



Calgary Planning Commission

Agenda Item: 7.1.2



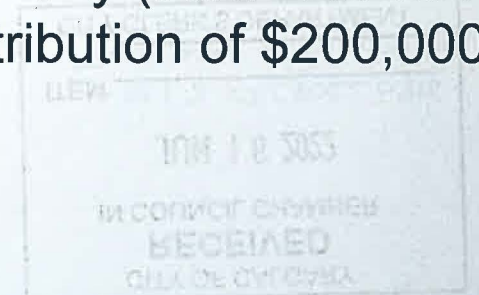
DP2021-7324
Development Proposal
June 16, 2022

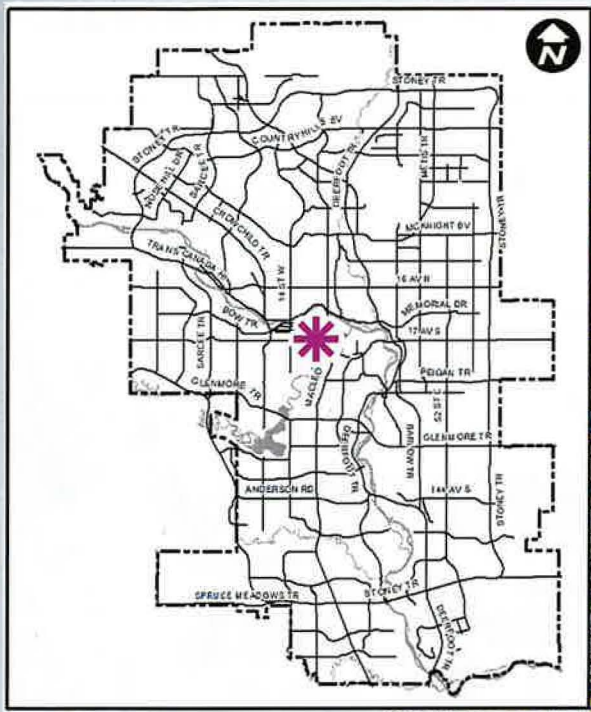
Cover report – Recommendation

- Change DP description from “New: Multi-Residential Development (1 building), Retail and Consumer Service, Restaurant: Licensed” to “New: Multi-Residential Development, Retail and Consumer Service, Restaurant: Licensed (1 building), Outdoor Café”

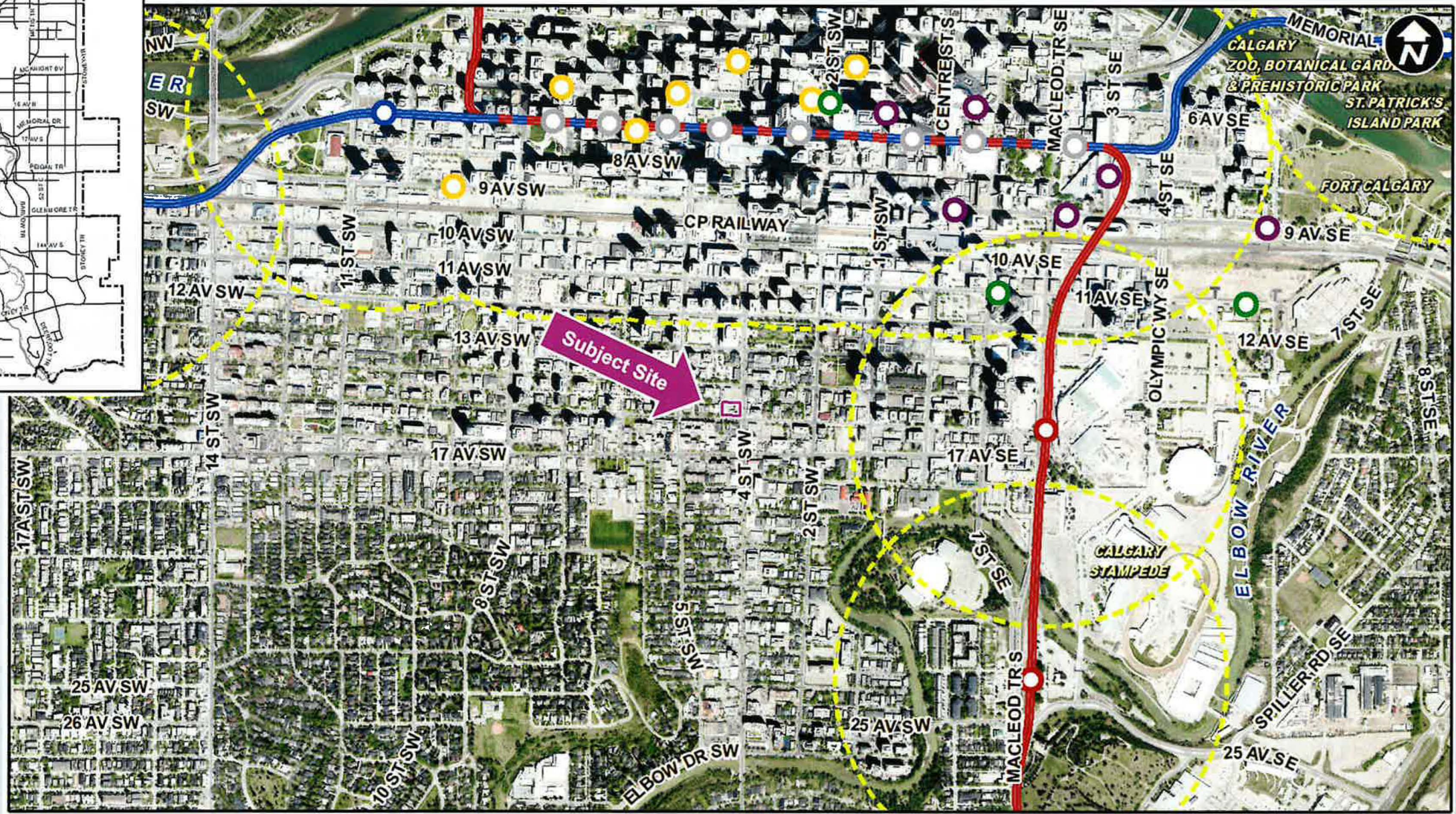
Attachment 2 – Conditions of Approval

- Add new Prior to Release condition which states: “Provide confirmation of payment for the third-party review of cost estimates for the bonus-earning items.”
- Add new Prior to Release condition which states: “Enter into a legal agreement for the conservation and retention of the Williams Block to the satisfaction of The City (attn: Erin van Wijk, erin.vanwijk@calgary.ca, (403) 268-2395) OR make a financial contribution of \$200,000 to the Beltline Improvement Fund.”





- 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:

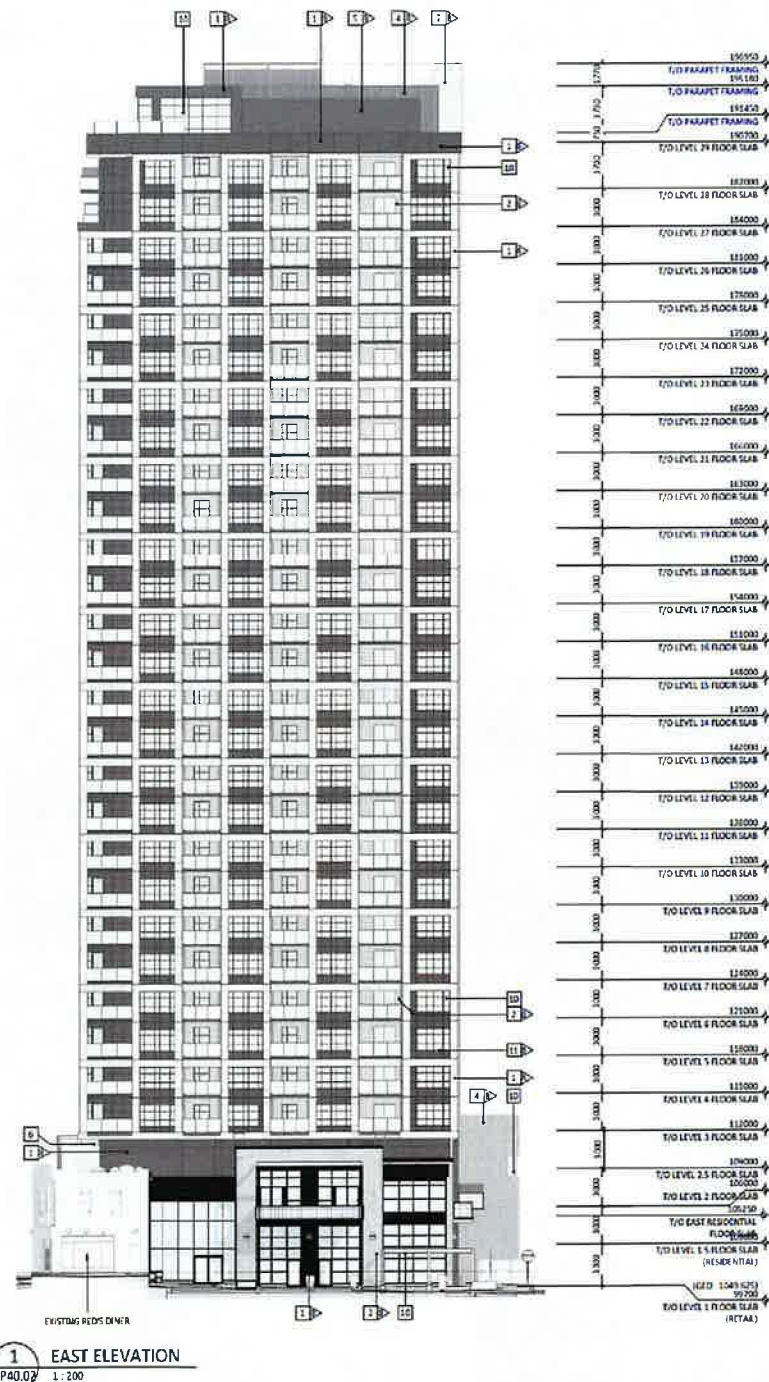
**0.22 ha
55 m x 40 m**







- 272 new dwelling units
- 97 metres in height (29 storeys)
- 295 m² of new retail space
- Preservation of Williams Block
- 5 affordable housing units
- Designed to encourage bicycle use









Bonus Item	Provision	Incentive FAR	Total FAR (Base 5)
PAPOS – Plaza space	233 m2 / \$325,000	0.72	5.72
PAPOS – Building upgrade	\$200,000	0.44	6.17
PAPOS – N mural	\$50,000	0.11	6.28
PAPOS – E mural	\$50,000	0.11	6.39
Affordable Housing – Rate 1	342 m2	2.61	9.00
Affordable Housing – Rate 2	115 m2	1.76	10.76

RECOMMENDATION:

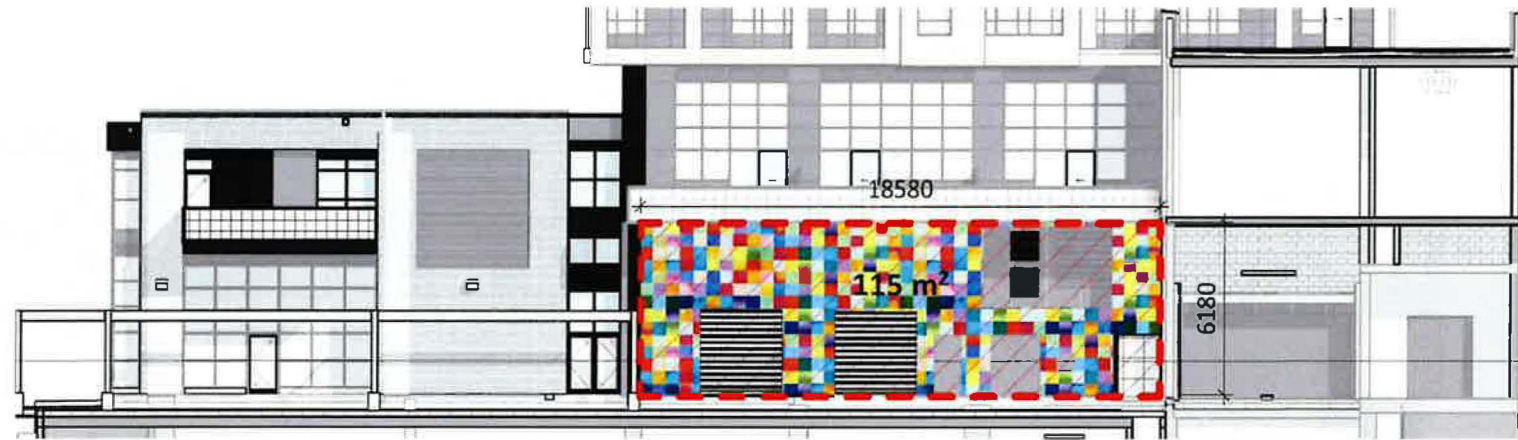
That Calgary Planning Commission **APPROVE** Development Permit DP2021-7324 for a New: Multi-Residential Development, Retail and Consumer Service, Restaurant: Licensed (1 building), Outdoor Café at 1409 – 4 Street SW (Plan A1, Block 106, Lots 24 to 30), with conditions (Attachment 2).

Supplementary Slides

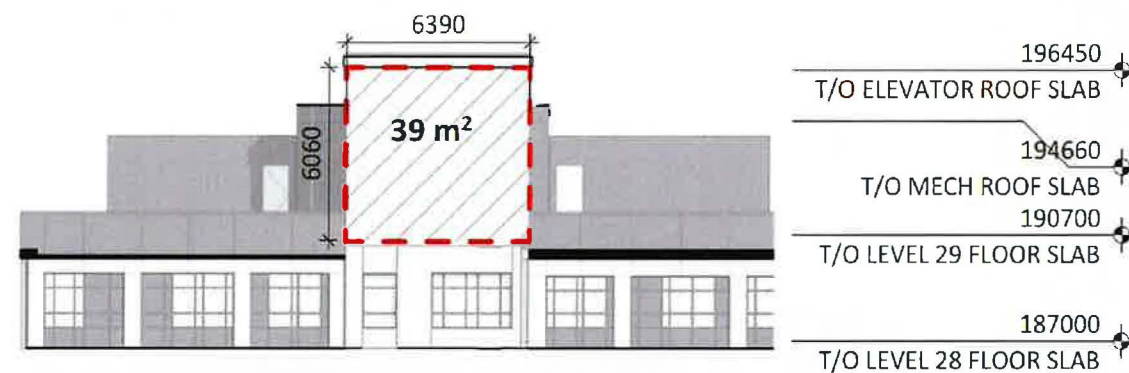


6 PAPOS BONUSING DIAGRAM - PLAN
DP10.01 1:250

VERTICAL SURFACE AREA

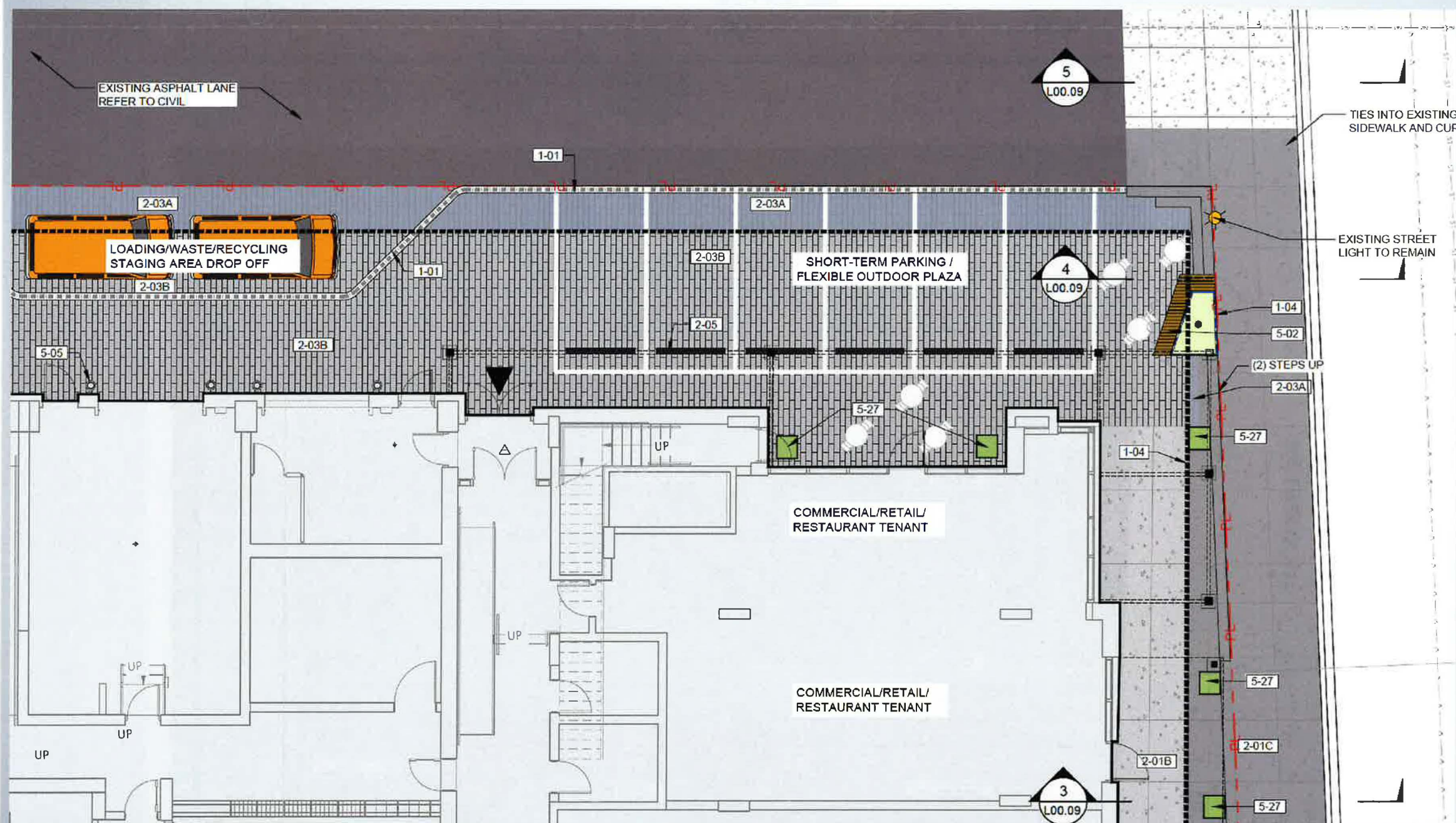


3 PAPOS BONUSING DIAGRAM - MURAL A
 DP10.01 1 : 250

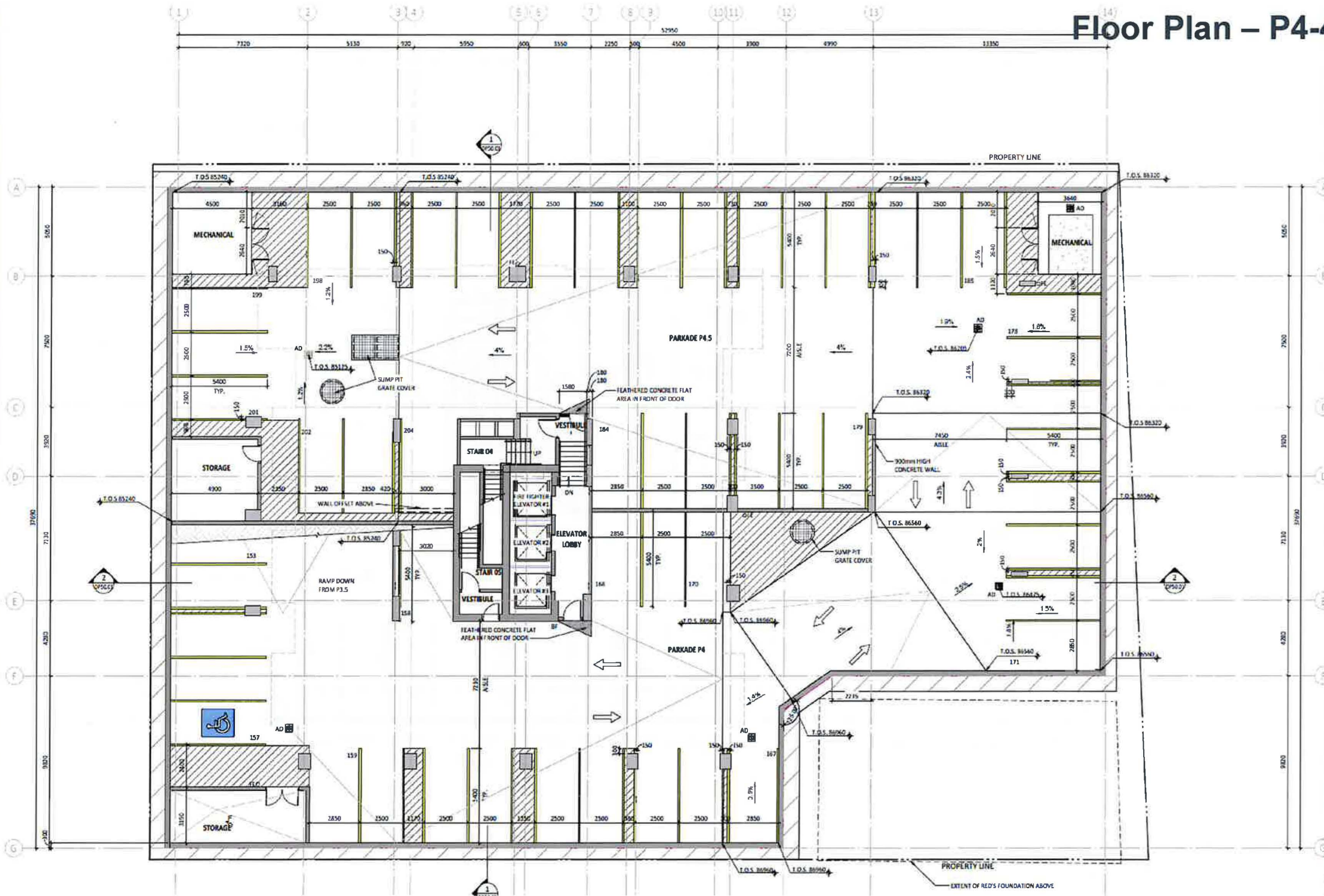


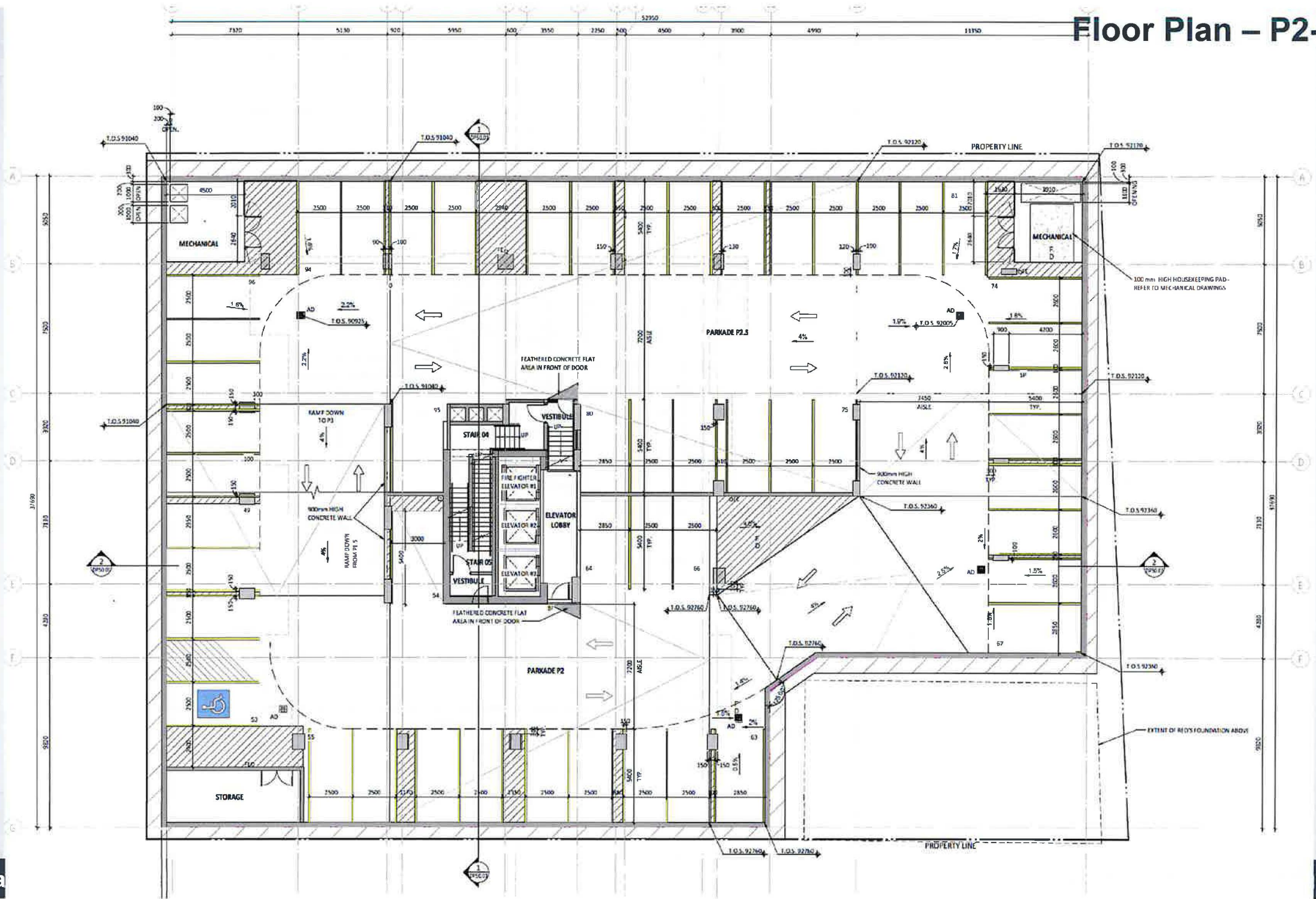
4 PAPOS BONUSING DIAGRAM - MURAL B
 DP10.01 1 : 250

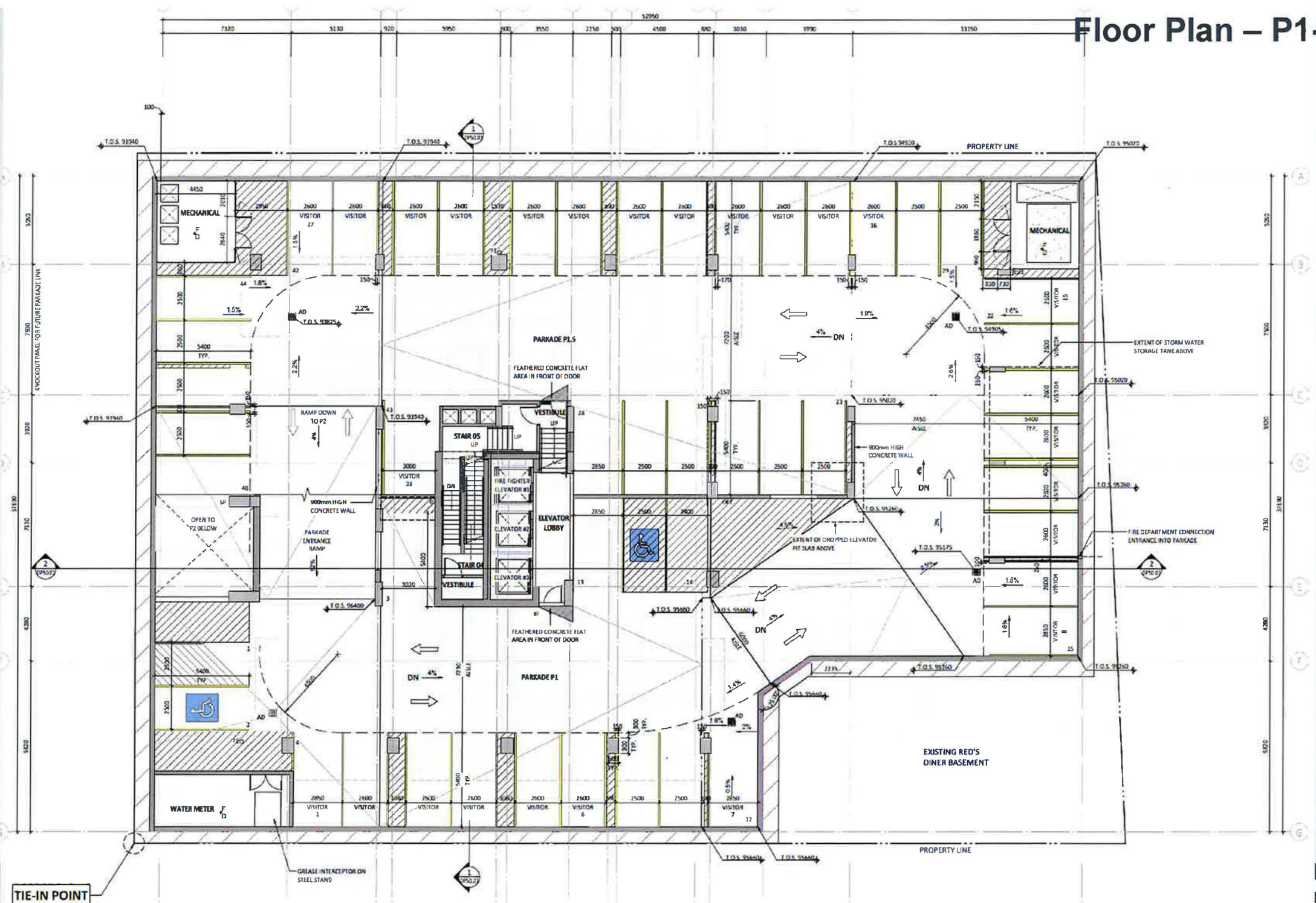


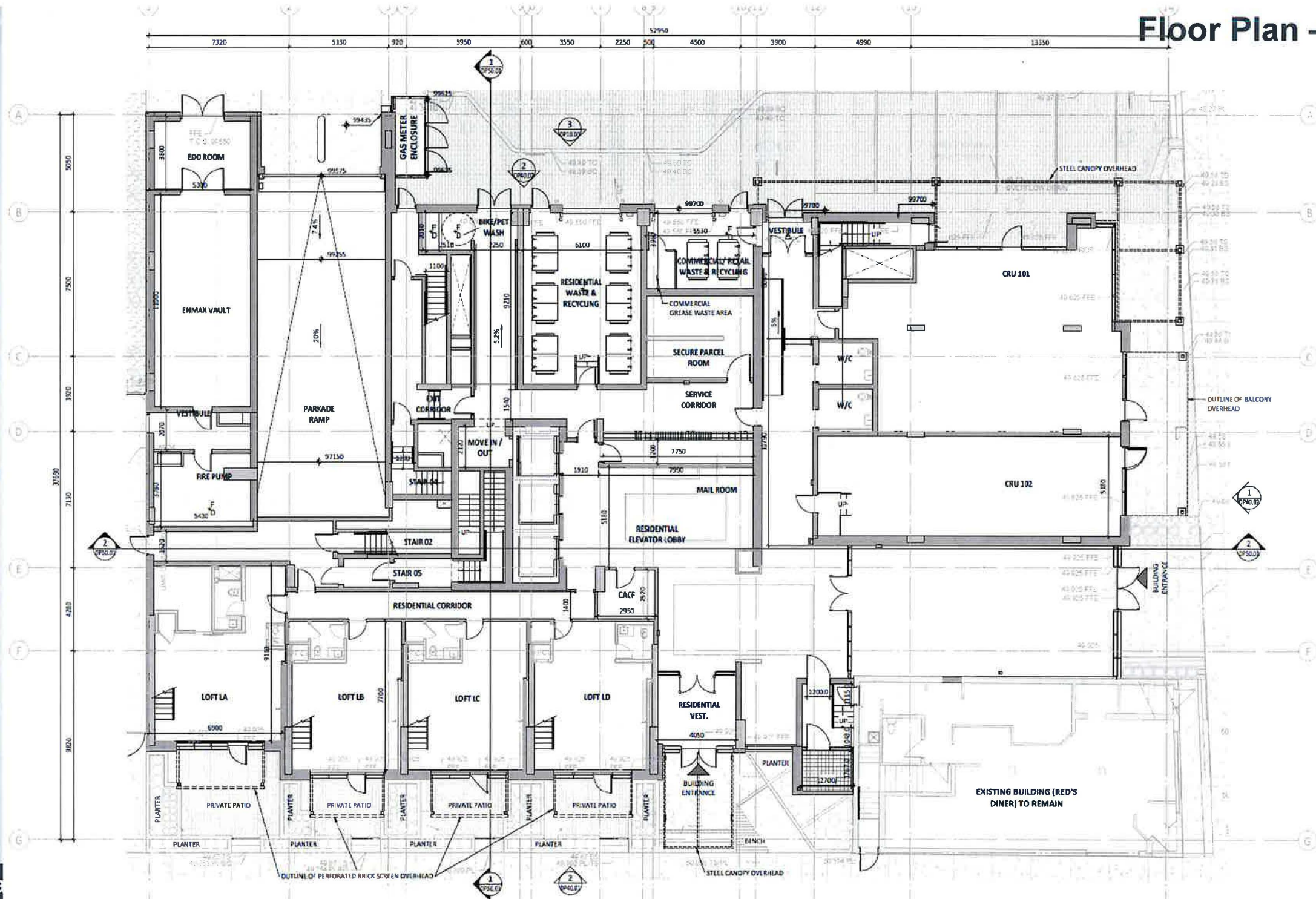


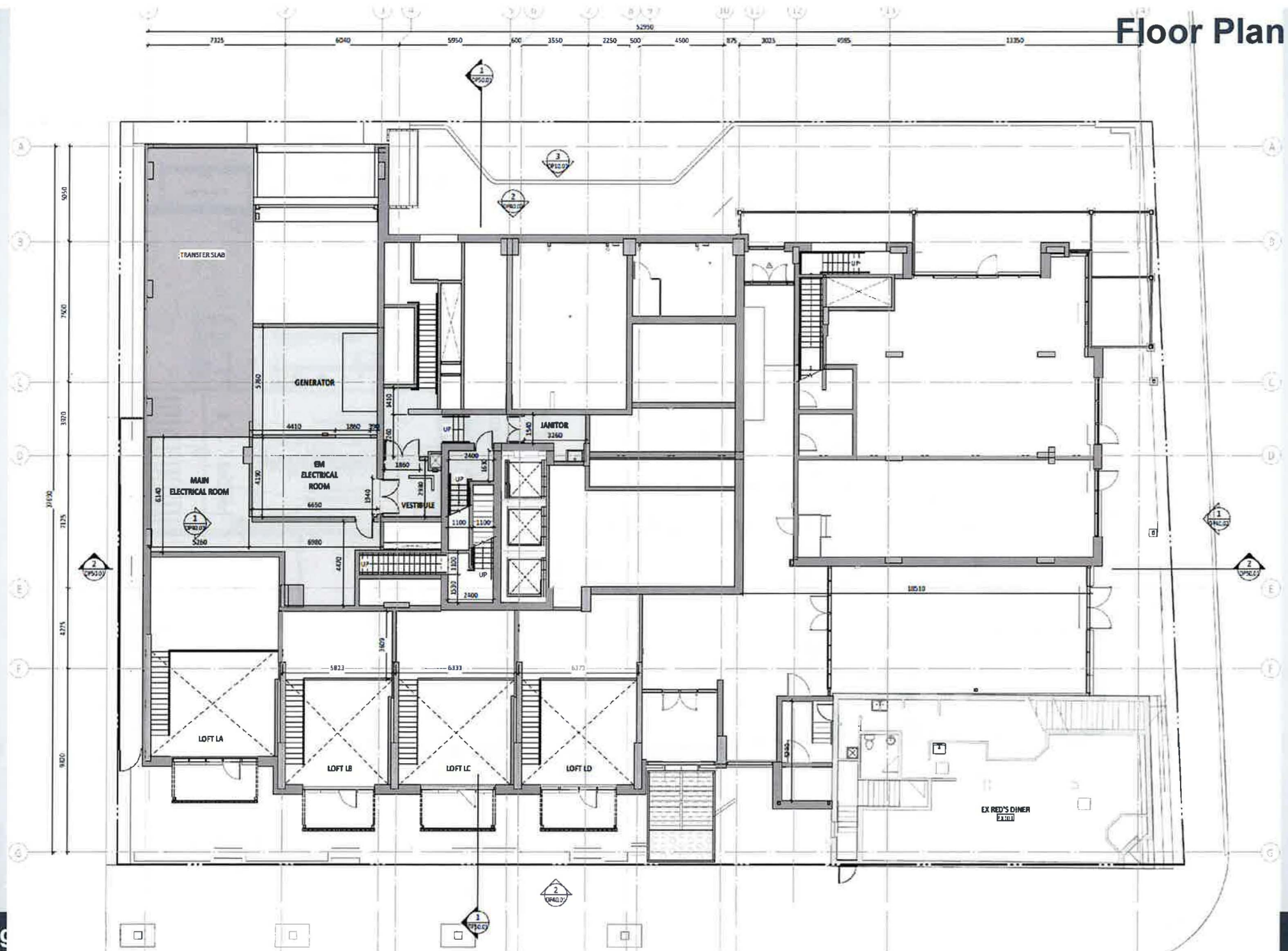


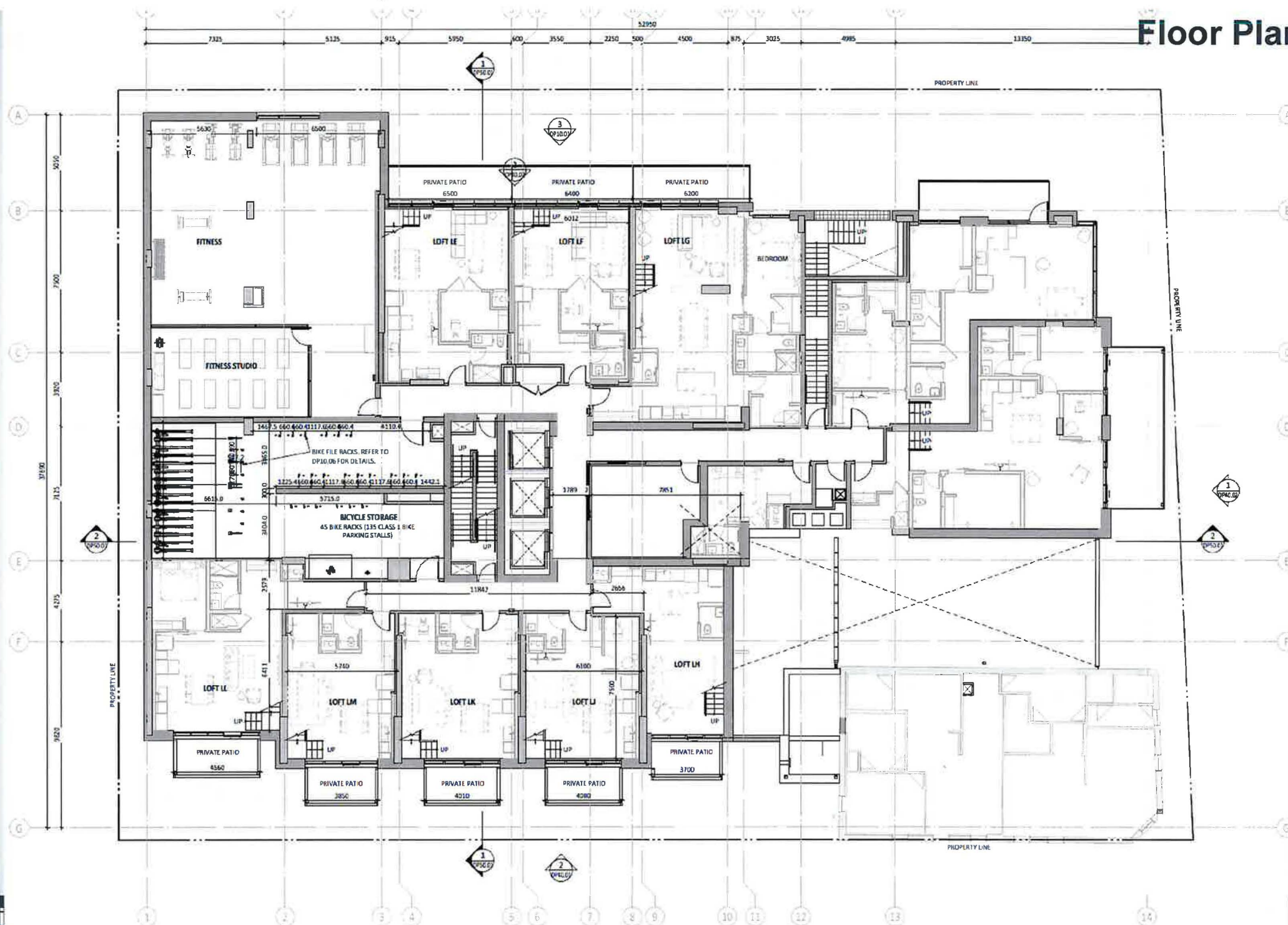


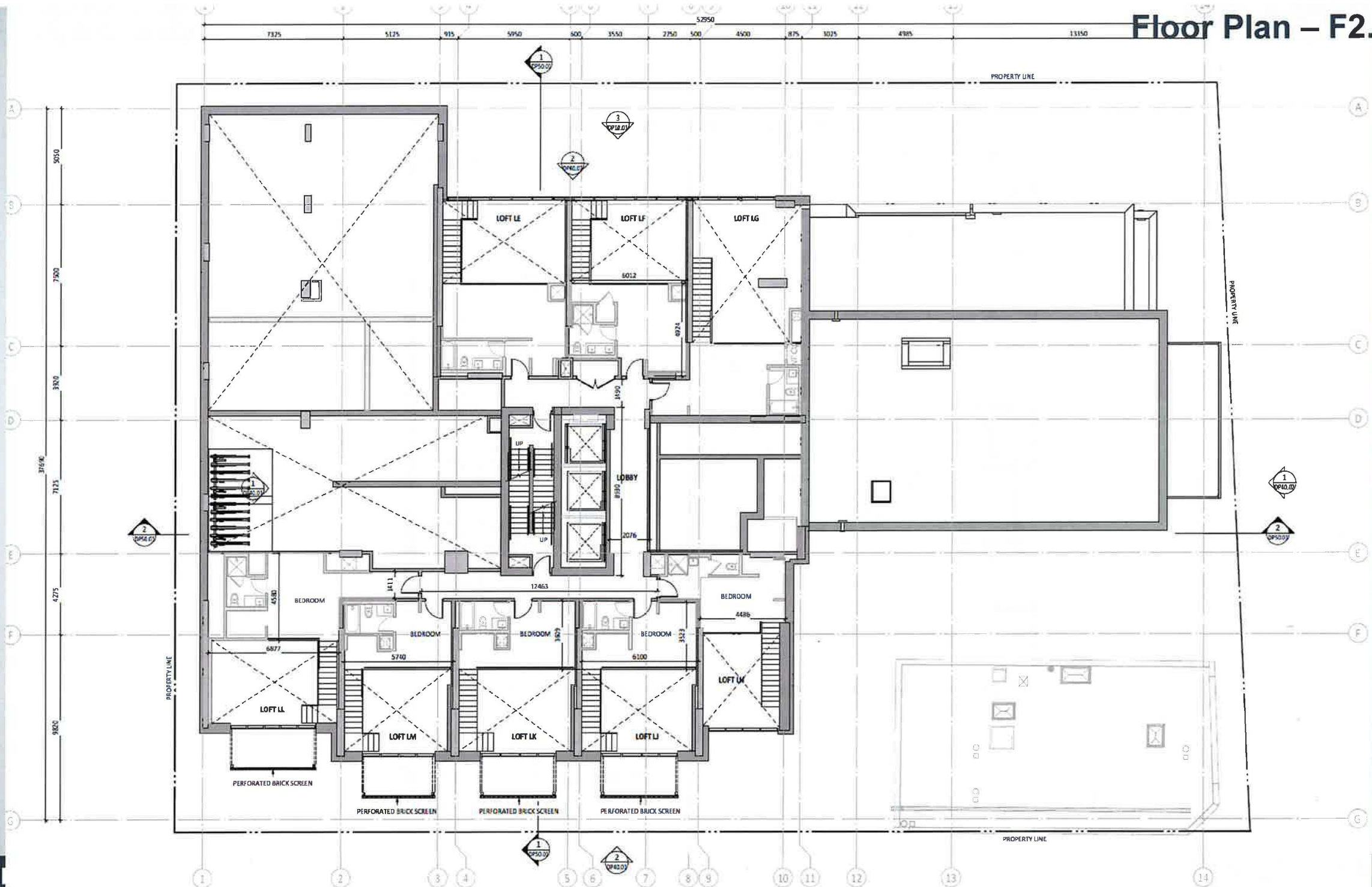


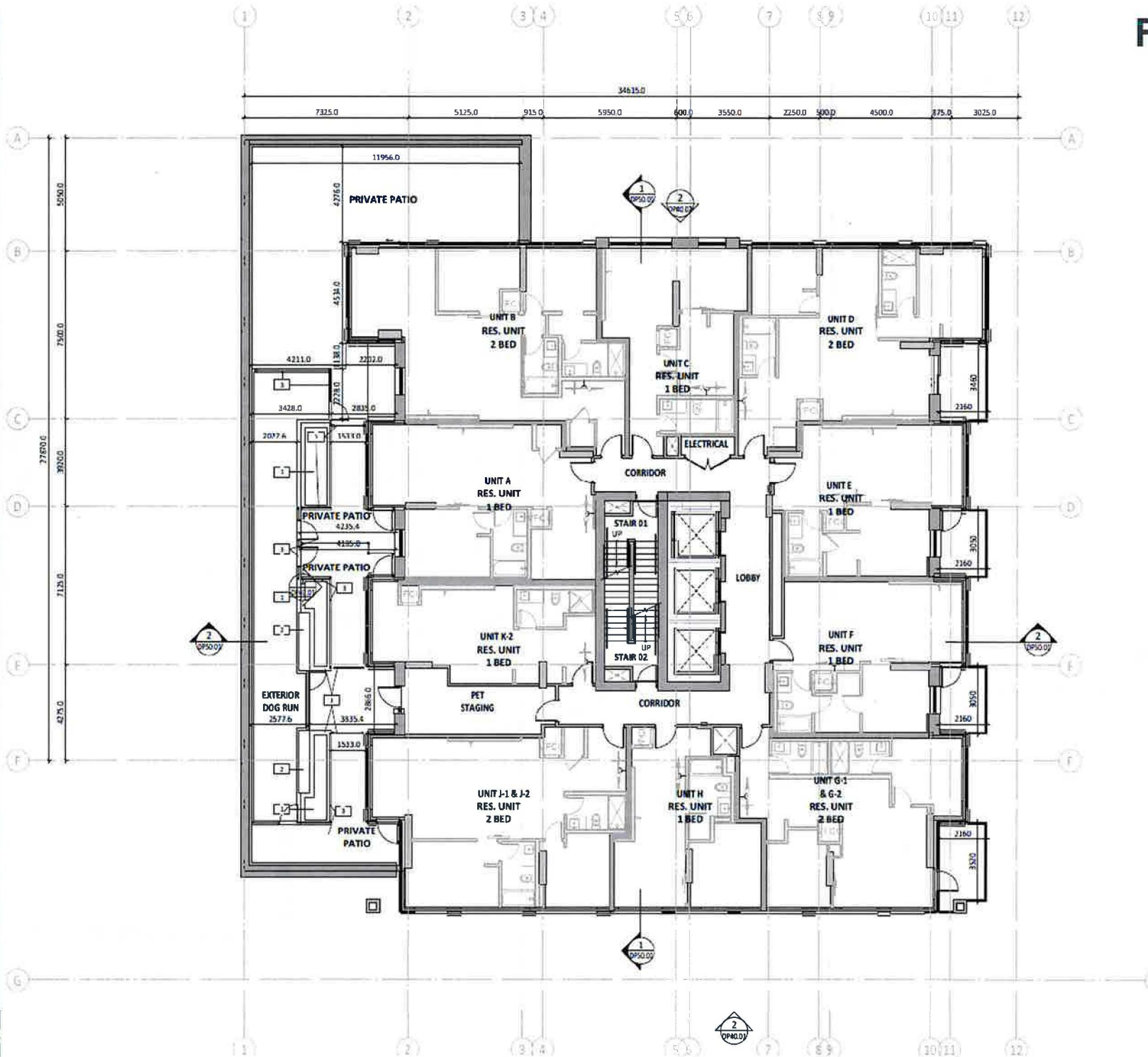


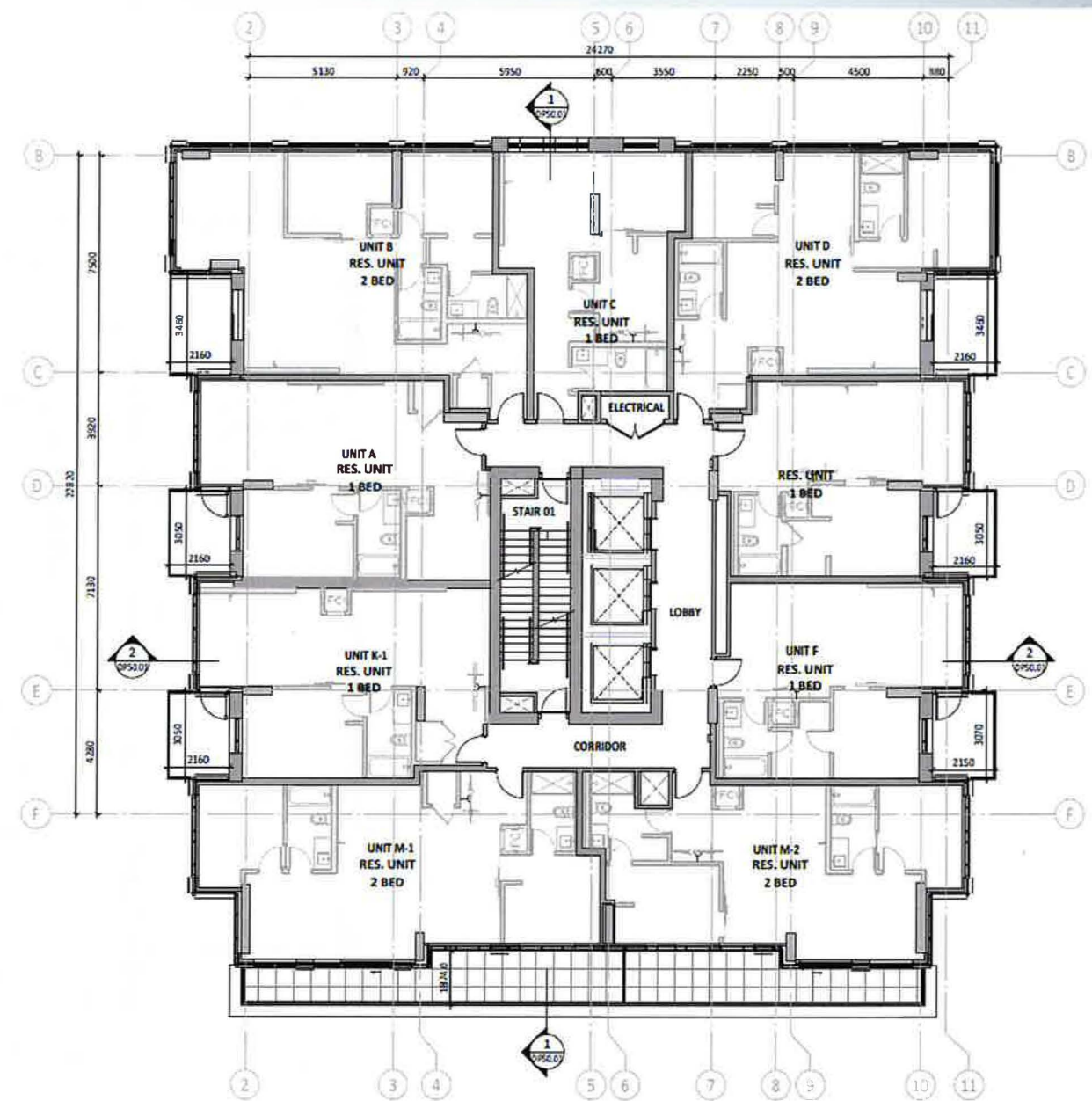
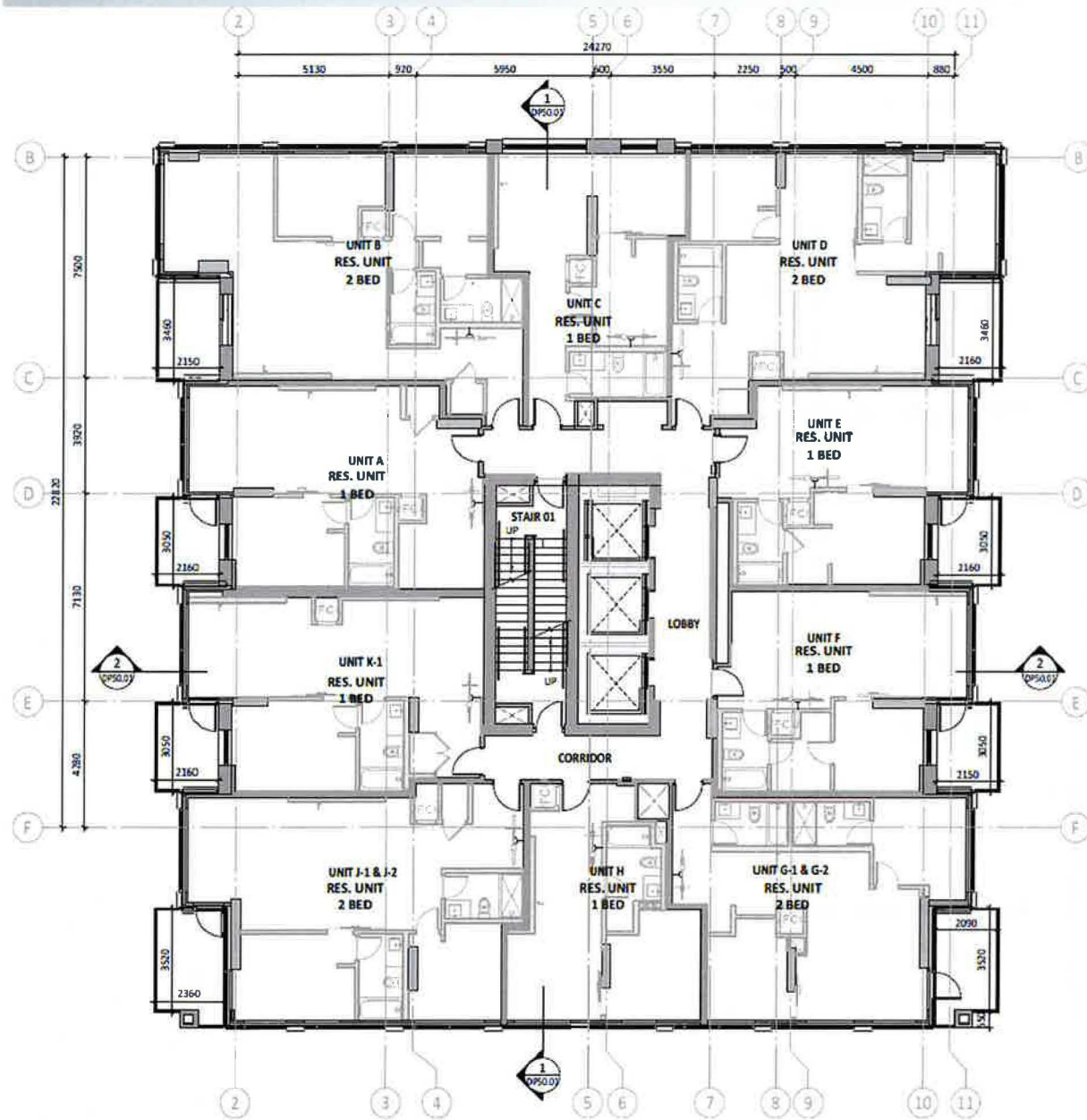


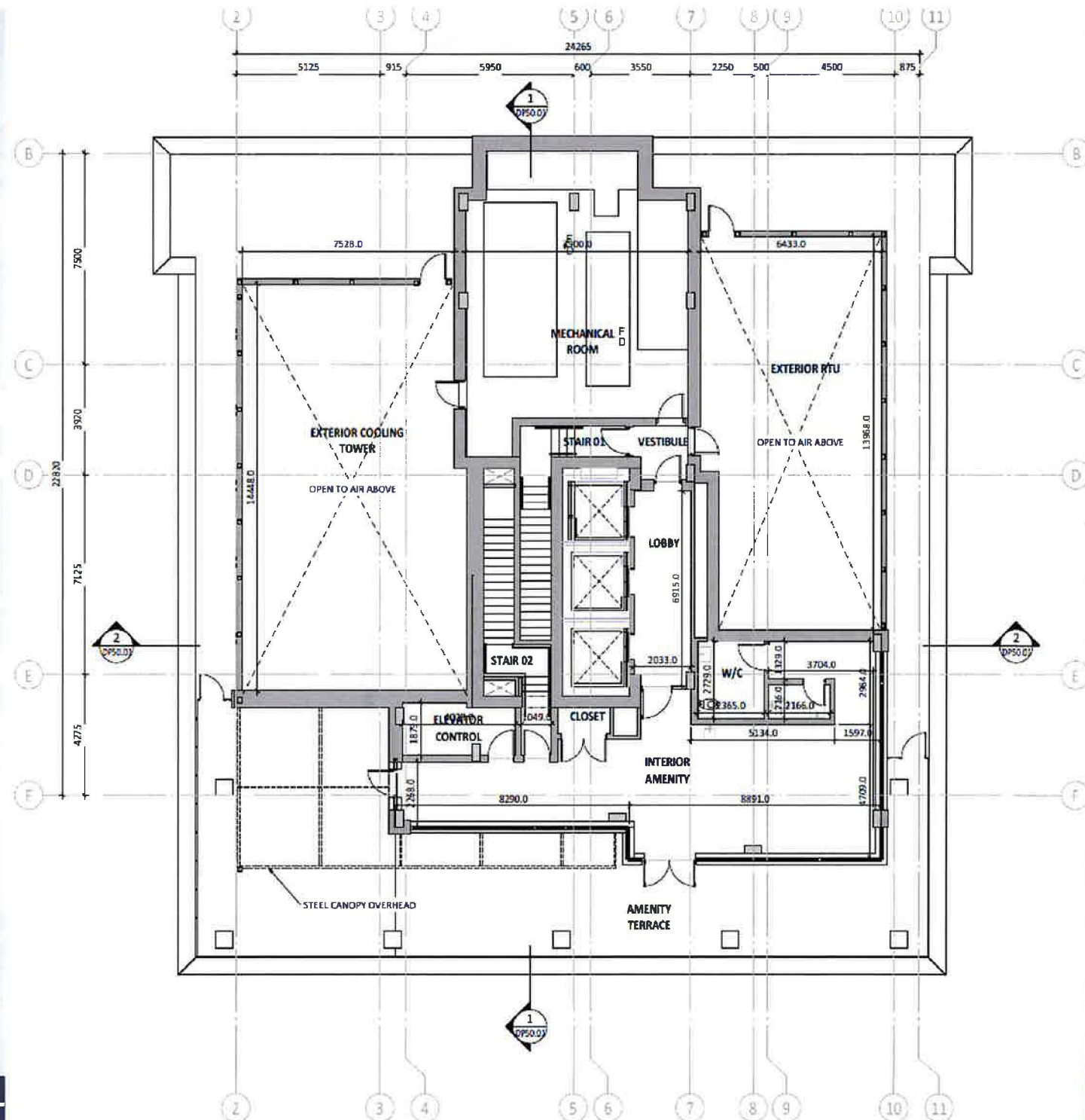


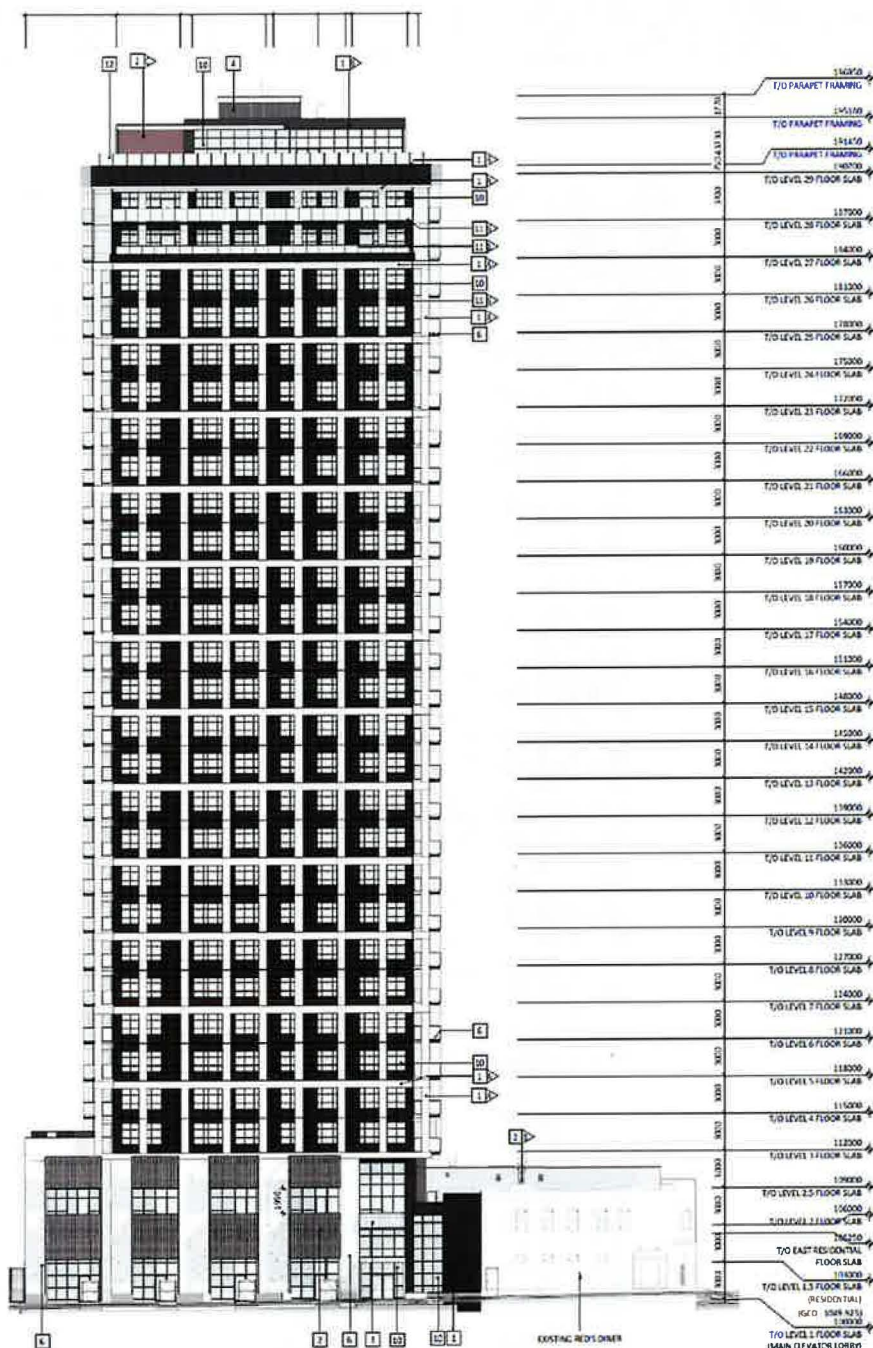




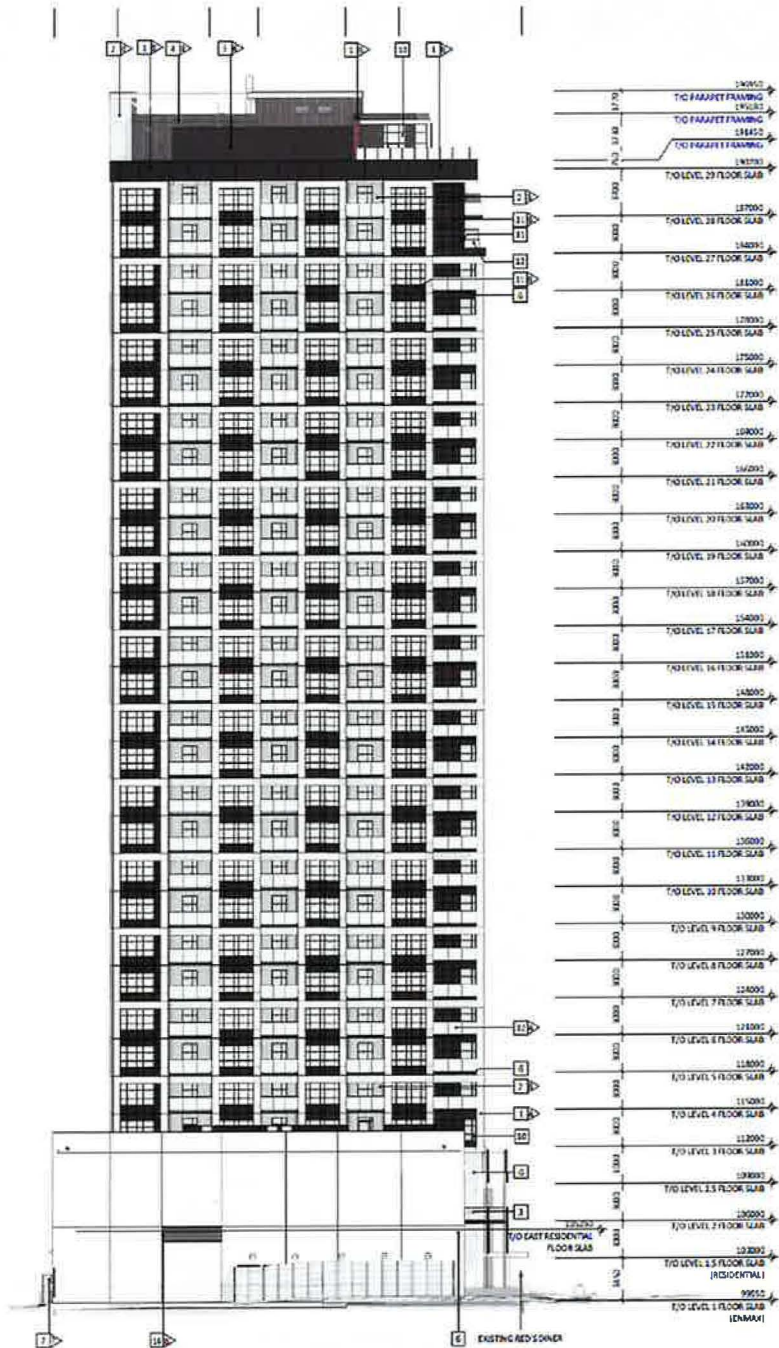






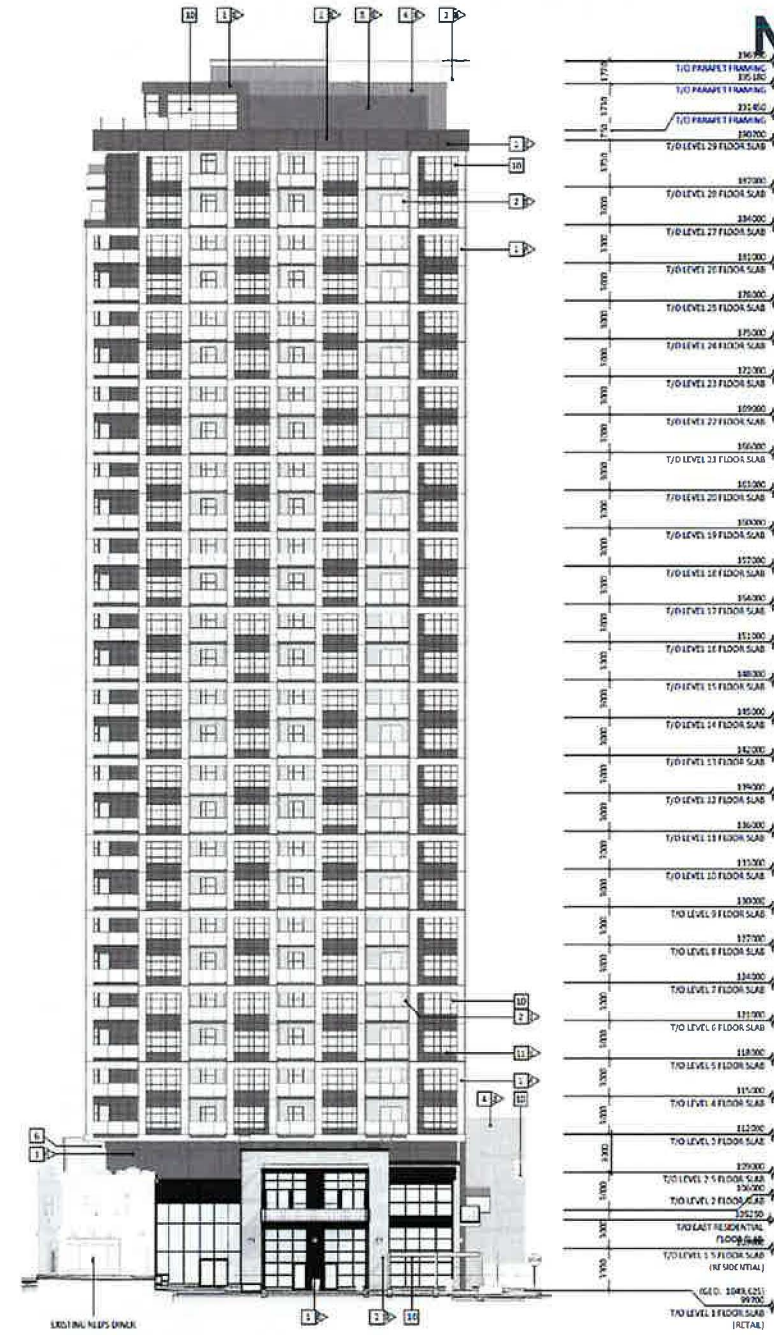
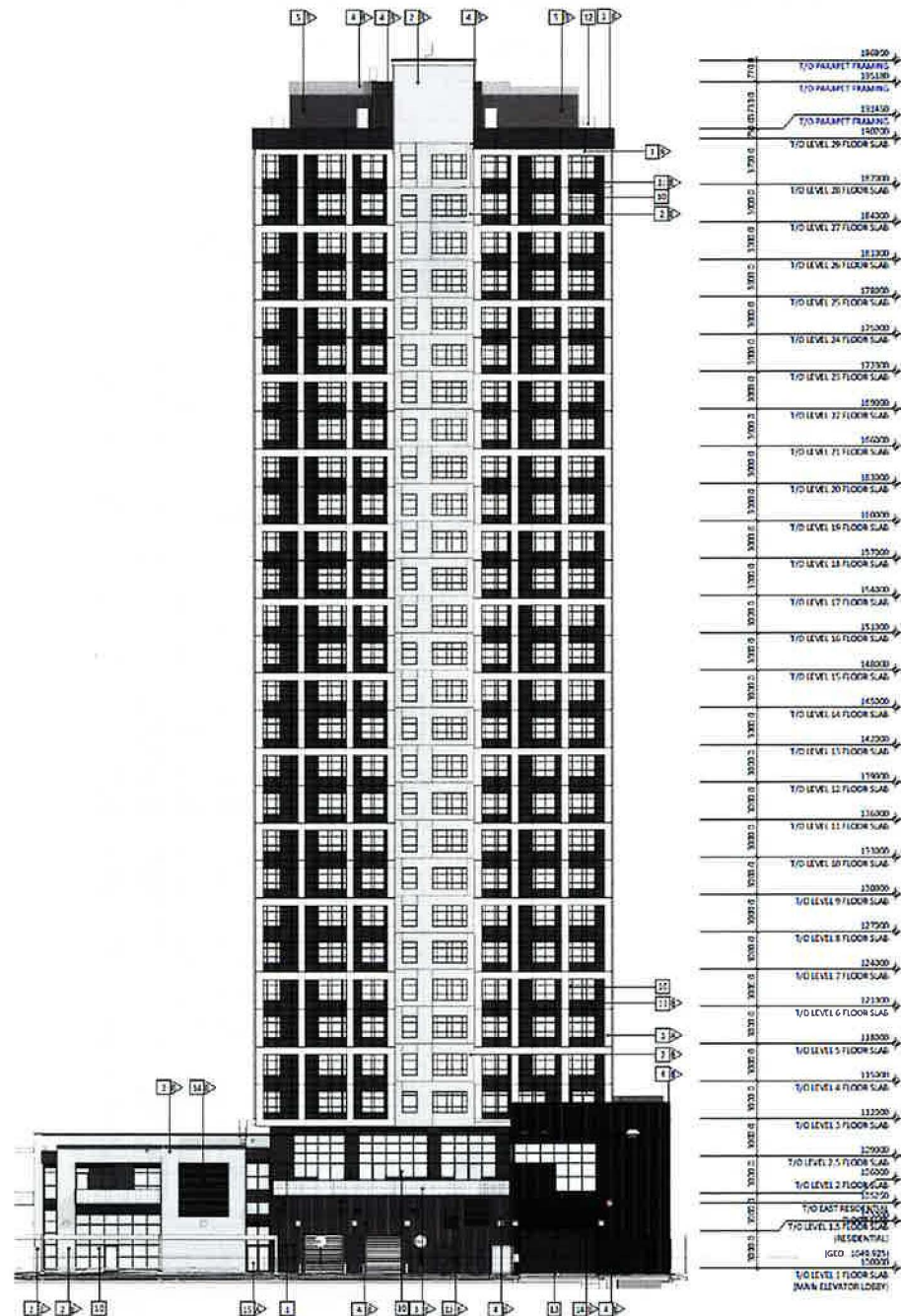


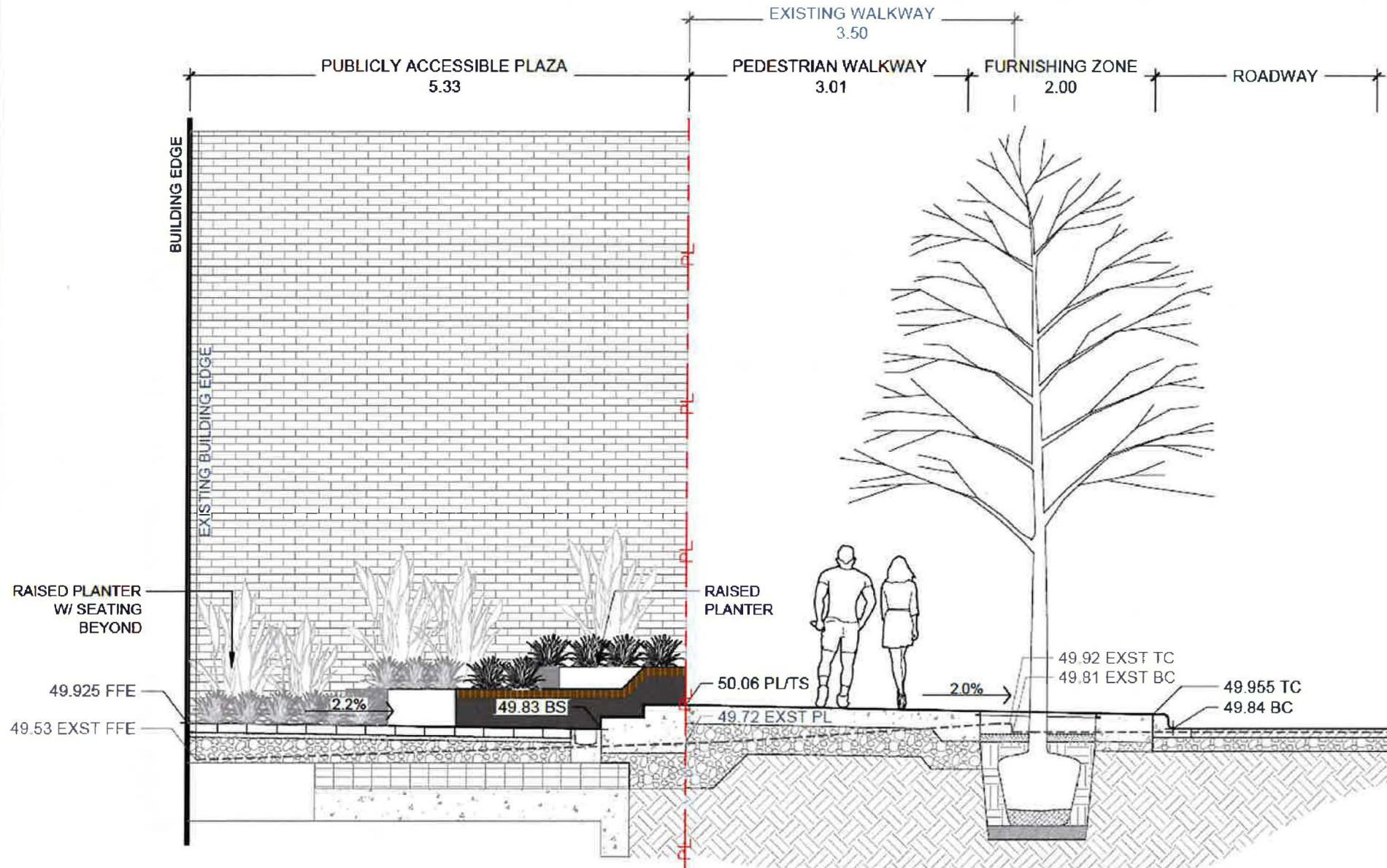
2 SOUTH ELEVATION
DP40.01 1:200



1 WEST ELEVATION
DP40.01 1:200

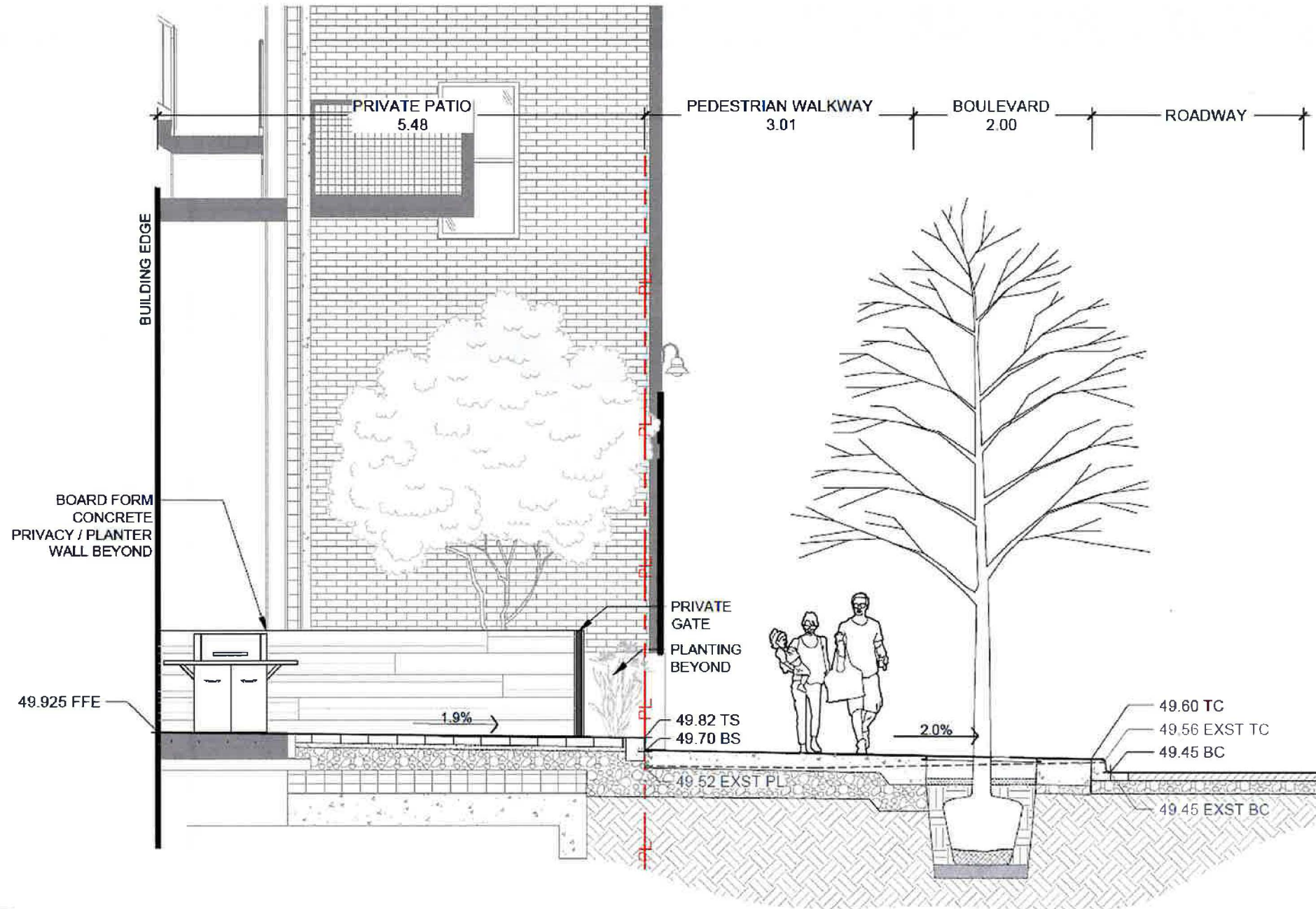
North & East Elevations 32





1 15TH AVENUE SECTION @ PLAZA
1:50

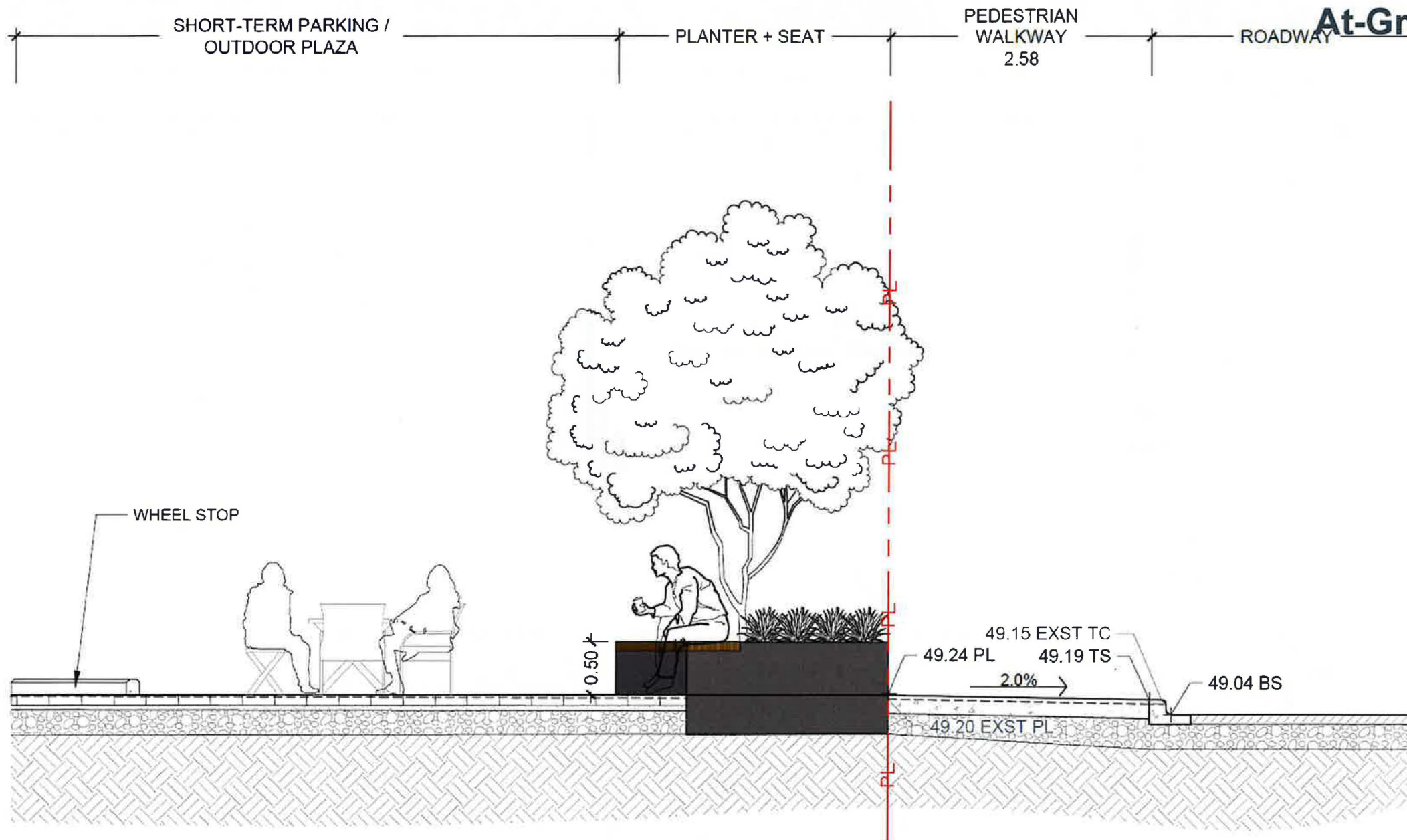
P-02-4SL-08



2 15TH AVENUE SECTION @ PRIVATE PATIO

1:50

P-02-4SL-09

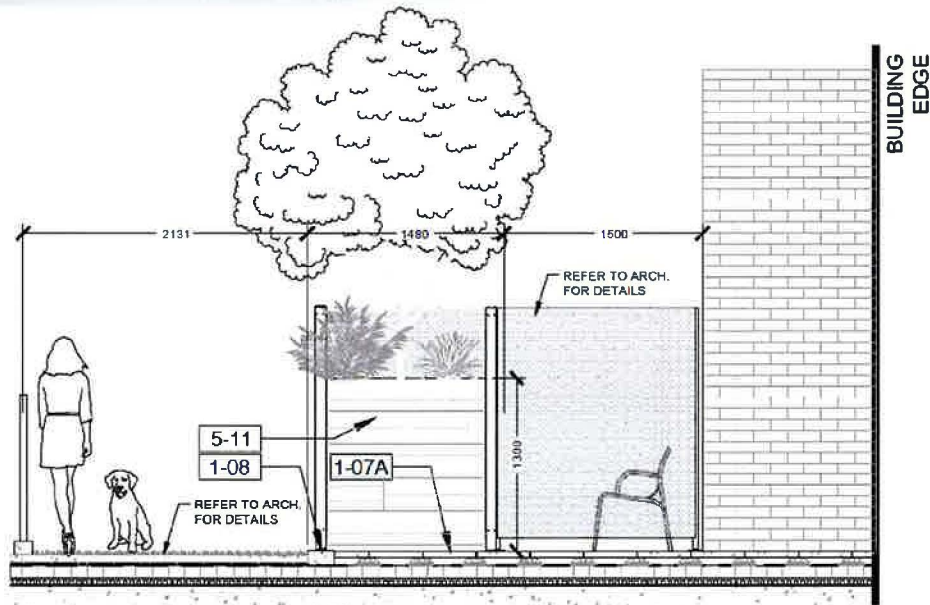
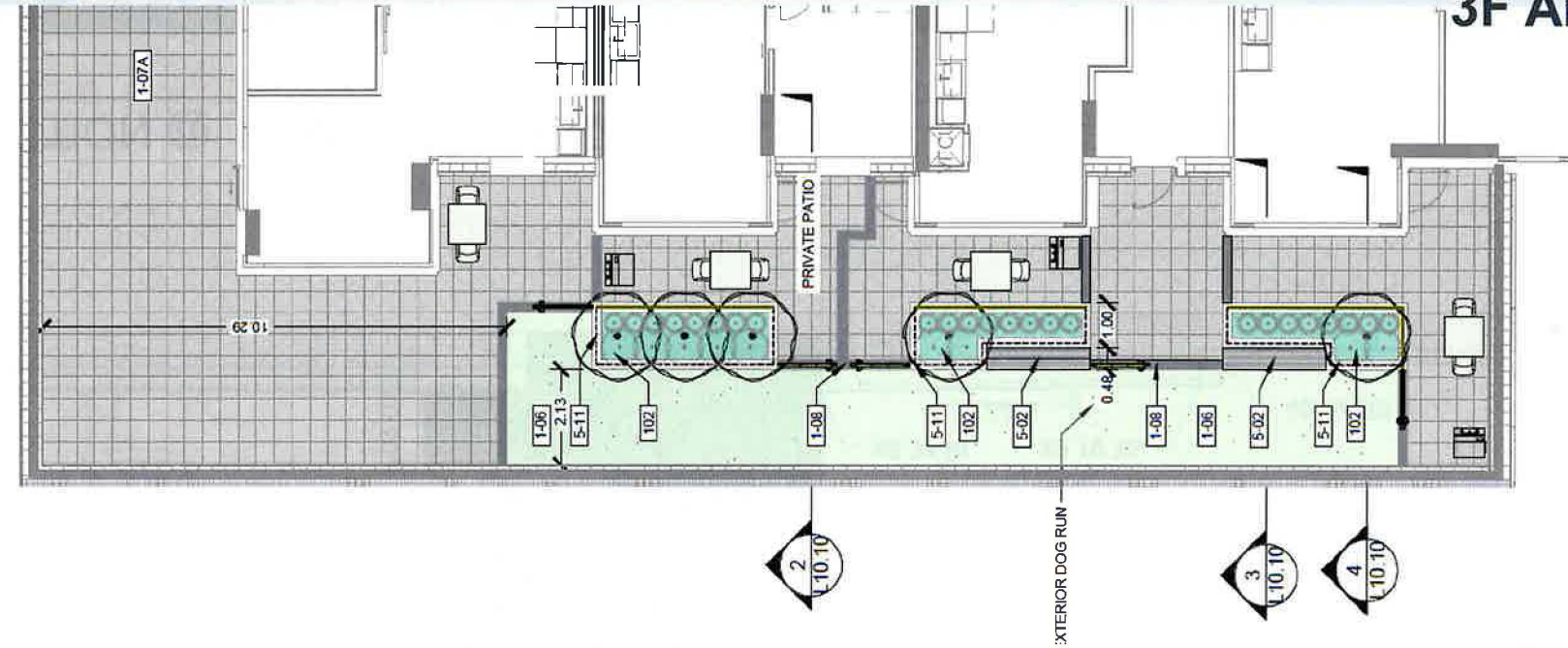


4

4TH STREET SECTION @ PLANTER + PLAZA

1:50

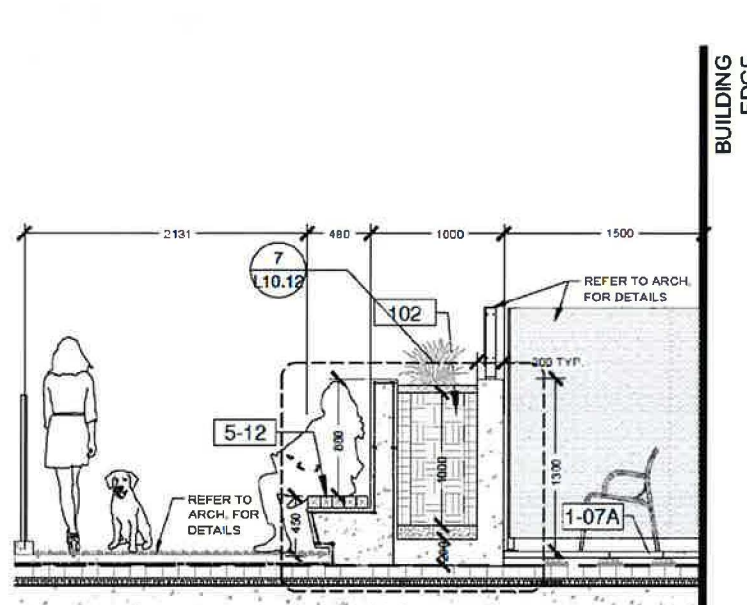
P-02-4SL-11



2 ROOFTOP LEVEL 3 SECTION A

1:30

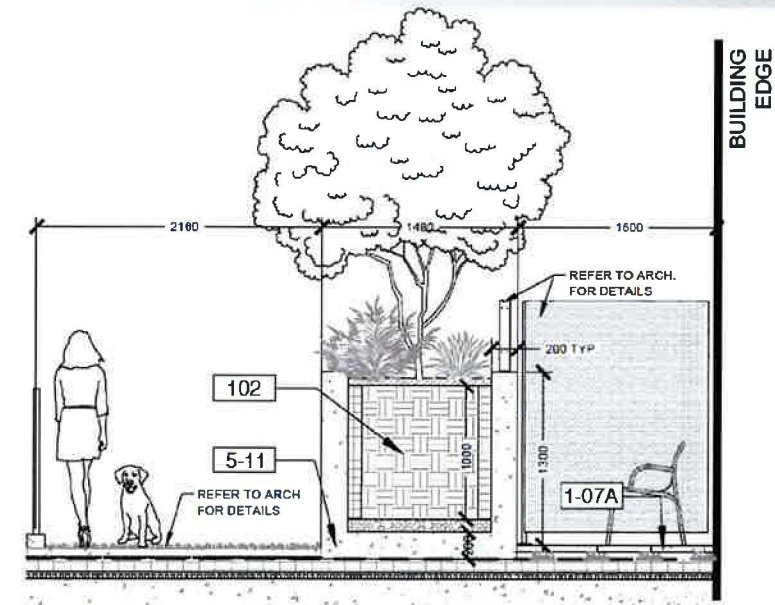
P-02-4SL-26



3 ROOFTOP LEVEL 3 SECTION B

1:30

P-02-4SL-22



4 ROOFTOP LEVEL 3 SECTION C

1:30

P-02-4SL-23

