

An aerial photograph of a city block. A white-outlined rectangular area is highlighted in the center, indicating the site for land use redesignation. The surrounding area includes various buildings, streets, and green spaces.

1st Street SW & 14th Ave SW

Land Use Redesignation

Public Hearing of Council - LOC2024-0278

July 15, 2025

WESTERN SECURITIES
ESTABLISHED · 1932

02

Site Context

The subject site is located on the corner of 1st Street SW & 14th Ave SW just west of the Victoria Park/Stampede LRT station.



- There are several parks and schools nearby
- Access to the Elbow River pathway system is 400m south of the site
- Just south of the site is the Main Street 17th Ave
- The site is well-served by public transit, with the LRT Station located 500m away and several bus routes servicing the area.
- Bike lanes run along 14th and 15th Ave

Subject Property

Landmark Building

Grocery Store

Restaurant / Bar

Education / School

Healthcare

Park / Open Space

Bus Stop

Transit Station

Bicycle Path

Walking Corridor

Urban Boulevard

Existing LRT Line

New LRT Line

CP Railway

Project Highlights



Aerial view looking southeast

PROPOSED FAR = 9

+/- 330 UNITS TOTAL

- 3% studio
- 58% one-bed
- 36% two-bed
- 3% three-bed
- Residential lobby/lounge access off 14 Ave SW

PARKING & SERVICING

- Underground parkade and servicing access off 14 Ave SW
- +/- 290 parking stalls
- ENMAX vault off 1 Street SW

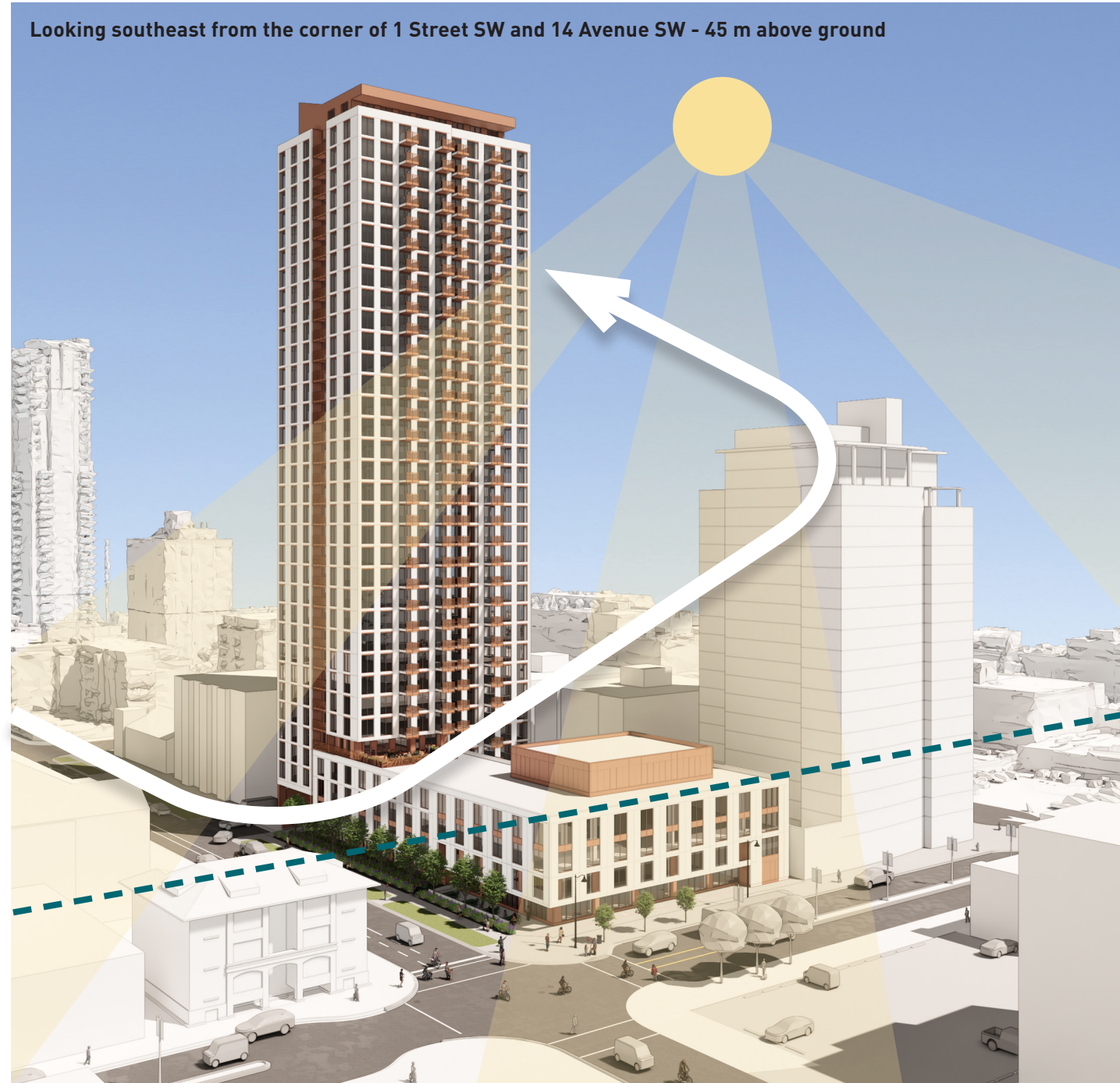
RESIDENTIAL AMENITIES

- Indoor amenity/flex space at grade fronting 14 Ave SW
- Indoor & outdoor amenities facing west on L05
- Rooftop indoor and outdoor amenities facing west on L35

COMMERCIAL

- Two levels of double height commercial space fronting 1 Street SW
- Access to second level of commercial space off 14 Ave SW
- Indoor amenity at-grade along 14 Ave SW

Tower Placement



Holding the tower back from 1 Street SW maximizes access to sunlight for all buildings and the street corner.



The podium reinforces the low to mid-rise character of the adjacent historic buildings and the residential context of 14 Avenue SW.

Proposed Land Use



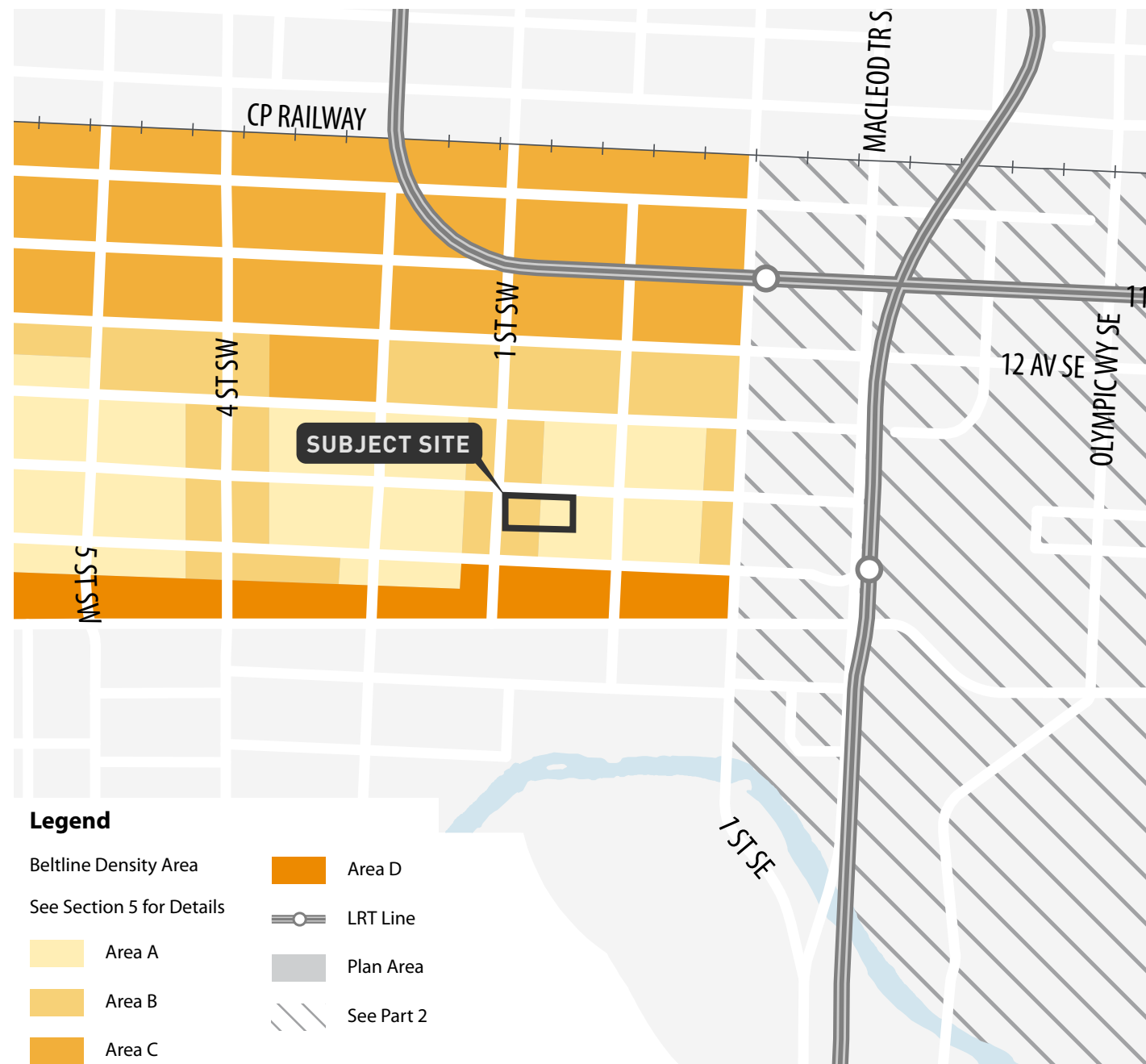
LAND USE SUMMARY

- New DC District proposed for the consolidated site based on CC-COR
- No maximum building height
- Density: Maximum 5.0 FAR with bonusing up to 9.0 FAR
- Maximum tower floor plate area is 800m²
- For portions of the building above 36m, the min. building setback from a property line shared with another parcel is 4m
- For portions of the building below 36m, the min. building setback from a property line shared with a street is 0m
- The rear and side setbacks from property lines shared with parcels designated as residential districts are 0m
- The max. area for uses on the ground floor is 800m² and health care services are permitted on the ground floor
- The max. public area of a restaurant is 500m²
- No soft surface landscaping is required in setback areas that share property lines with parcels designated as residential districts

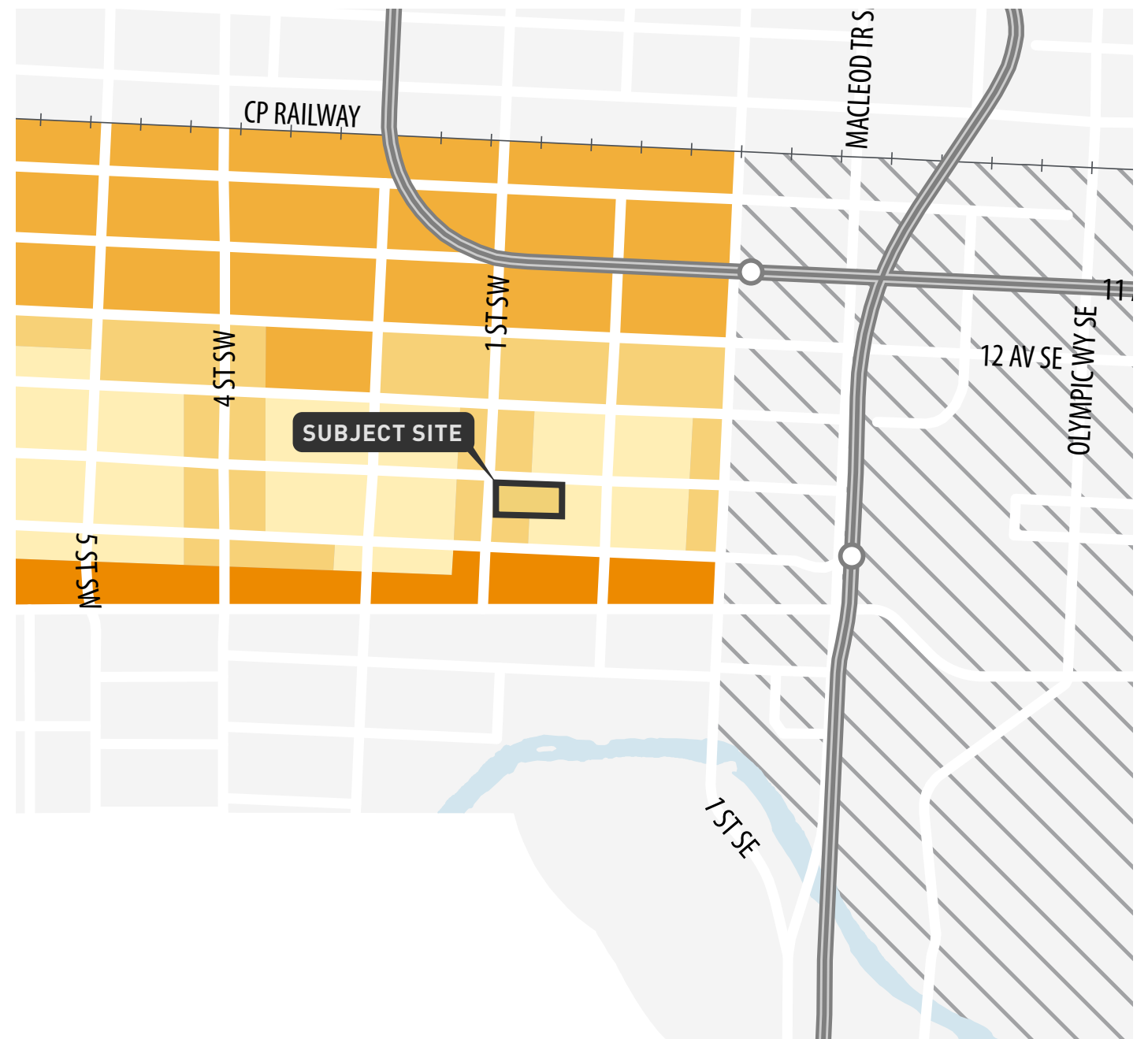
Policy Context

The Beltline Area Redevelopment Plan is being amended to include the entire subject property within Area B to enable bonusing up to 9 FAR.

CURRENT



PROPOSED

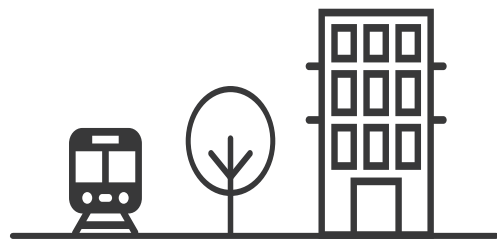


Application Summary



Appropriate scale of development

Locates greater density near the Main Street of 17th Ave, an LRT station, and designated streets



Supports transit-oriented development

Increases available housing supply and diversity near transit, encouraging transit-oriented lifestyles and minimizing reliance on car ownership.



Consistent with ARP, TOD & MDP policies

Development vision aligns with the density and uses of the Beltline ARP.



Appropriate land use district

The proposed DC district enables mixed-use and multi-residential development in alignment with Calgary's demand for more housing and enhanced pedestrian spaces.