

Applicant's Submission

October 10, 2018

Re: Land Use Redesignation - Centre City Multi-Residential High Rise District (CC-MH) to DC Direct Control District

This land use redesignation is City initiated. The application proposes a Direct Control (DC) District that allows the transfer of heritage density from a source site (1310 - 9 Street SW – “Riviera Apartments” to a receiver site (1315, 1317, 1319, 1321 and 1323 14 Avenue SW – currently vacant land), which is supported by policy direction of the Beltline Area Redevelopment Plan and the Land Use Bylaw (1p2007).

Source Site:

The proposed guidelines for development on the Riviera Apartments site maintains the current base land use district of Centre City Multi-Residential High Rise District (CC-MH). After a transfer of 2,988 square metres to the receiver site, the buildable floor area ratio of the donor site will be reduced to 4.04 FAR.



1310 – 9 Street SW
Riviera Apartments

Receiver Site:

The proposed guidelines for development on the receiving site maintains the current base land use district of Centre City Multi-Residential High Rise District (CC-MH) and increases the floor area to 6.98 FAR achieved by the transferred 2,988 square metres and via contribution to the Beltline Community Investment Fund (1315, 1317, 1319, 1321 and 1323 - 14 Avenue SW).

A development permit application (DP2018-2822) for a Multi-Residential Development at 1315, 1317, 1319, 1321 and 1323 - 14 Avenue SW has been submitted by an applicant. No decision will be made on the development permit until City Council has made a decision on this redesignation application.

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Donor and Receiving Sites:



Erin van Wijk

Heritage Planner II | Calgary Growth Strategies | Planning & Development

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What is an Area Redevelopment Plan?

An Area Redevelopment Plan guides the redevelopment of a specific area or neighbourhood by providing direction that is used for subsequent land use, subdivision and development decisions that collectively determine the form that the plan area will take.

What is heritage density transfer?

Conserving historic buildings is a recognized best practice in heritage planning, and is supported by the Calgary Heritage Strategy, Calgary Municipal Development Plan and Beltline Area Redevelopment Plan. The Beltline Area Redevelopment Plan contains heritage conservation incentives that support the transfer of unused density development rights from properties that are designated as Municipal Historic Resources to other development sites within the Beltline.

Visit the webpage about the application: <https://developmentmap.calgary.ca/#property/LOC2018-0204>

Applicant's Submission



October 23, 2018

Re: LOC2018-0204
Desmond Bliek

With regards to the above noted land use change we are the developers of the property at 1319 14 Ave. SW, DP2018-2882. The proposed land use change is to historically designate the Riviera Apartments and transfer some of the heritage density to fulfill the bonus requirement of our development.

One of the key elements in the Beltline ARP was to preserve existing heritage resources by allowing owners of those properties to monetize the foregone development rights. This allows for the preservation of the heritage buildings where they might otherwise be torn down.

This application fulfills the ARP goal of preservation of historical resources as well as helps facilitate a new development on a piece of vacant land in the Beltline.

We are in full support of this application.

Paul Battistella.