

Applicant Outreach Summary



TRUMAN

Suite 2236, 10 Aspen Stone Blvd SW
Calgary, Alberta, Canada T3H 0K3

P 403.240.3246
F 403.240.4570

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Imperia DP2023-05777 Applicant Outreach Summary

Truman's Imperia is a Development Permit (DP2023-05777) application for a mixed-use multi-residential building in the Beltline at 1108 4 ST SW, a vacant parcel. Imperia proposes a high quality, amenity-rich design that seeks to contribute to the rapid transformation of this part of the Beltline into a liveable and urban mixed-use node. Proposed is a 27 storey, 273 dwelling unit condominium building composed of a mix of 1, 2, and 3 bedroom dwelling unit options. Subgrade, these units are supported by a 4 level parkade containing 176 vehicle parking stalls and 305 bicycle parking stalls. At grade, 5 commercial-retail units are proposed to flank street frontages on 11 AV SW and 4 ST SW.



Visualization: view southeast to proposed building at intersection of 11 AV SW + 4 ST SW

This DP application aligns with the City Centre Mixed Use (CC-X) District applying to the subject site (with a few minor relaxations). Imperia does not require a land use redesignation or supporting Local Area Plan amendment to achieve the proposed development goal. The surrounding blocks are currently redeveloping into similarly scaled mixed use forms that establish a contextual fit, and the subject site is well supported by proximity to LRT/primary transit service, parks and open spaces (Central Memorial Park, High Park, Haultain Park), commercial-retail high streets (1 ST SW, 4 ST SW, 17 AV SW), and Calgary's Downtown.

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Based on Imperia's policy alignment and adjacencies, the project team determined that a targeted outreach process would be most appropriate for this Development Permit application. Beyond City-standard notification (letters, signage, circulation to community groups), shortly following the submission of DP2023-05777 in August 2023 the project team shared application primer packages and offered meetings to the Beltline Business Improvement Area (BIA), the Beltline Neighbourhoods Association (BNA), and the Ward 8 Office. The BIA did not reply to messages, while correspondence with the BNA and Ward 8 team led to meetings with these groups in September and October 2023.

The BNA meeting focused on general support for the building design, which a number of Committee members found unique, particularly the structural steel latticing on the exterior of the building. There were some areas of feedback on the public realm to improve planting and make the CRUs more inviting, which dovetailed with feedback from UDRP and has been addressed by project team Landscape Architect ground3 in their design refinements. The BNA also provided feedback preferring a variety of on and off site density bonusing and FAR exclusion measures. The Ward 8 meeting focused on bonus density provisions, with support for inclusion of 3 bedroom units to diversify the unit mix; a preference for contribution to an Affordable Housing Fund over providing Affordable Units to create a greater overall impact; and like the BNA a preference for a mix of on and off site bonusing measures. In response to feedback from these two groups, the team will be utilizing a combination of FAR exclusion for 3 bedroom units and off site bonusing contributions to achieve the proposed 1.73 bonus FAR.