

Development Permit in Beltline (Ward 8) at 1108 – 4 Street SW, DP2023-05777

RECOMMENDATION:

That Calgary Planning Commission APPROVE Development Permit DP2023-05777 for a New: Multi-Residential Development and Retail and Consumer Service (1 building) at 1108 – 4 Street SW (Plan C, Block 84, Lots 1 to 7), with conditions (Attachment 2).

HIGHLIGHTS

- This application proposes a new Multi-Residential Development providing 273 dwelling units in a single, 27-storey building (95 metres in height) with supporting commercial/retail uses on the ground floor level.
- The proposed development advances and aligns with the goals and policies of the *Municipal Development Plan* (MDP) of encouraging compact urban form, supporting intensification near primary transit network and ensuring high quality urban design.
- What does this mean to Calgarians? This development will provide more housing options and promote more efficient use of existing infrastructure.
- Why does this matter? This application may provide more housing choice within existing developed areas. This application will also provide a more diverse population living near existing services and facilities.
- The design and materials were carefully considered and subject to the conditions attached and the proposal is in alignment with the planning policies of the *Beltline Area Redevelopment Plan* (ARP) and Land Use Bylaw 1P2007.
- There is no previous Council Direction regarding this proposal.

DISCUSSION

This application, located in the Greater Downtown community of Beltline, was submitted by Truman Homes 1995 on behalf of the landowner, ROYOP (1108) GP Inc., on 2023 August 21. This application seeks approval for a new Multi-Residential Development that includes 273 dwelling units in a single, 27-storey building with supporting commercial uses on the ground floor (Attachment 3). The applicant's intent is outlined in the Applicant Submission (Attachment 4). The proposal aligns with the relevant policies of the *Beltline Area Redevelopment Plan* (ARP).

As part of the review process, this application was reviewed by the Urban Design Review Panel (UDRP) on 2023 August 16 with a number of recommendations provided to the applicant regarding the provision of boulevard trees and the inclusion of amenities at grade level. The comments from UDRP and the Applicant's response are included as Attachment 5.

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

ENGAGEMENT AND COMMUNICATION

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

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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 relevant public groups and the community association was appropriate. In response, the applicant met with the following groups, shortly after submitting this development permit, to solicit their feedback:

- The Beltline Neighbourhoods Association (BNA) (2023 August).
- Beltline Business Improvement Area (BIA) (2023 August).
- Ward 8 Councillor's office (2023 August).

In response to the feedback received, the applicant has committed to providing a combination of off-site bonus density provisions and a greater mix of unit types (three-bedroom units) that implement the incentives available in the recently updated ARP. A detailed summary of the public outreach undertaken by the applicant is found in the Applicant Outreach Summary (Attachment 6).

City-Led Outreach

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

Administration received two letters (one in support and one in opposition) in response to this circulation at the time of writing this report. The letter of opposition expressed concerns regarding the height of the proposed development.

The BNA did not provide a formal letter expressing their position on the proposed development at the time of this report being produced. Following Calgary Planning Commission, Commission's decision will be advertised in accordance with the *Municipal Government Act*.

Administration considered the relevant planning issues specific to the proposed development and has determined the proposal to be appropriate.

IMPLICATIONS

Social

This application allows for new development in the Greater Downtown Area that will accommodate the housing needs for a wider range of age groups, lifestyles and demographics. In addition, new commercial development in this area will also attract and service additional residents in close proximity to services and transit.

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Environmental

The *Calgary Climate Strategy – Pathways to 2050* identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. The applicant has indicated that they plan to pursue specific measures as part of this development permit to support Program F1.1 (Implement local and regional public electric vehicle Level 2 and 3 fast charging infrastructure) of the *Calgary Climate Strategy – Pathways to 2050*. Additional details are provided in Attachment 1.

Economic

This proposed development will allow for more efficient use of land, existing infrastructure and services, and provide more compact housing and commercial uses in the community.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform