

Development Permit in Downtown Commercial Core (Ward 7) at 631 – 4 Avenue SW, DP2024-05672

RECOMMENDATION:

That Calgary Planning Commission APPROVE Development Permit DP2024-05672 for a New: Dwelling Units, Retail and Consumer Service (1 building) at 631 – 4 Avenue SW (Plan 2412260, Block 17, Lot 43), with conditions (Attachment 2).

HIGHLIGHTS

- This development permit application proposes a new 30-storey, mixed-use building with 315 dwelling units and retail uses at-grade in the community of the Downtown Commercial Core.
- The development permit complies with the relevant planning policies of the *Municipal Development Plan* (MDP), including 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, contributing to an increased range of housing in the heart of the downtown core, very close to a multitude of 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 *Calgary's Greater Downtown Plan* and the Land Use Bylaw 1P2007, subject to some minor relaxations.
- There is no previous Council Direction regarding this proposal.

DISCUSSION

This application, in the southwest quadrant of the Downtown Commercial Core, was submitted by GEC Architecture on behalf of the landowner, Cantiro Plaza 54 GP LTD., on 2024 August 1. The subject site is on the southeast corner of 4 Avenue SW and 6 Street SW and is currently a vacant parcel of land. This application proposes 315 dwelling units in a 30-storey tower and a two-storey podium, with retail and consumer service uses on the ground level only, facing both 4 Avenue SW and 6 Street SW, as noted in the Applicant Submission (Attachment 4). The proposed development permit plans are included as Attachment 3.

As part of the review process, this application was reviewed by the Urban Design Review Panel (UDRP) on 2024 September 18. UDRP was generally supportive of this application, however, did have a few suggested changes. 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).

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ENGAGEMENT AND COMMUNICATION

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

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 team developed three different ways to connect with the public. Firstly, approximately 100 postcards were distributed to community residents and business owners. Secondly, there were one-on-one conversations held with community members who had follow-up questions. Thirdly, a project specific page was developed on the Cantiro website that provided specific details about the project. The Applicant Outreach Summary can be found in Attachment 6.

City-Led Outreach

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

No public comments were received at the time of writing this report.

No comments from the Calgary Downtown Association were received. Administration contacted the Community Association to follow up and they confirmed that they have no comments at this time about this proposed development.

Following Calgary Planning Commission, Commission's decision will be advertised in accordance with the *Municipal Government Act*.

IMPLICATIONS

Social

This application allows for new residential development in the downtown core 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 there are 36 EV charging stations and 36 EV Capable stalls being provided over the four parkade levels.

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