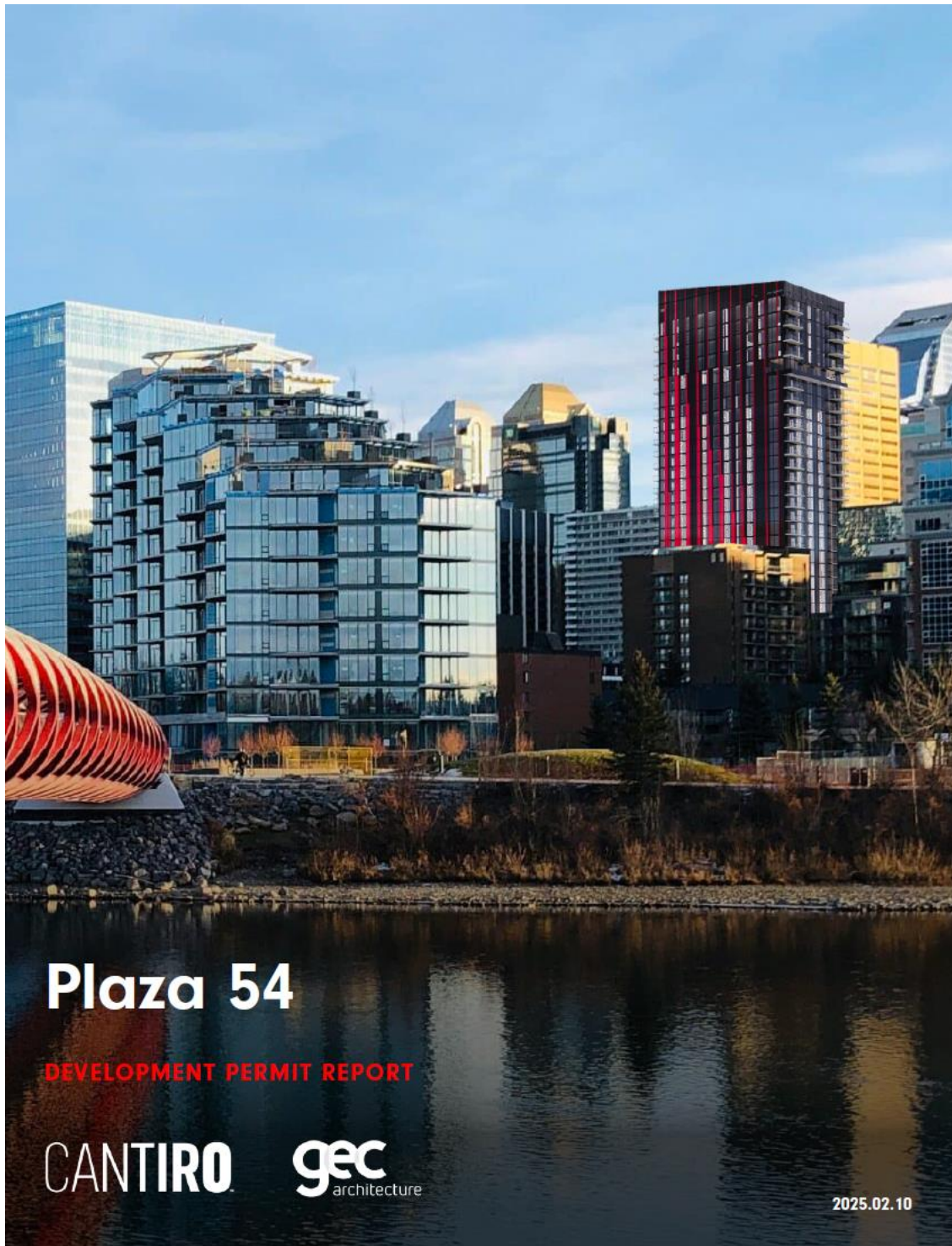


# Applicant Submission

2025 February 10



# 1.0 Executive Summary

Located at 631 4 Avenue SW, Cantiro's Plaza 54 is a proposed 30-storey mixed-use tower that addresses the growing demand for urban living in Calgary. Integrating residential and commercial spaces, the development will offer 315 rental units, including four levels of executive suites, and over 1100 square meters of commercial retail space within the main podium level.

Designed to enhance the existing urban landscape, Plaza 54 connects to the downtown +15 network and introduces vibrant street-level retail to improve pedestrian experiences. The project includes two levels of premium amenities, such as a rooftop terrace, fitness center, climbing wall, golf simulator, dog run, and multiple lounges for residents and visitors.

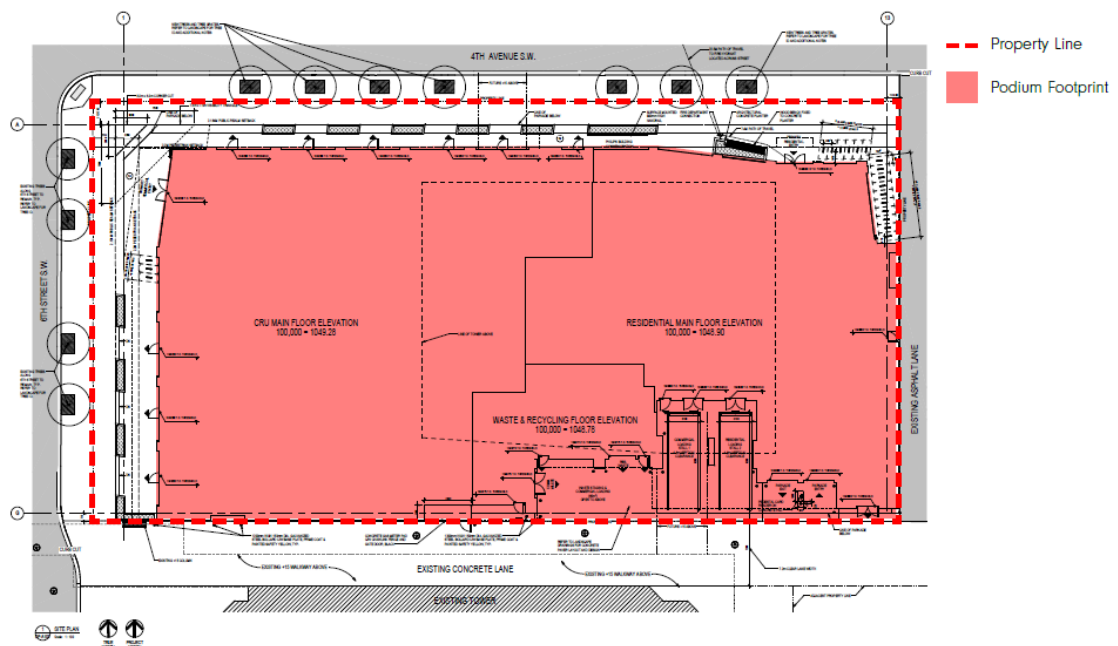
# 2.0 Development Permit Rationale

## ZONING AND SITE CONTEXT

Plaza 54 sits within a site zoned as CR20-C20/R20, where multi-residential developments are permissible as discretionary uses. The project fully utilizes the site's zoning capabilities to enhance the residential and commercial fabric of the area. The site, totaling 3025.82 sqm, is strategically positioned to maximize both street engagement and urban integration.

## FLOOR AREA RATIO (FAR) AND BUILDING HEIGHT

The project proposes a Floor Area Ratio (FAR) of 9.3, optimizing the site's potential to accommodate extensive residential and commercial spaces. The proposed building height is 100.5 meters, which conforms to the urban development guidelines without a preset maximum height restriction in this zone.

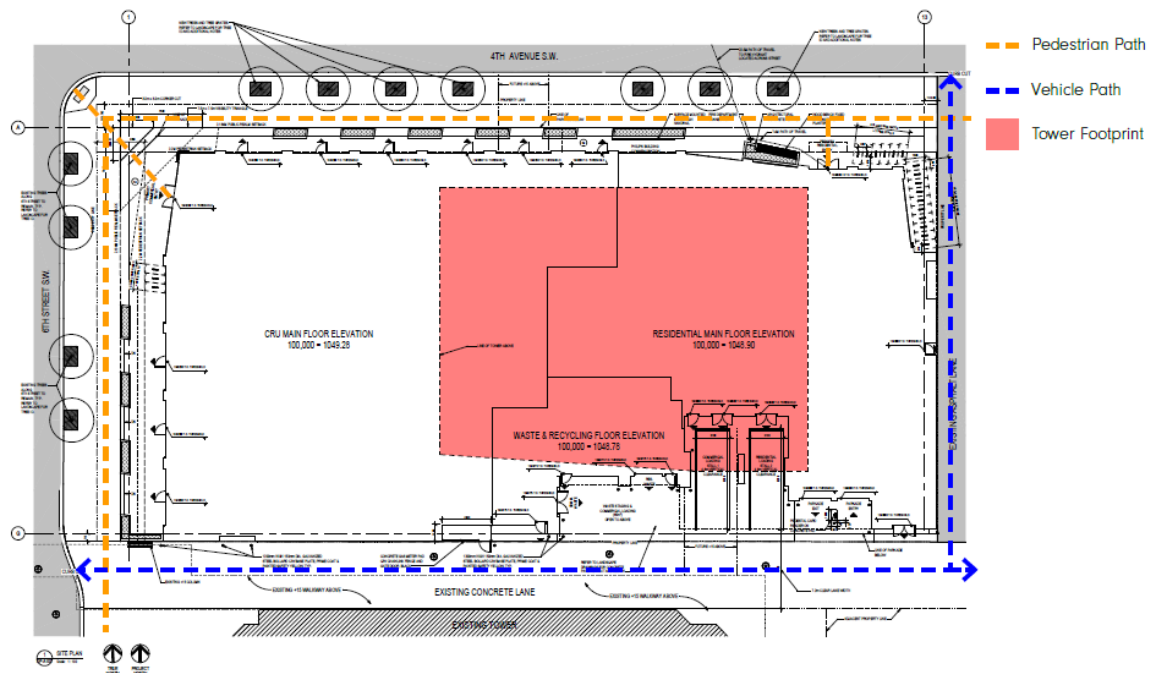


### RESIDENTIAL AND COMMERCIAL DISTRIBUTION

The tower will feature 315 residential units ranging from one-bedroom to exclusive executive suites on the top four floors, addressing a variety of living needs and preferences. The commercial retail space, located at the podium level, will provide essential services and amenities that contribute to the street-level vitality.

### PARKING AND ACCESSIBILITY

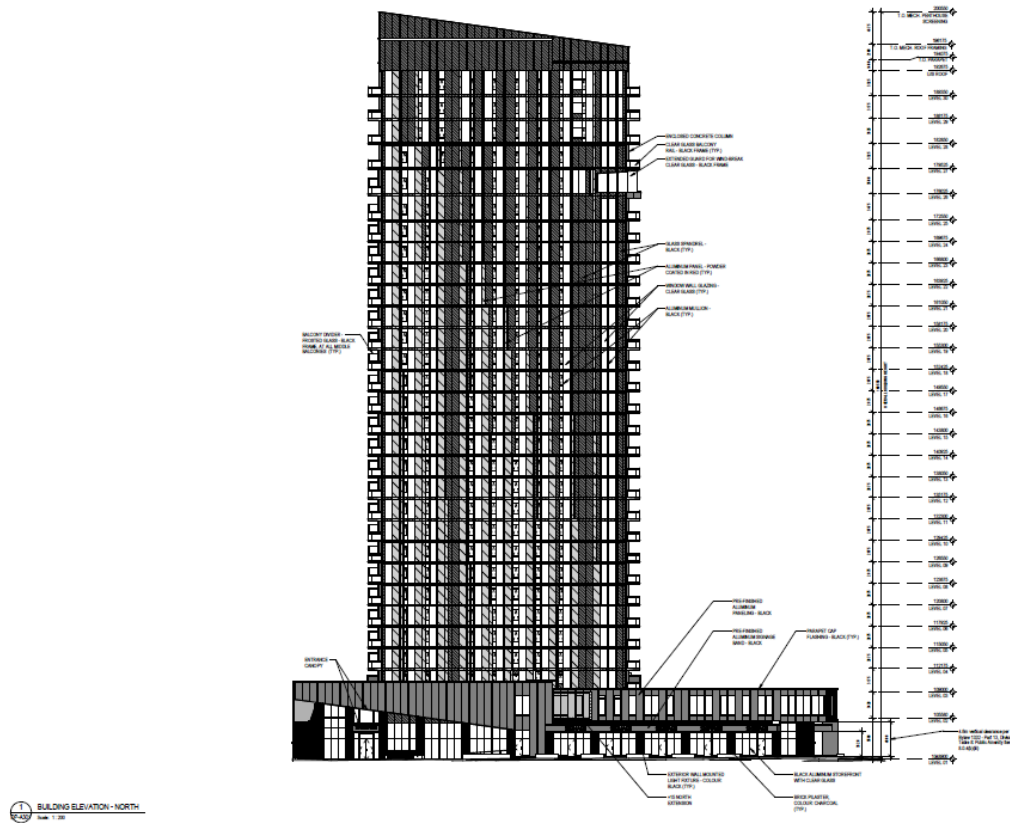
The development exceeds the city's parking requirements, offering 176 residential parking spaces and additional spots for visitors and commercial use, totaling 239 spaces. This includes provisions for electric vehicles, supporting the city's sustainability goals. The site also ensures ample bicycle parking, with 317 Class 1 stalls, as well as 37 Class 2 stalls, promoting eco-friendly transportation options. In addition, the project is seamlessly integrated into Calgary's +15 network, enhancing connectivity and pedestrian traffic to and from the tower.



### 3.0 Site Context

The subject site for Plaza 54 sits on a prominent corner, facing 4th Ave SW to the north and 6th St SW to the west. Designed for high-density mixed-use, the site's layout includes a strategic blend of residential and commercial spaces, with over 1100 m<sup>2</sup> of retail area within the podium level at grade, catering to both the residents and the broader public.

The development leverages its prime urban location to offer enhanced accessibility and integration with the city's core. Positioned to maximize views and daylight, the tower layout considers optimal spacing and orientation, enriching resident experiences and contributing to the overall skyline of Calgary.



### 4.0 Architectural Design Approach

The architecture of Plaza 54 embraces a modern yet contextually aware approach. The podium level incorporates a curtain wall system coupled with black aluminum paneling, allowing ample daylighting within the well-defined commercial spaces. The tower features extensive window wall glazing with a distinctive use of black spandrel panels, setting a visual contrast that enhances the tower's sleek profile against the Calgary skyline. Accentuating this design, a red spandrel pattern wraps its way around the north and south facades. Changes in the orientation of the lower south façade, as well as the angled roofline, further articulate the tower's massing.