



Report Number: EC2025-0858

Meeting: Executive Committee

Meeting Date: 2025 September 08

NOTICE OF MOTION

RE: United Place Conversion Project Eligibility

Sponsoring Member(s) of Council: Terry Wong

WHEREAS the funding agreement of the United Place office to residential conversion project (808 4 AV SW) previously approved under Phase 1 of the Downtown Calgary Development Incentive Program has been terminated with the previous owner of the building;

AND WHEREAS the United Place building has since been sold to new owners, and it is currently classified as a “residential” property for assessment and tax purposes, making it ineligible for any future rounds of funding under the Downtown Calgary Development Incentive Program Terms of Reference;

AND WHEREAS the building remains vacant to this day, and supporting the completion of residential conversions of buildings will help create housing, promote downtown vibrancy, attract new investment in the surrounding area, and address public safety concerns associated with vacant and deteriorating buildings, hence contributing to downtown revitalization and aligning with the City’s strategic priorities;

NOW THEREFORE BE IT RESOLVED that Council direct Administration to:

1. Grant an exemption to the United Place building from the requirement in Section 2.1 of the Downtown Calgary Development Incentive Program Terms of Reference that eligible properties must be currently classified by The City of Calgary as “commercial office use” and “non-residential” property for assessment and tax purposes.
2. Consider and evaluate an application submitted for the conversion of the United Place building to residential units in future round(s) of the Downtown Calgary Development Incentive Program pursuant to the Program’s Terms of Reference, provided that the application and proposed project meet all requirements of the Program (other than the property classification requirement referenced in Statement 1 of this Notice of Motion above) and pass reasonable due diligence conducted by Administration.
3. Evaluate any application submitted for the conversion of the United Place building to residential units against any and all other conversion project applications submitted during that round of the Program and that only the highest scoring applications, as determined by Administration in its sole discretion, will be recommended for approval.

Attachment:

1. Notice of Motion Checklist