

Calgary Planning Commission

Agenda Item: 7.1.1

DP2023-05777 / CPC2024-0332 Development Permit Application

MAY 23, 2024



REPORT REVISIONS:

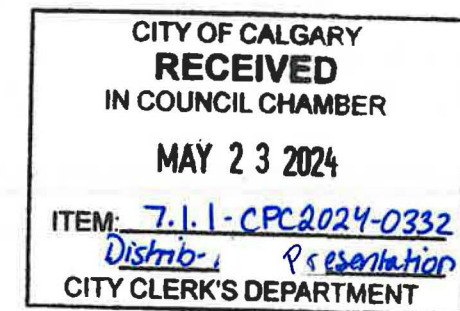
Attachment 1 (Background & Planning Evaluation):

1. Page 4 – *Under Site and Building Design (first sentence):*

Revise "...underground parkade with **four** levels..." to "...underground parking with **five** levels..."

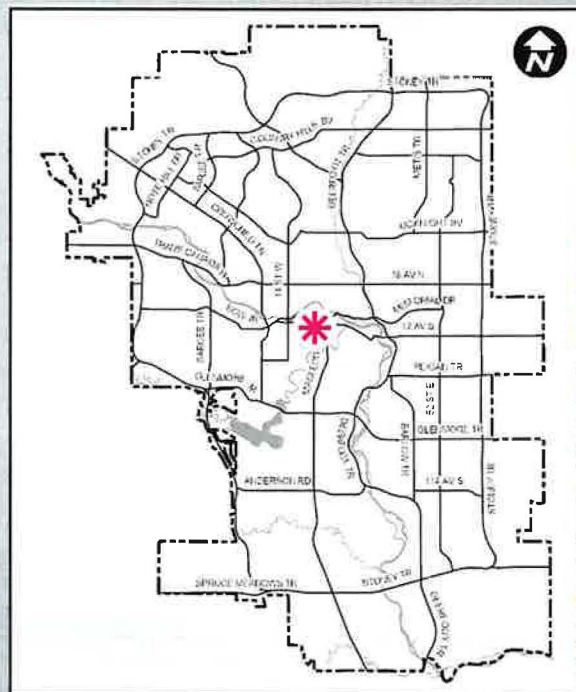
2. Page 6 – *Under Bicycle Parking Facilities (first sentence):*

Revise "...**245** stalls above the minimum required (**0.1** stall per dwelling unit)." to "...**135** stalls above the minimum required (**0.5** stall per dwelling unit)."



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).



LEGEND

600m buffer from LRT station

LRT Stations

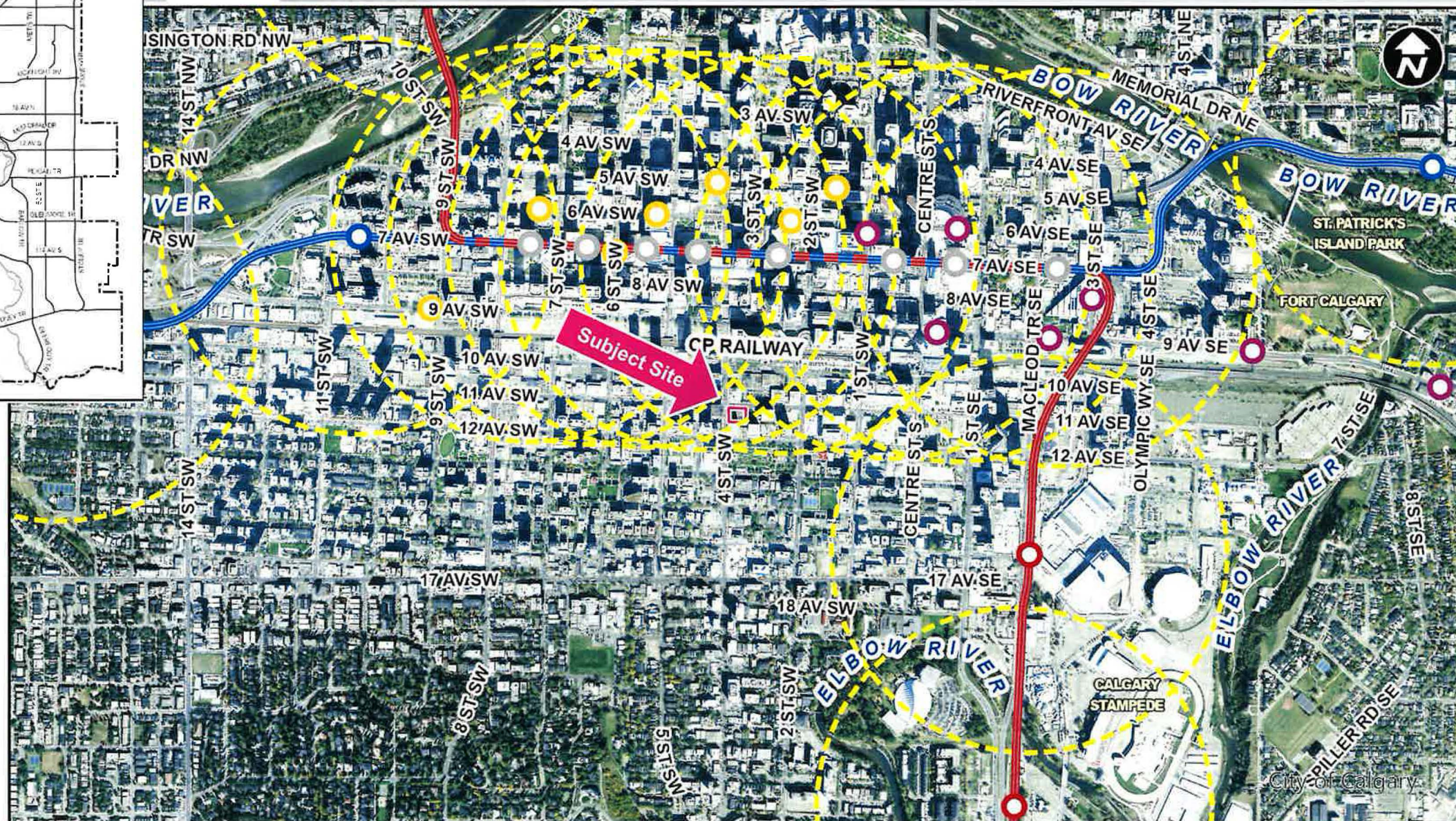
- Blue
- Downtown
- Red
- Green (Future)

LRT Line

- Blue
- Blue/Red
- Red

Max BRT Stops

- Orange
- Purple
- Teal
- Yellow





LEGEND

600m buffer from LRT station

LRT Stations

- Blue
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LRT Line

- Blue
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Max BRT Stops

- Orange
- Purple
- Teal
- Yellow
- Bus Stop

Parcel Size:

0.22 ha
53m x 43m



North-West Corner (11 Avenue SW & 4 Street SW)



Looking South (4 Street SW)

Beltline



Area Redevelopment Plan: Part 1

Beltline Area Redevelopment Plan

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Applicable Land Use Policies:

4.3 Urban Mixed-Use Areas

- Facilitate mixed-use areas and business streetscapes:
 - active
 - pedestrian scaled
 - aesthetically appealing
 - permeable and transparent
 - Meet needs of local residential population

4.1.11 *Housing Options in Beltline (FAR Exclusion Incentive)

- Encouraged to provide a greater mix of housing options (including 3+ bedroom units)
- Exclude GFA of 3+ bedroom units from FAR calculation

Development Summary 8



Parcel Area: 0.22 Ha (0.54 acres)

Building Height: 27-Storeys (95 metres)

FAR: 9.85 (Gross Total) – 0.9 (GFA of 3-bedroom units)

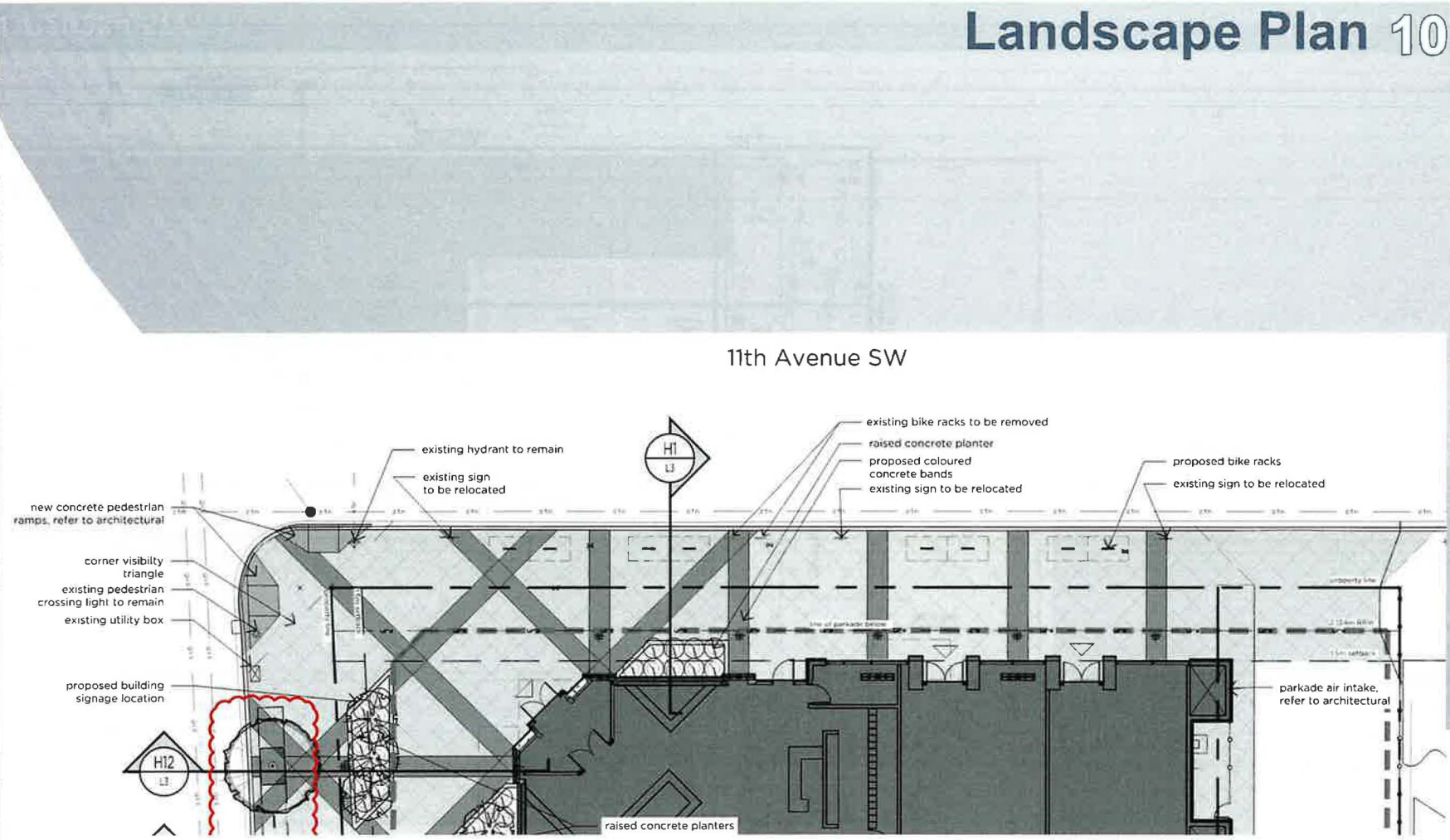
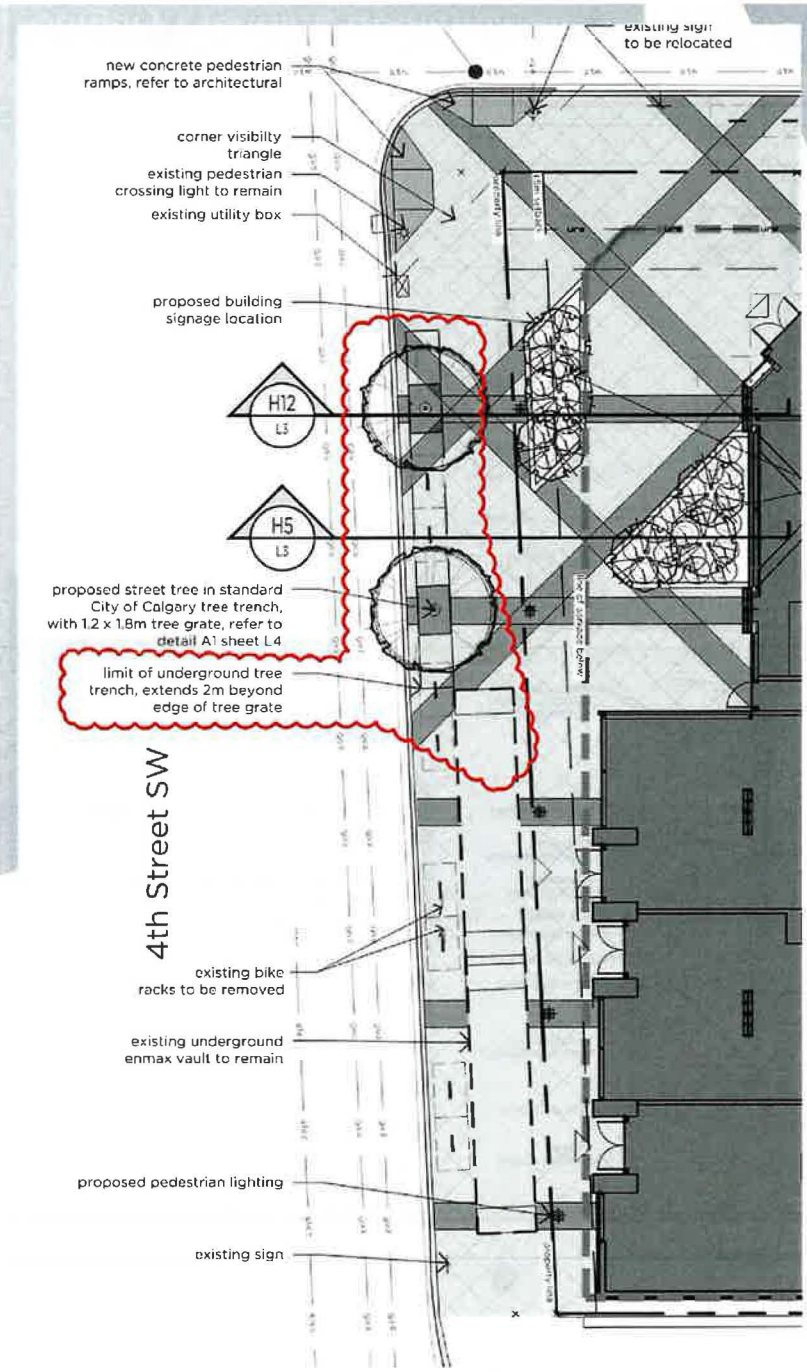
Net FAR: 8.95

Bonus Density (FAR): 0.95 (BCIF Contribution)

Dwelling Units total: 273 (incl. 23 3-bedroom units)



Landscape Plan 10



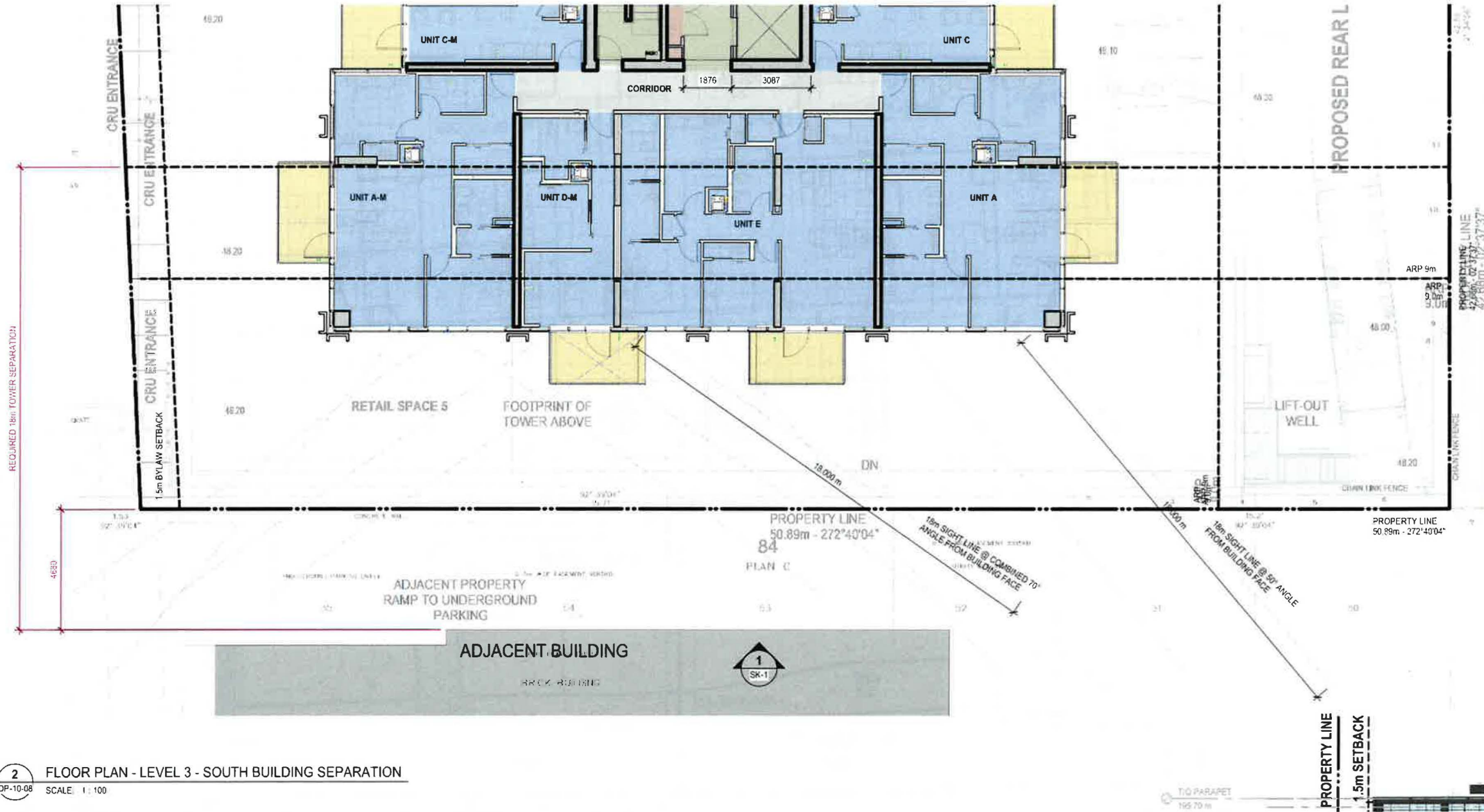
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Supplementary Slides

TOWER SEPARATE: SOUTH ELEVATION

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2 FLOOR PLAN - LEVEL 3 - SOUTH BUILDING SEPARATION
DP-10-08 SCALE: 1:100

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Centre-City Mixed Use (CC-X) District :

- Accommodates mix of commercial, residential and limited range of light industrial uses
- Intended for mixed uses sensitive to residential areas
- Provides street and grade-oriented building forms
- Maximum base density established with opportunity to achieve higher through bonus density provisions (public benefits).

