

Development Permit in Beltline (Ward 8) at 1405 – 4 Street SW, DP2021-7019

RECOMMENDATION:

That Calgary Planning Commission APPROVE Development Permit (DP2021-7019) for a New: Dwelling Unit, Retail and Consumer Service (1 building) at 1405 – 4 Street SW (Plan A1, Block 106, Lots 16 to 23), with conditions (Attachment 2).

HIGHLIGHTS

- This development permit application proposes a new 24-storey, mixed-use building with 219 dwelling units and retail uses at grade in the community of Beltline.
- The development permit complies with the relevant planning policies of the *Municipal Development Plan (MDP)*, for example, ensuring high-quality urban design and development of distinct, high-quality urban neighbourhoods with a range of housing types to meet the needs of a broad range of Calgarians.
- What does this mean to Calgarians? This application will allow for development of an underutilized parcel of land that will provide at-grade retail and high-density housing in an established neighbourhood, contributing to an increased range of housing in the area, in very close proximity to the downtown core and to transit opportunities.
- Why does this matter? Providing new, high-density housing in the core of the city makes good use of existing City infrastructure, supports businesses located in the area and will help to create more opportunities for people to live in close proximity to where they work.
- This proposal is in alignment with the planning policies in the *Beltline Area Redevelopment Plan: Part 1 (ARP)* and Land Use Bylaw 1P2007.
- There is no previous Council Direction regarding this proposal.

DISCUSSION

This application, in the southwest community of Beltline, was submitted by IBI Group (now Arcadis Professional Services), on behalf of the landowner, 2157113 Alberta Ltd. (GWL Realty Advisors), on 2021 October 1. The subject site is on the corner of 4 Street and 14 Avenue SW and is currently occupied by a one-storey commercial building with a surface parking lot adjacent. This application proposes 219 units in a 24-storey tower and a one-storey podium, with retail and consumer service uses on the ground level only, facing both 14 Avenue and 4 Street SW (see Attachment 3 and 4). The proposal aligns with the relevant policies of the MDP and the ARP.

As part of the review process, this application was reviewed by the Urban Design Review Panel (UDRP) on 2021 December 8. Comments from UDRP 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
- Relevant public groups 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 to this, the applicant conducted outreach through virtual meetings with the local community and business groups. The applicant team also presented their conceptual design to both the Beltline Neighbourhoods Association and the Victoria Park Business Improvement Area (BIA). The Applicant Outreach Summary can be found in 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 three letters from the public, all three of which requested clarification on details of the application, such as the proposed height of the development or whether or not a grocery store was being included as part of the ground floor retail. None of the letters expressed support or opposition for the proposed development.

No comments from the Beltline Neighbourhoods Association were received. Administration contacted them to follow up and did not receive a response.

Administration considered the relevant planning issues specific to the proposed development and has determined the proposal to be appropriate. Following Calgary Planning Commission, Commission's decision will be advertised in accordance with the *Municipal Government Act*.

IMPLICATIONS

Social

This application allows for new development in an established community that will accommodate the housing needs of a wider range of age groups, lifestyles and demographics. In addition, new commercial development in the area will also attract and service additional residents.

Environmental

The *Calgary Climate Strategy – Pathways to 2050* identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. This development permit application specifically addresses Program Pathway F: Zero Emissions Vehicles – Accelerate the Transition to Zero Emissions Vehicles, as ten EV charging stations will be provided within Parkade Level 2.

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.

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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