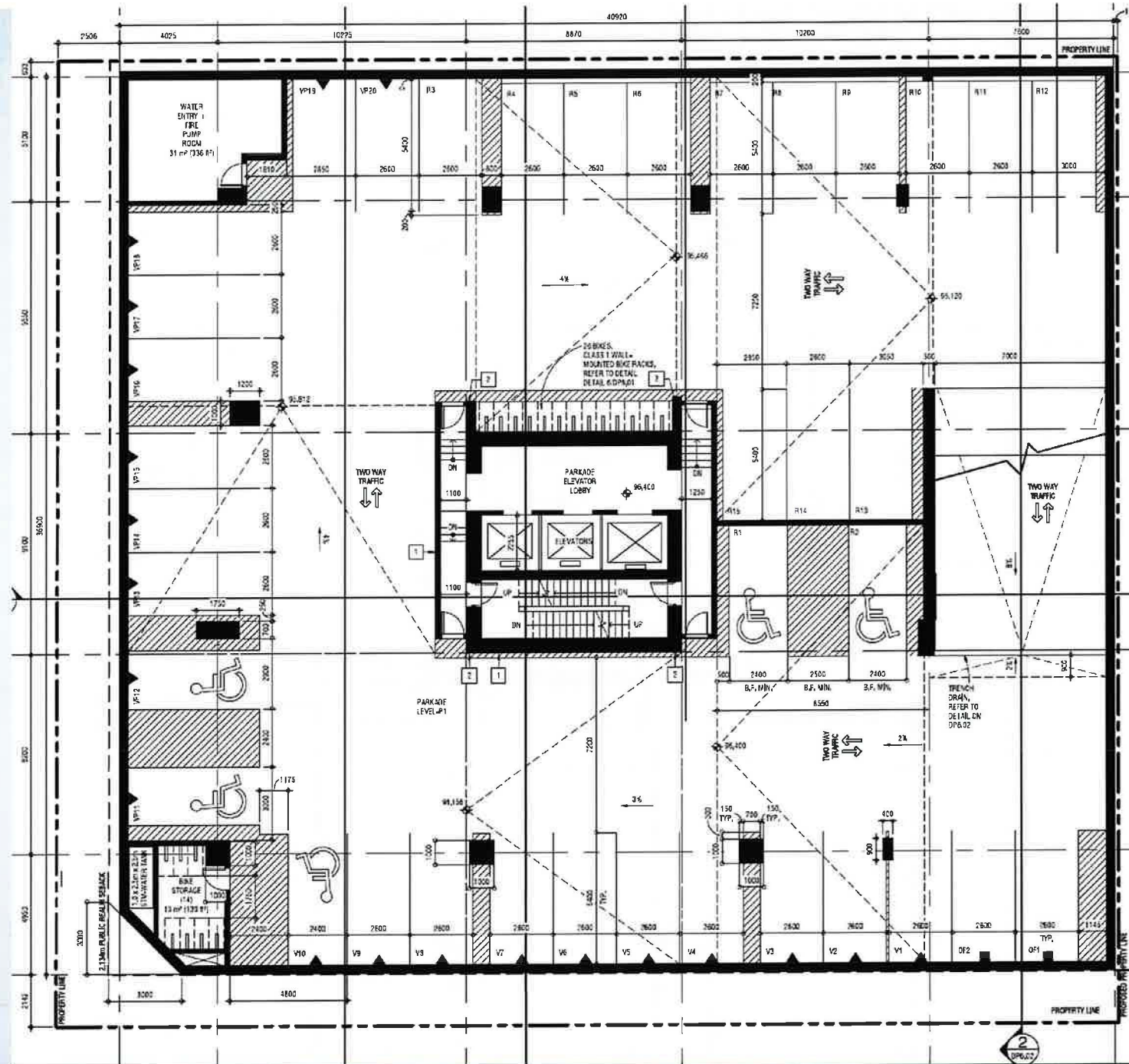


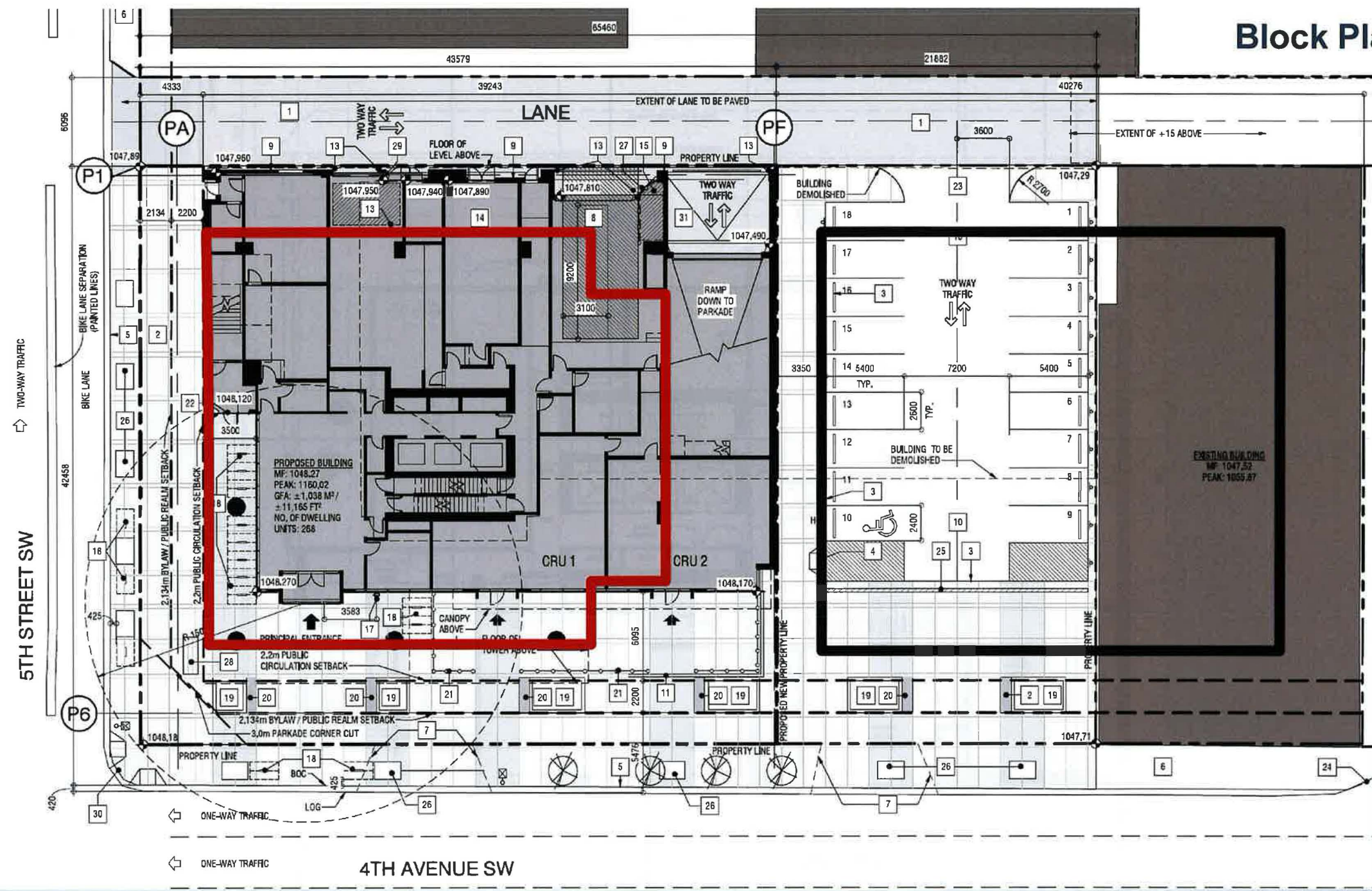


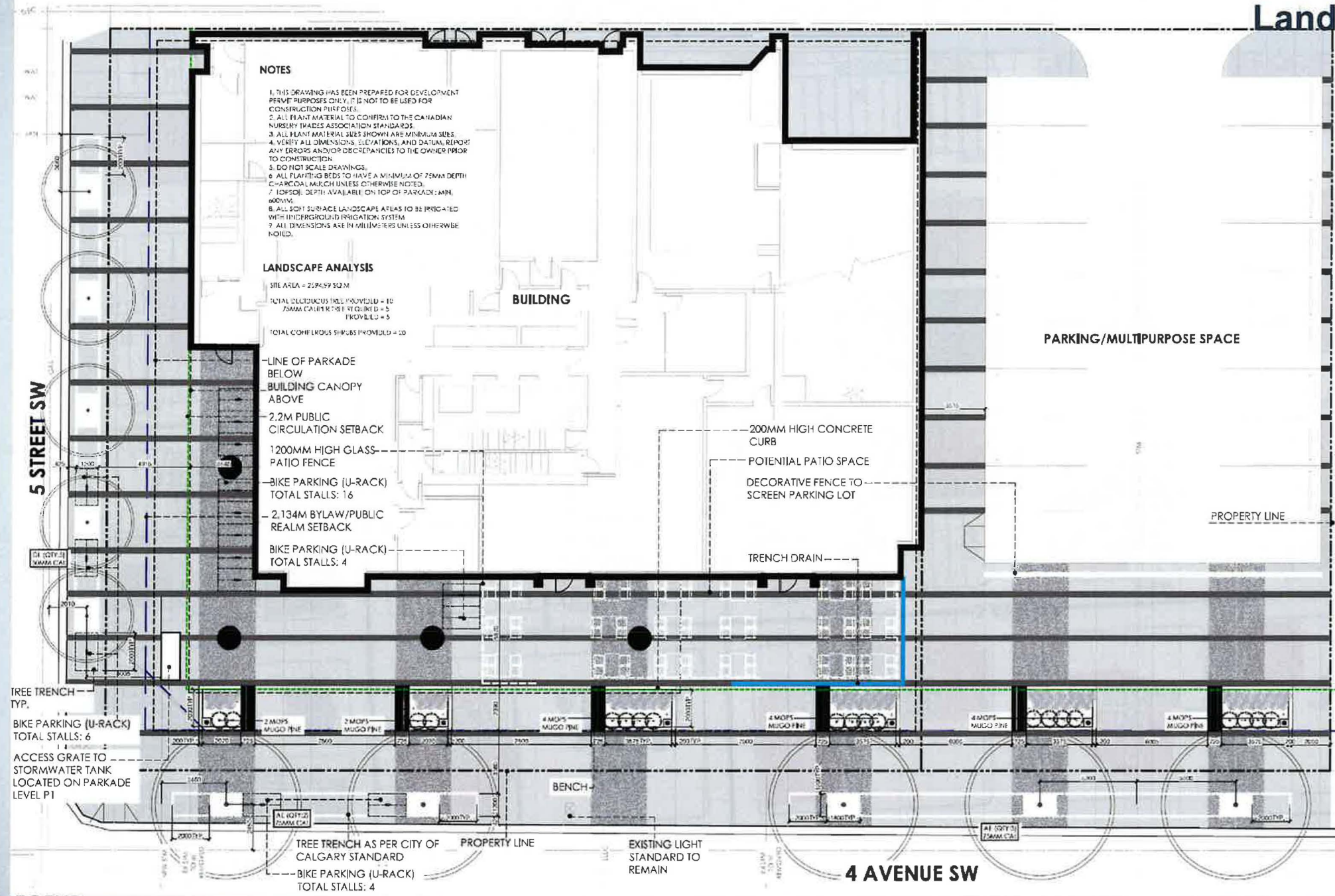










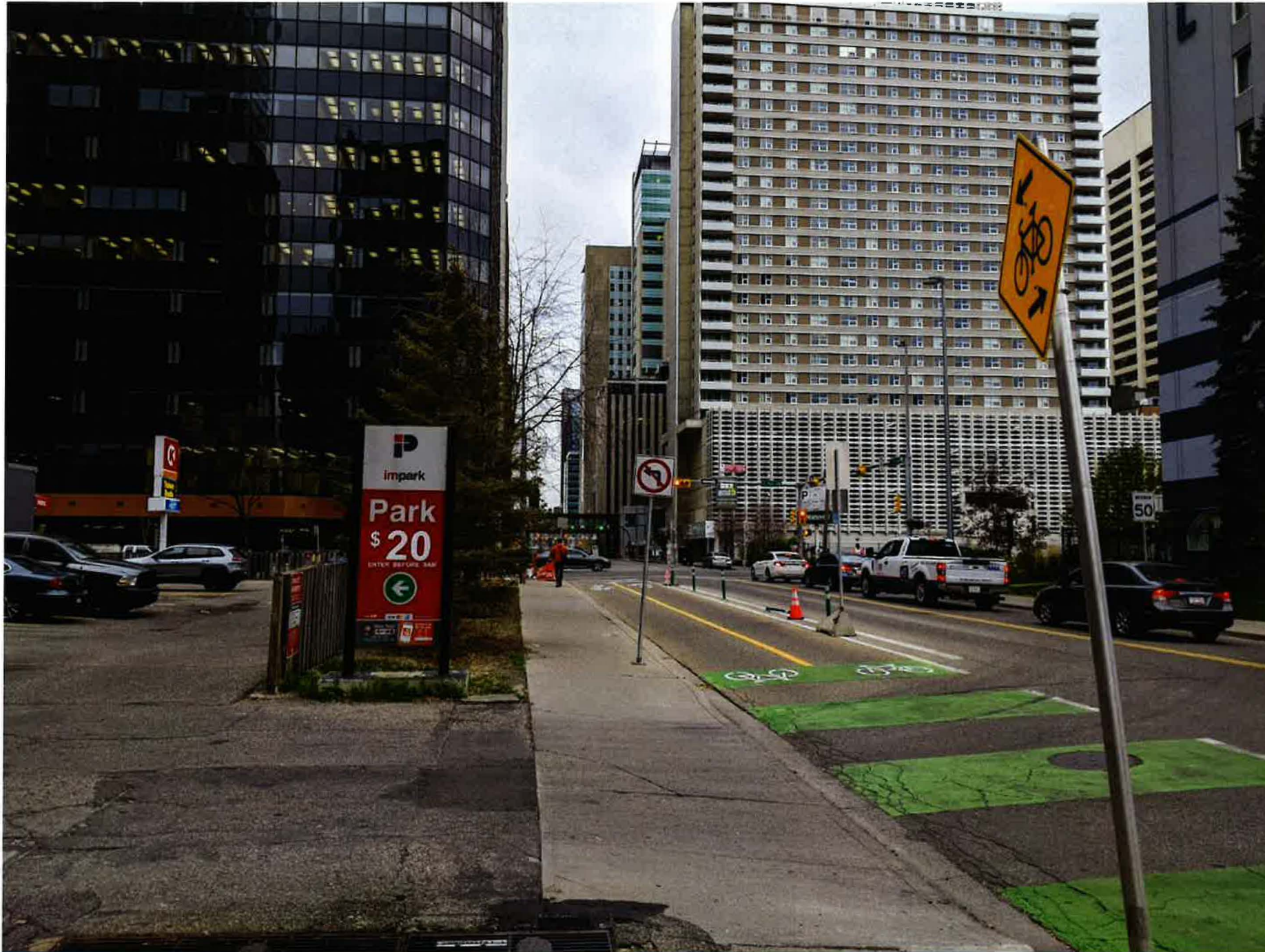


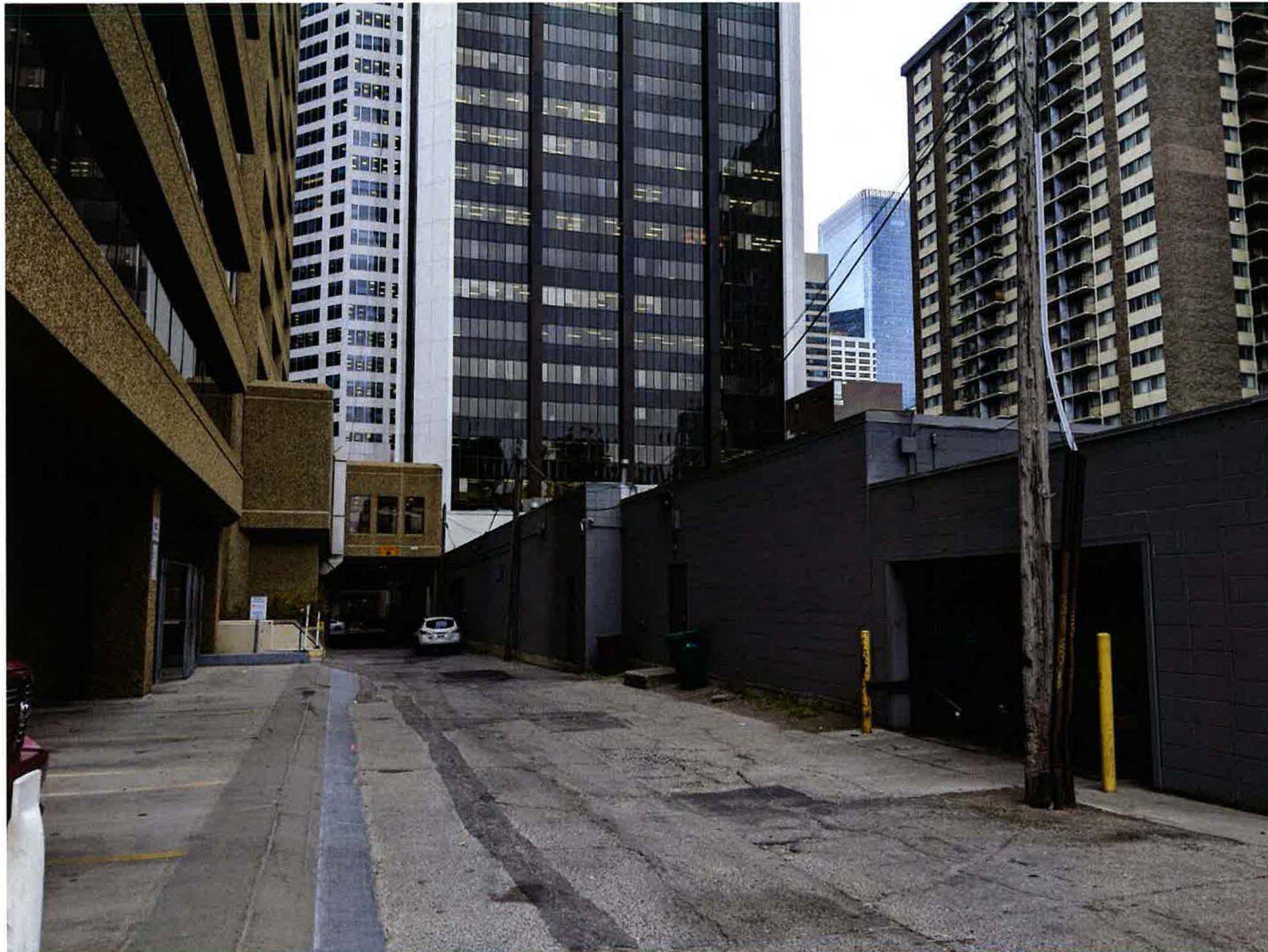
LEGEND

- Residential Low Density
- Residential Medium Density
- Residential High Density
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary

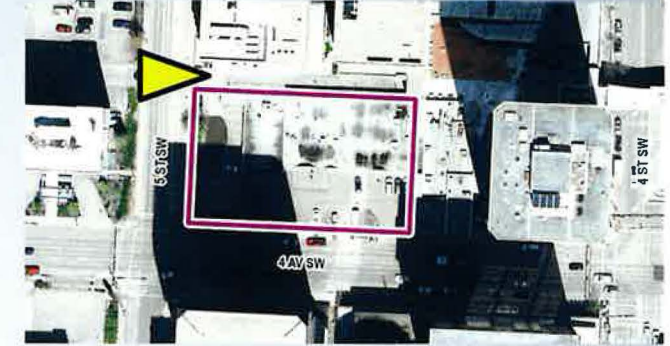


December 2, 2021





Site Photos 40



Composite Panel (Tower)



Precedent of Panel finish



Profile Pattern - staggered

Fibre Cement (podium base)

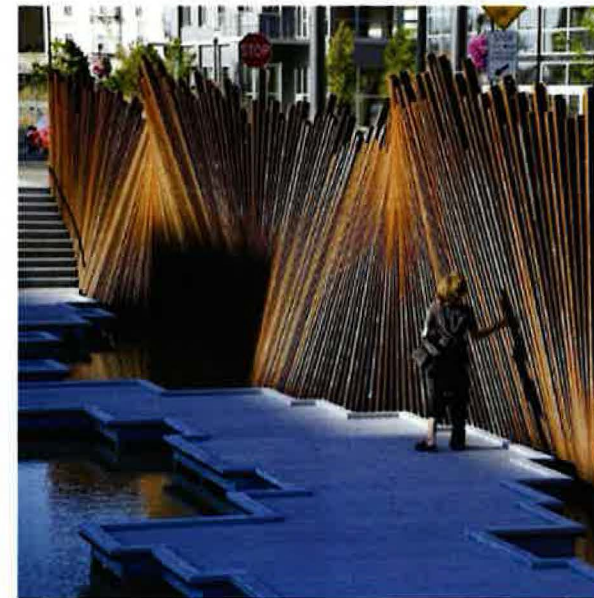
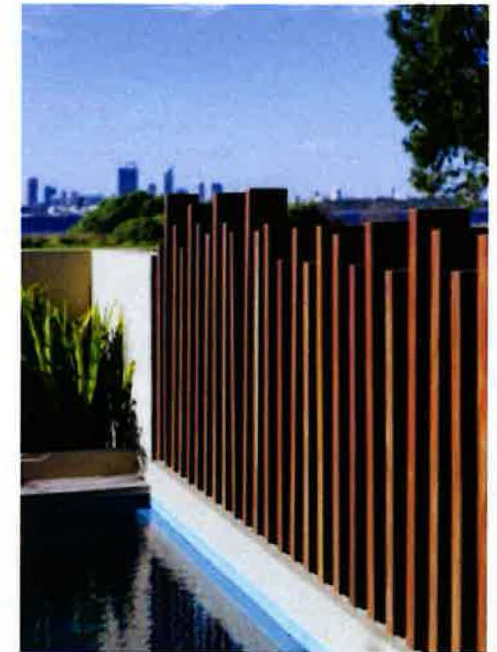


Profile - Running bond; long, slim



Colour - Medium Grey. Subtle colour variation between panels, but rich texture

Corten Screen (east side of plaza)



Application Timeline

- 2020 June 1 - Pre-Application Enquiry PE2020-01247 submitted
- 2020 July 20 – PE comments sent to applicant
- 2020 September 18 – Development Permit DP2020-5899 submitted
- 2020 September 30 – Urban Design Review Panel meeting
- 2020 November 12 – Detailed Team Review 1
- 2021 February 2 – Amended plans received
- 2021 February 18 – Detailed Team Review 2
- 2021 March 31 – Amended plans received
- 2021 April 27 – Council approves Greater Downtown Plan implementation funding
- 2021 August 31 – Administration approves Plus15 reimbursement method
- 2021 October 21 – Calgary Planning Commission (original)
- 2021 December 2 – Calgary Planning Commission (referral)