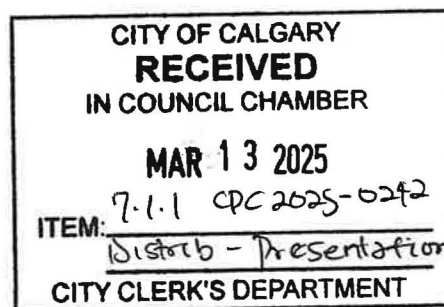




## DP2024-05672 / CPC2025-0242 Development Proposal

March 13, 2025



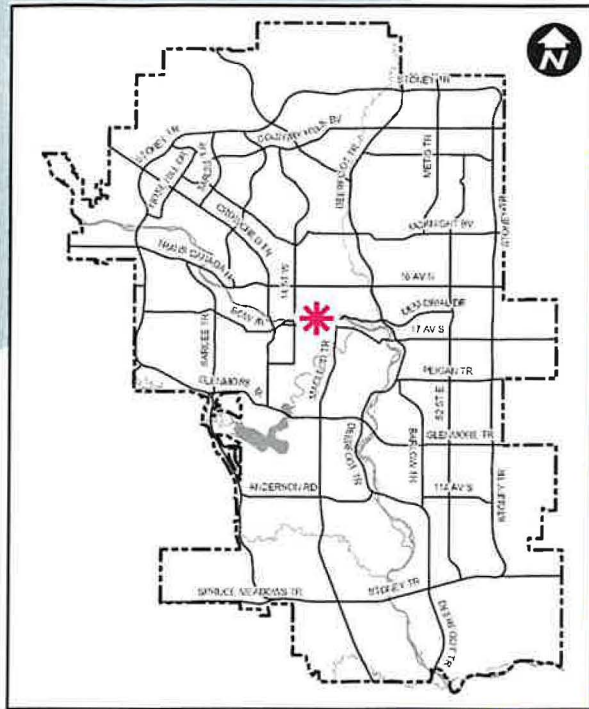


## RECOMMENDATION:

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

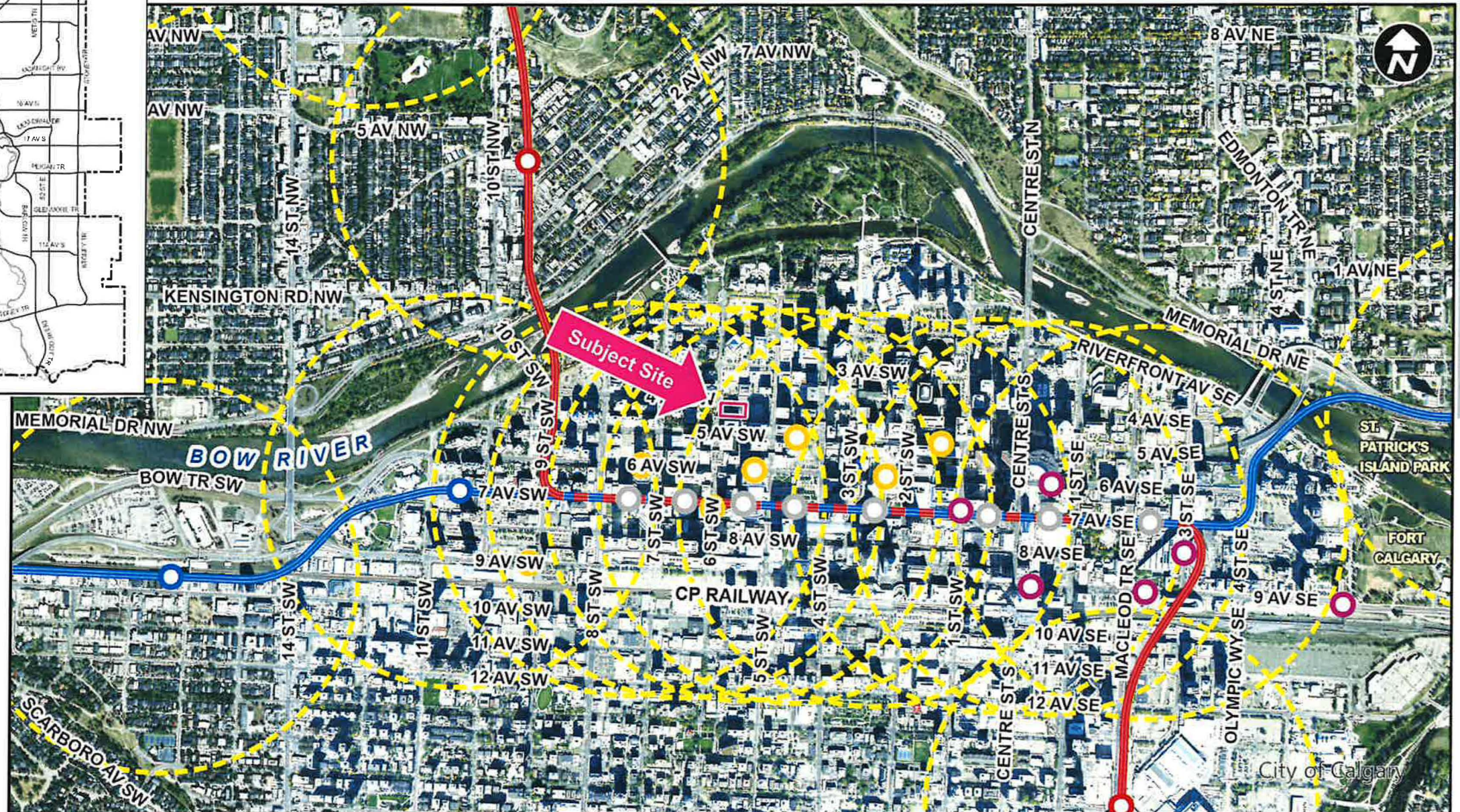






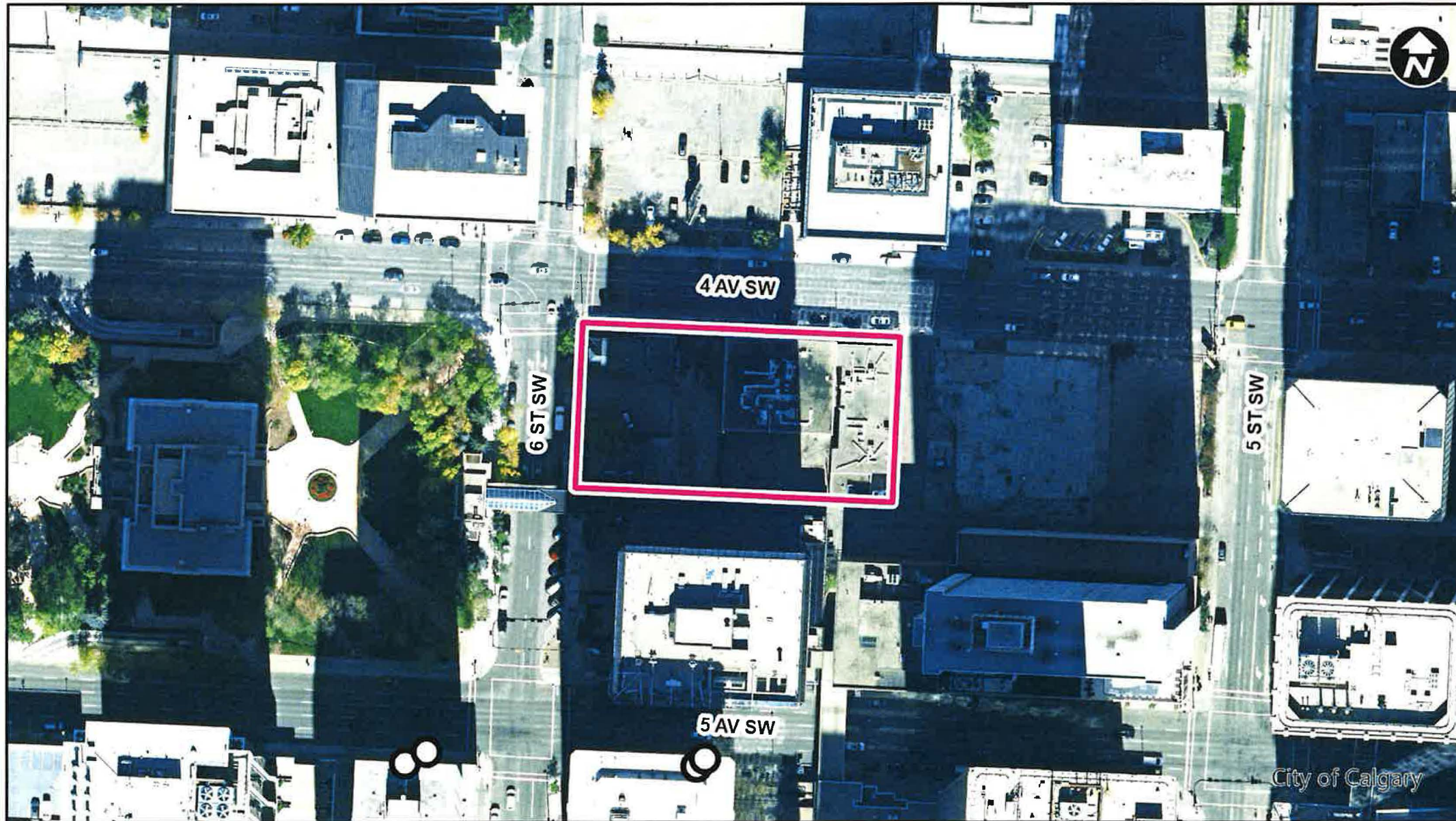
## LEGEND

- 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





# Location Map 4



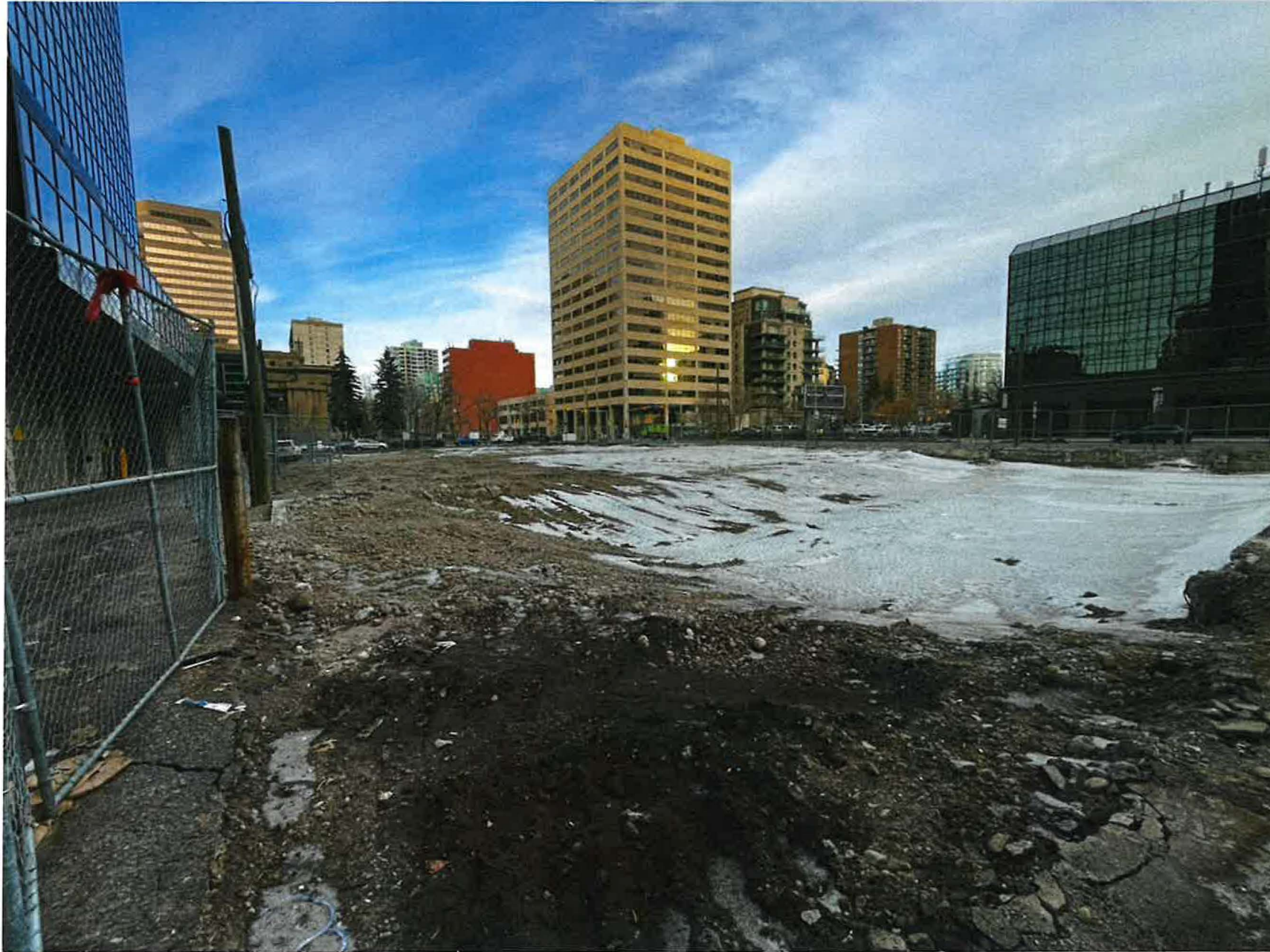
## LEGEND

○ Bus Stop

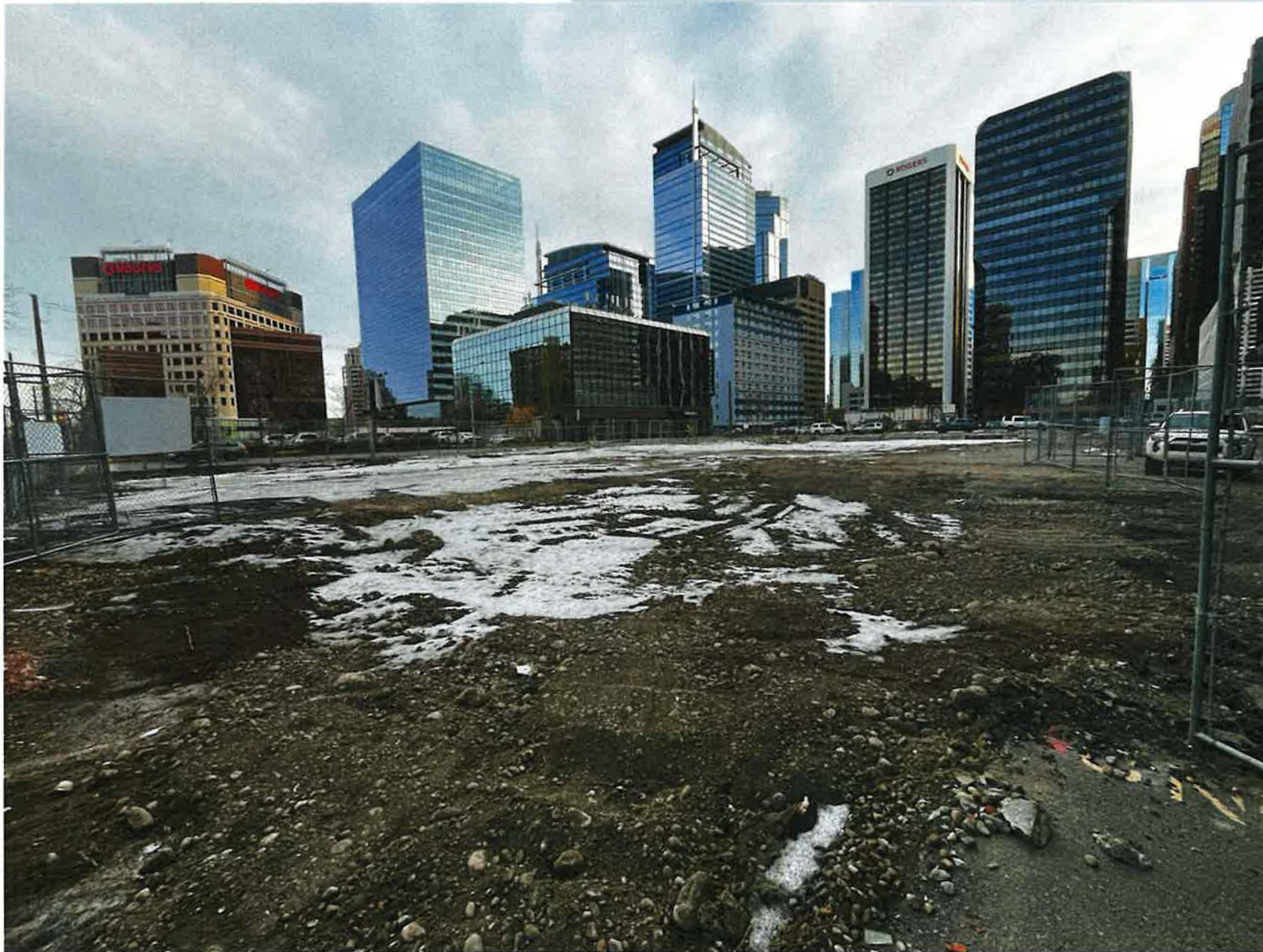
Parcel Size:

0.30 ha  
70.0m x 40.0m



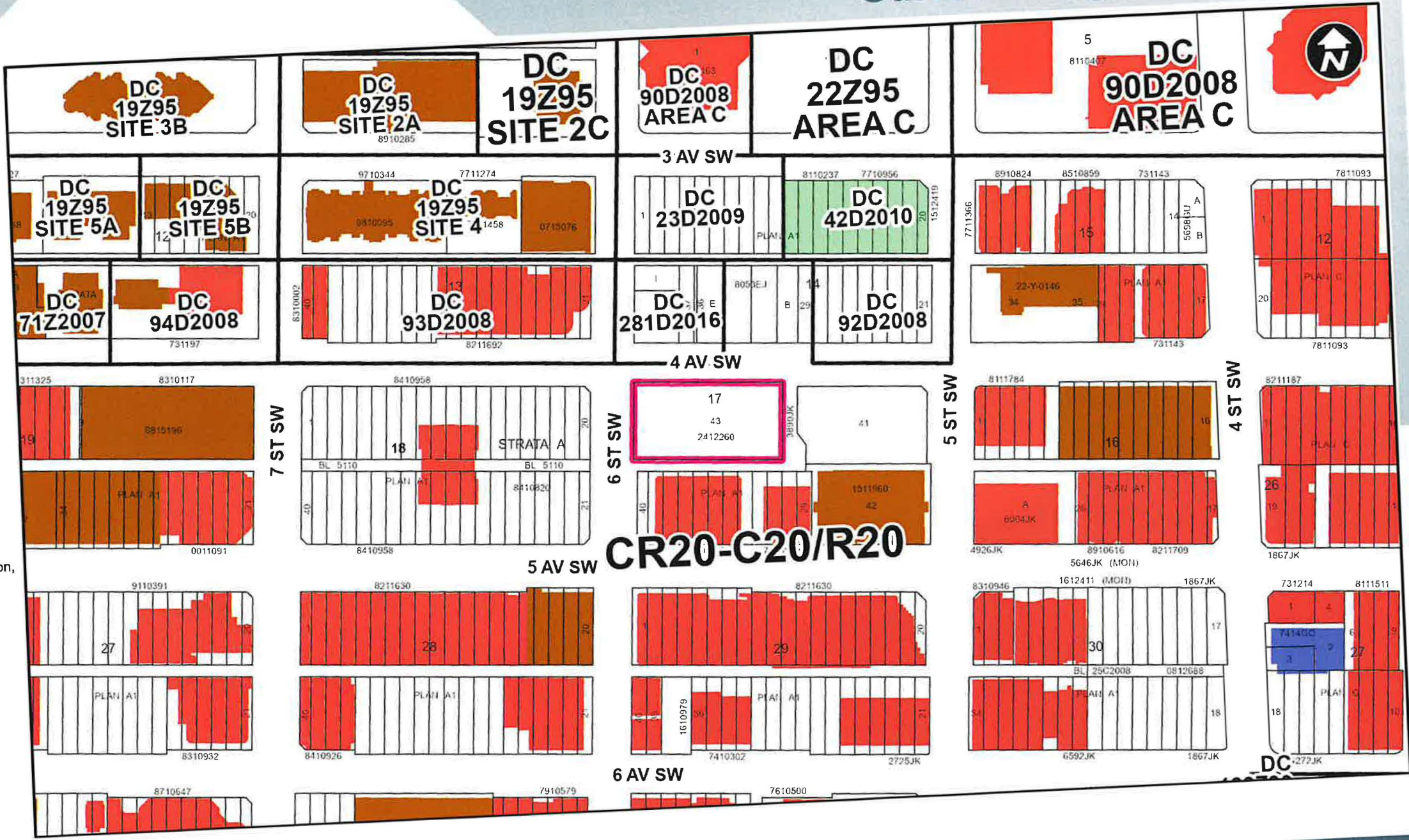








- LEGEND**
- Single detached dwelling
  - Semi-detached / duplex detached dwelling
  - Rowhouse / multi-residential
  - Commercial
  - Heavy Industrial
  - Light Industrial
  - Parks and Openspace
  - Public Service
  - Service Station
  - Vacant
  - Transportation, Communication, and Utility
  - Rivers, Lakes
  - Land Use Site Boundary

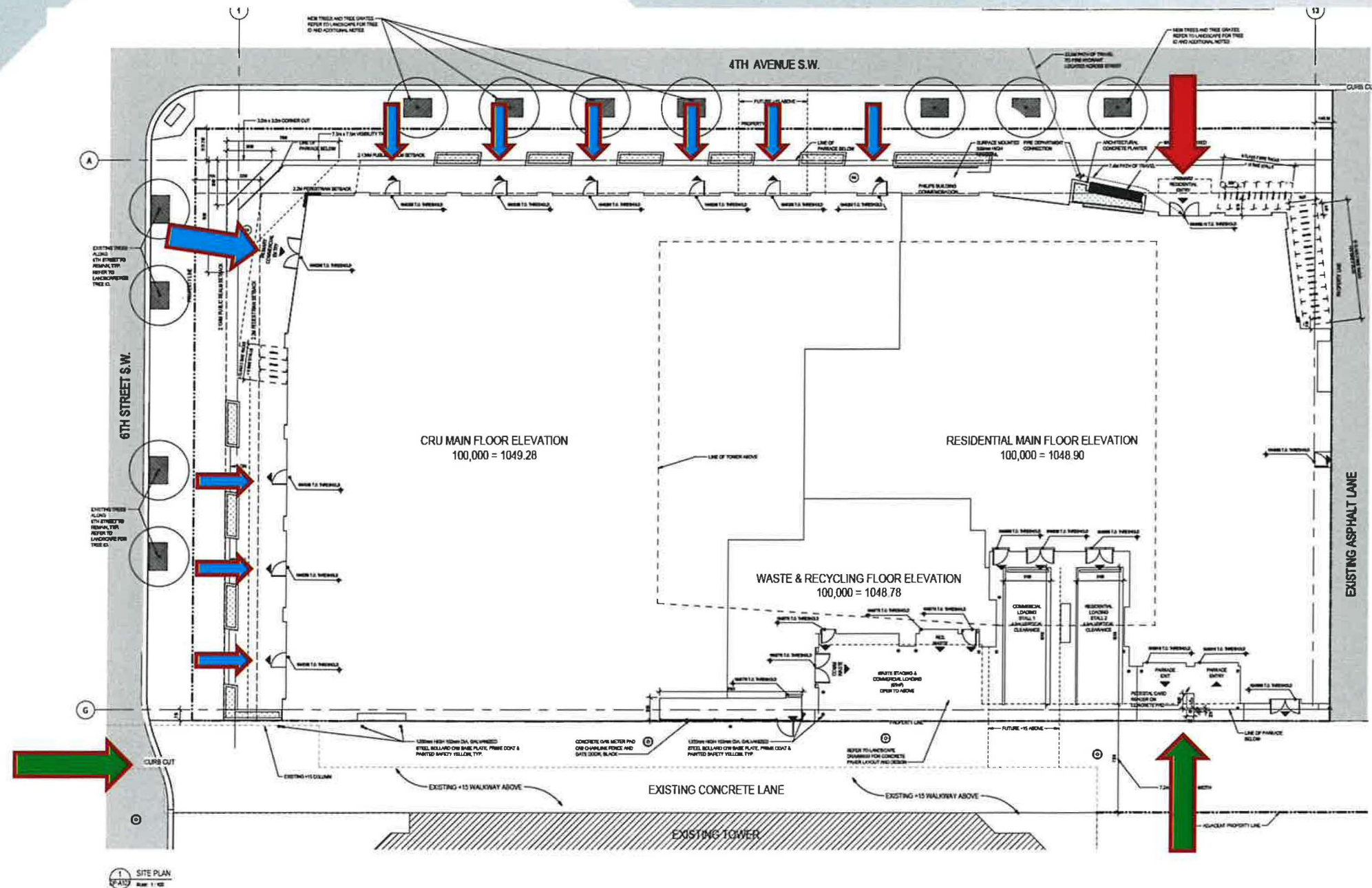




### Proposed Development:

- 315 residential units and commercial units at grade
- Tower is 30 storeys
- 2-storey podium
- Outdoor and indoor residential amenity areas located on levels 1 and 2 of the podium and on level 26
- Bonusing provided in the form of at-grade pedestrian circulation and Plus 15 elements as required by the Land Use Bylaw



















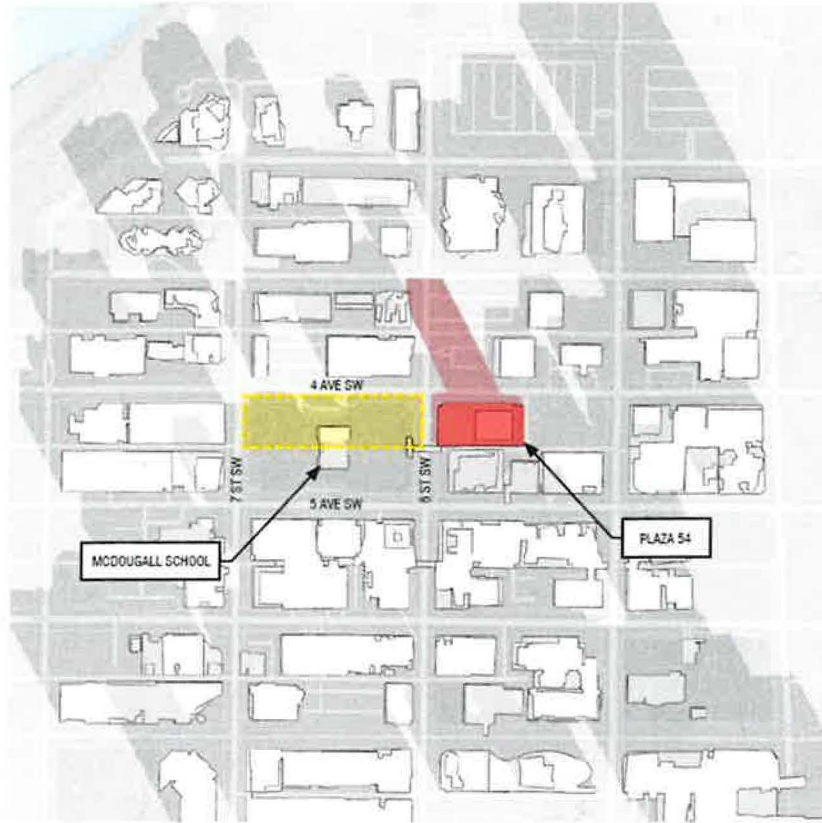
## RECOMMENDATION:

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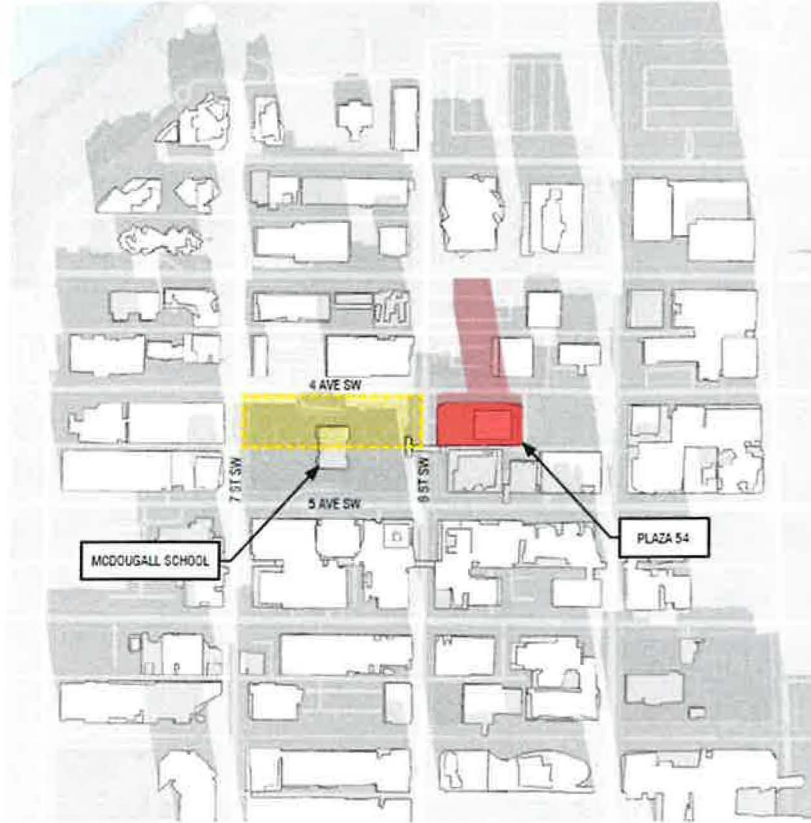


## Supplementary Slides

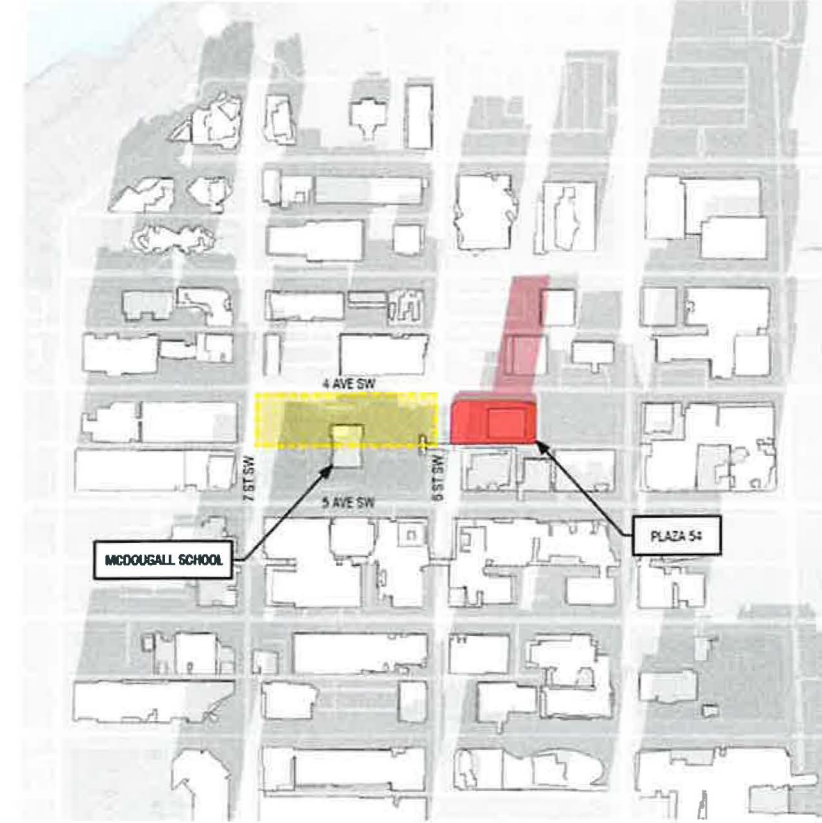




SEPTEMBER 21 - 12:00 HR MDT



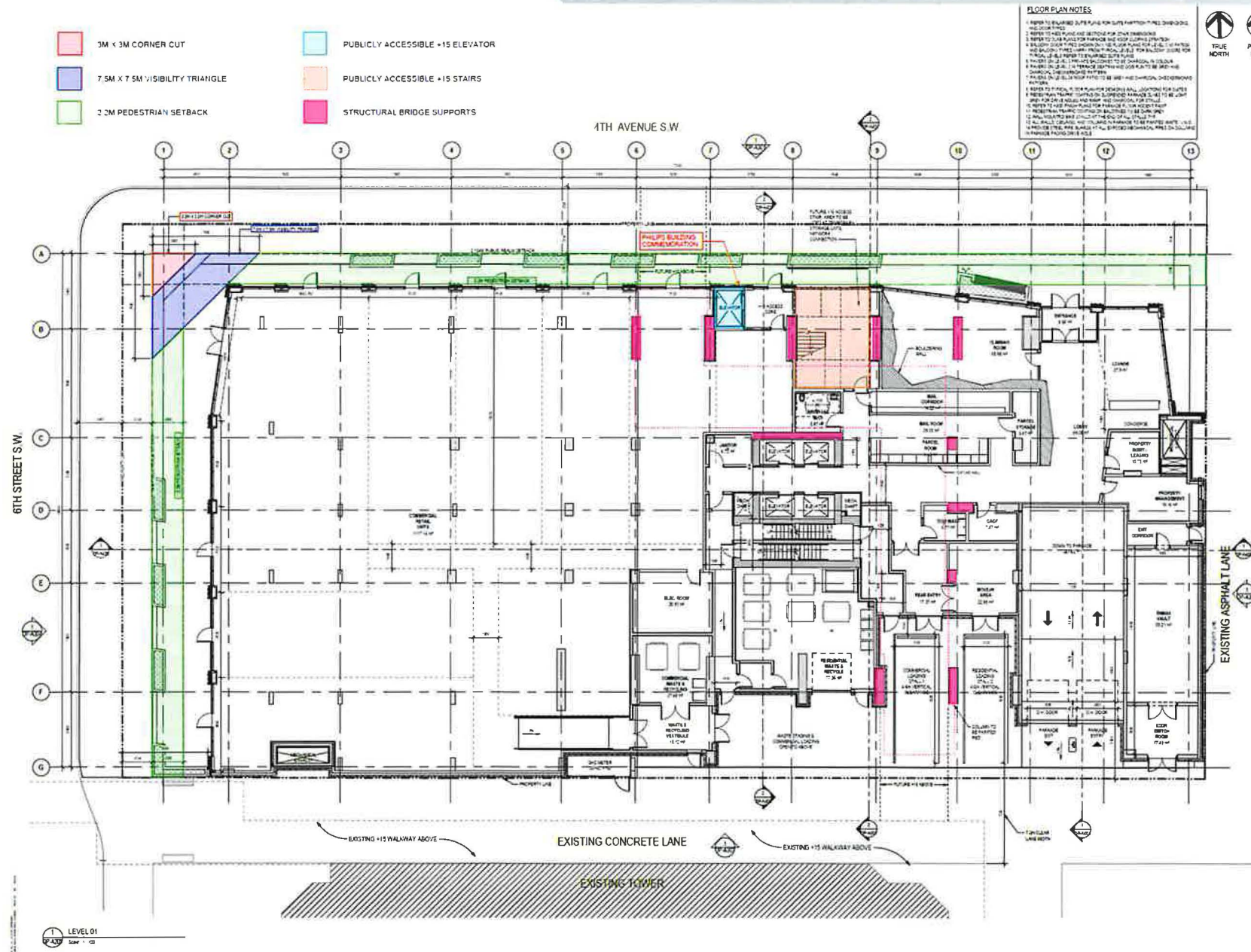
SEPTEMBER 21 - 13:00 HR MDT



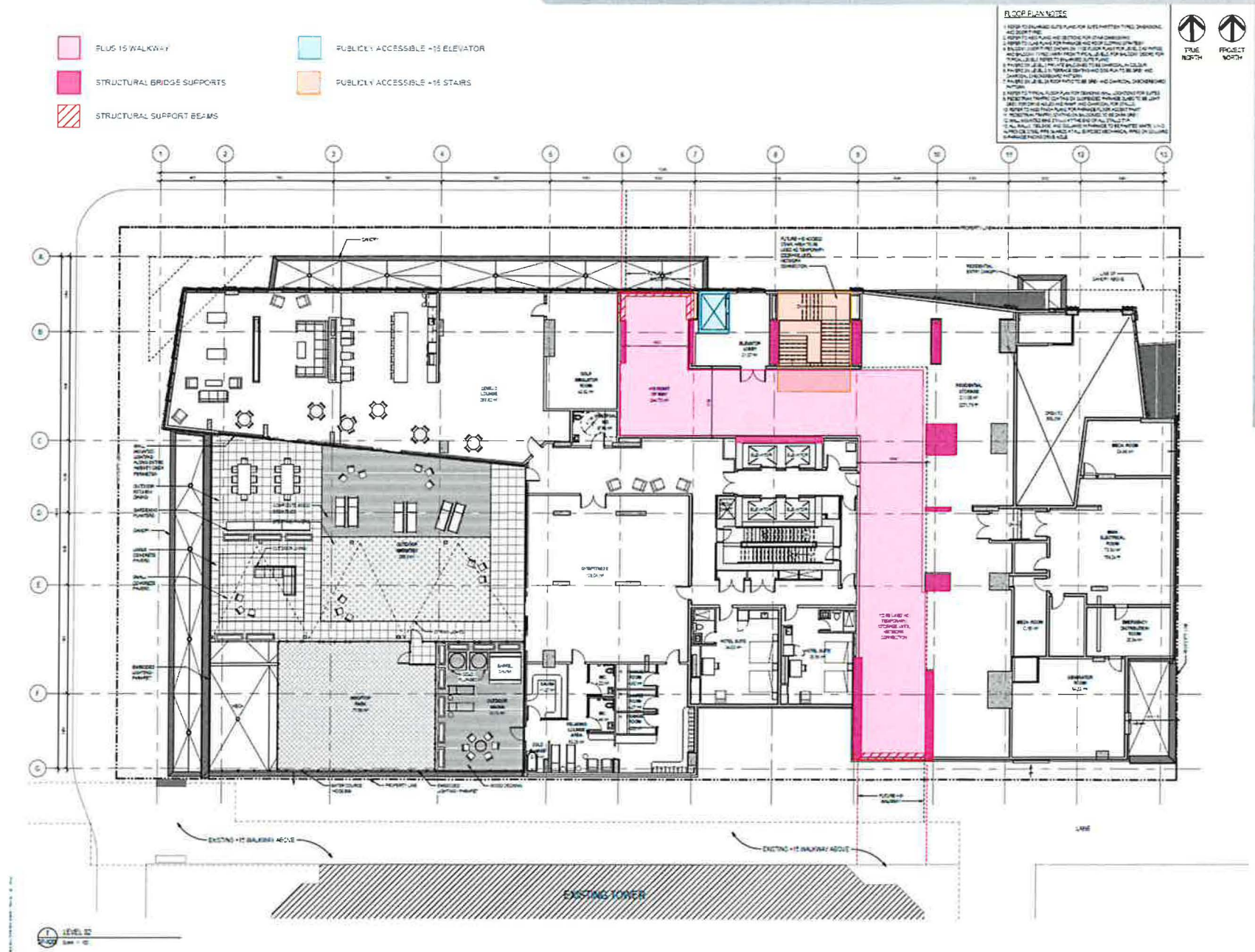
SEPTEMBER 21 - 14:00 HR MDT



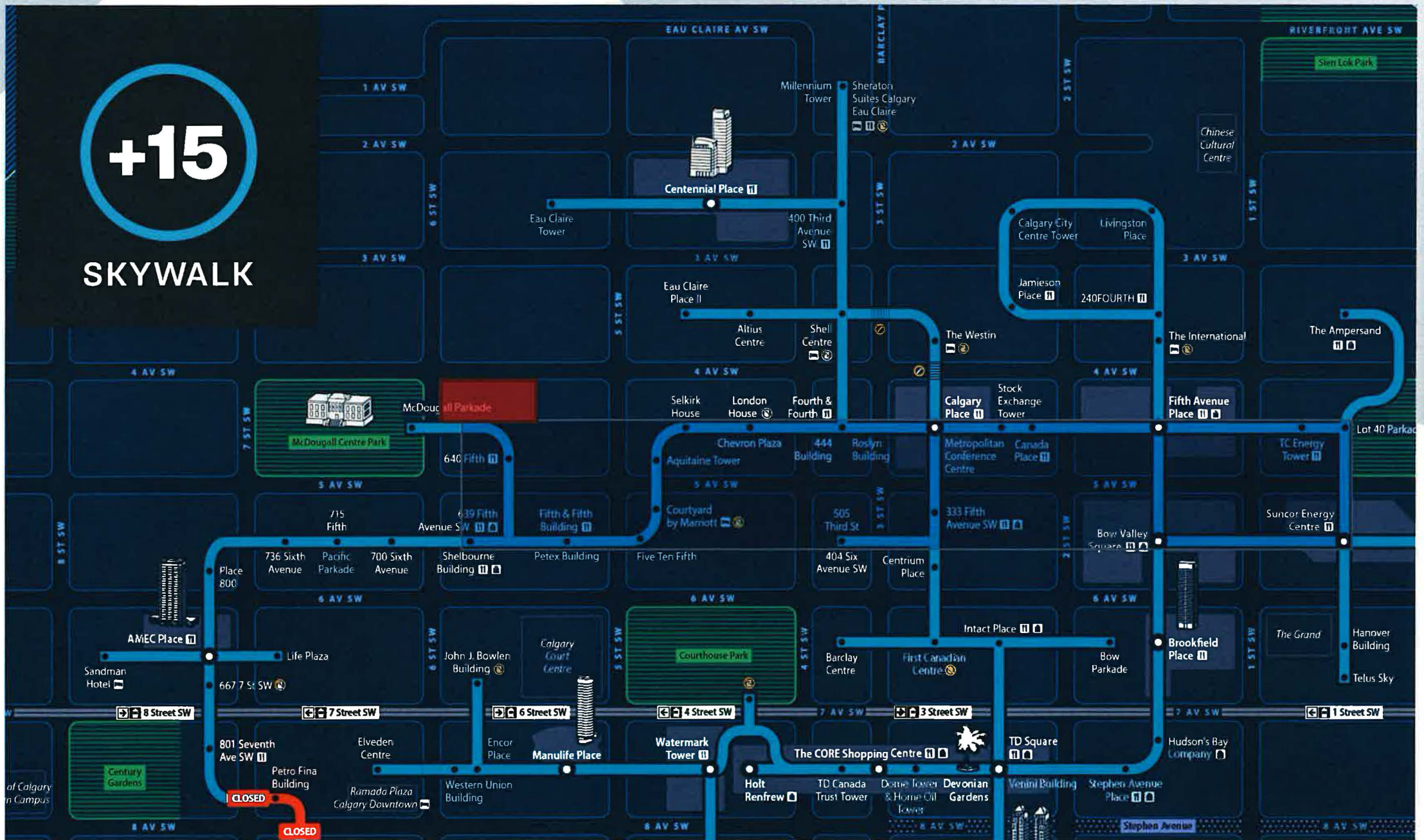














Item No.	Public Amenity Items
8.0	<p><b>ON-SITE PEDESTRIAN AMENITIES</b></p> <p>On-site pedestrian amenities are spaces at <i>grade</i> and at the <i>Plus 15 Network</i> level intended and designed to enable pedestrian movement. These amenities entail additional pedestrian space at <i>grade</i> and provisions for the connection to, and implementation of <i>Plus 15 Walkways</i> through the <i>development</i>. The diagram in 8.0.5 illustrates a potential implementation of the requirements of 8.0.4.</p>
8.0.1	<p>The maximum incentive <i>floor area ratio</i> for this item is:</p> <p>(a) a <i>floor area ratio</i> of 12.0 for any <i>use</i> listed in the Residential Group of Schedule A of this Bylaw, with the exception of Hotel where all requirements of 8.0.4 are met; and</p> <p>(b) a <i>floor area ratio</i> of 4.0 for all other uses where the requirements of item 8.0.4 are met.</p>
8.0.2	<p>Incentive calculation is as follows:</p> <p>Where a <i>development</i> provides on-site pedestrian amenities:</p> <p>(a) the additional <i>floor area ratio</i> is 12.0 where all requirements of items 8.0.4 are met and the <i>use</i> is in the Residential Group of Schedule A of this Bylaw, with the exception of Hotel; and</p> <p>(b) the additional <i>floor area ratio</i> is 4.0 for all other <i>uses</i> where all requirements of 8.0.4 are met.</p>
8.0.3	<p>The minimum <i>floor area ratio</i> that must be achieved prior to use of this item is none.</p>

#### 8.0.4

#### Requirements:

On-site pedestrian amenities include the following:

(a) at *grade* pedestrian circulation – public sidewalk setback area where:

- (i) the portion of a *parcel* adjacent to a *street* must be a *hard surface landscaped* area and:
  - (A) where it is part of an arcade must provide, an unobstructed depth of a minimum of 3.5 metres that does not contain structural elements of a *building* between *grade* and the bottom of the *storey* above; and
  - (B) where it is not part of an arcade, must not contain structural elements of a *building* between *grade* and the bottom of the *storey* above for a minimum depth of 2.2 metres;

(b) at *grade* pedestrian circulation provided within a triangular area formed on a corner *parcel* by the two *property lines*, as determined by Table 1, Required Setbacks, and a straight line which intersects them 7.5 metres from where they meet which:

- (i) must not contain any *buildings* within 3.0 metres from where they meet;
- (ii) may only contain pillars and structural supports in areas which are greater than 3.0 metres of where they meet; and
- (iii) must be a minimum height of 4.6 metres measured vertically from *grade*;

(c) *Plus 15 Network* provisions where:

- (i) *Plus 15 Network* elements for potential connection to the *Plus 15 Network* on the *parcel* and to adjoining *parcels*:
  - (A) *Plus 15 Walkway* with an unobstructed width of 4.5 metres oriented in a manner that provides the greatest opportunity for connection to, and extension of, the *Plus 15 Network*, as shown on a plan approved by the *Development Authority*;
  - (B) structural supports, at locations indicated on a plan approved by the *Development Authority*, that would allow for possible expansion of the *Plus 15 Network* by way of a *Plus 15 Bridge* which must be incorporated into the overall structure and design of the *building*; and
  - (C) vertical movement opportunities between *grade* and the second *storey* within a *building*, which must include:
    - (I) a publicly accessible elevator; and
    - (II) either a pair of escalators or a staircase with a minimum unobstructed width of 2.0 metres; and
- (ii) a financial contribution to the *Plus 15 Fund* in accordance with the *Plus 15 Policy*.



- HISTORICAL PLACEMAKING FEATURE

NOT FOR CONSTRUCTION

