

## **Development Permit in Beltline (Ward 8) at 1121 – 2 Street SW, DP2024-04809**

### **RECOMMENDATION:**

That Calgary Planning Commission APPROVE Development Permit DP2024-04809 for a New: Multi-Residential Development, Retail and Consumer Service (1 building) at 1121 – 2 Street SW (Plan 1510432, Block 84, Lot 57), with conditions (Attachment 2).

### **HIGHLIGHTS**

- This development permit application proposes a new 37-storey, mixed-use building with 277 dwelling units and retail uses at-grade in the community of Beltline.
- The development permit complies with the relevant planning policies of the *Municipal Development Plan* (MDP), for example, ensuring high quality urban design and development of distinct, high-quality urban neighbourhoods with a range of housing types to meet the needs of a broad range of Calgarians.
- What does this mean to Calgarians? This application will allow for development of an underutilized parcel of land that will provide at-grade retail and high-density housing in an established neighbourhood, contributing to an increased range of housing in the area, in very close proximity to the downtown core and to transit opportunities.
- Why does this matter? Providing new, high-density housing in the core of the city makes good use of existing City infrastructure, supports businesses located in the area and will help to create more opportunities for people to live near where they work.
- This proposal is in alignment with the planning policies in the *Beltline Area Redevelopment Plan* (ARP) and Land Use Bylaw 1P2007 (LUB).
- There is no previous Council direction regarding this proposal.

### **DISCUSSION**

This application, in the southwest community of Beltline, was submitted by NORR Architects Engineers Planners on behalf of the landowner, The Lincoln Condos (Calgary) Inc., on 2024 July 1. The subject site is on the SW corner of 2 Street SW and 11 Avenue SW and is currently a vacant parcel of land. This application proposes 277 dwelling units in a 37-storey tower and a 3-storey podium, with retail and consumer service uses on the ground level only, facing both 11 Avenue SW and 2 Street SW. Levels two and three of the podium include significant resident amenity space. The proposal includes 31 three-bedroom units, using the density exclusion option for these units as outlined in the LUB and, also, provides for nine affordable housing units as the density bonusing option for this development (see Attachment 3 and 4). The proposal aligns with the relevant policies of the MDP and the Beltline ARP.

As part of the review process, this application was reviewed by the Urban Design Review Panel (UDRP) on 2024 August 15. UDRP was generally in support of this application, although did have some recommended changes to better integrate the building at grade level with the public realm. Administration worked with the applicant to address comments from UDRP and are in support of the changes that were made. Comments from UDRP, and applicant responses to these, are included as Attachment 5.

A detailed planning evaluation of this application, including location maps, is provided in the Background and Planning Evaluation (Attachment 1).

## **Development Permit in Beltline (Ward 8) at 1121 - 2 Street SW, DP2024-04809**

---

### **ENGAGEMENT AND COMMUNICATION**

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

#### **Applicant-Led Outreach**

As part of the review of the proposed development permit application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with relevant public groups and the community association was appropriate. In response, the applicant team met with the neighbouring condominium board for the Park Point development, had a conversation with the Ward 8 Office and shared materials with both of these groups as well as with the Victoria Park and Beltline Business Improvement Areas (BIA) and the Beltline Neighbourhoods Association. Please refer to the Applicant Outreach Summary, Attachment 6, for further details on the outreach conducted.

#### **City-Led Outreach**

In keeping with Administration's standard practices, this application was circulated to relevant public groups, notice posted on-site and published [online](#).

Administration received two letters in opposition from the public. The main concerns expressed included:

- the height of the proposed tower;
- the potential for negative impact on Central Memorial Park due to the significant height of the tower; and
- the lack of a more interesting façade treatment for the south wall directly adjacent to the Park Point development that will overlook their amenity space.

No comments from the Beltline Neighbourhoods Association were received. Administration contacted the Community Association to follow up and no response was received at the time of writing this report.

Administration considered the relevant planning issues specific to the proposed development and has determined the proposal to be appropriate. To address the public concern as above, there will be no shadowing impacts on Central Memorial Park. Following Calgary Planning Commission, Commission's decision will be advertised in accordance with the *Municipal Government Act*.

### **IMPLICATIONS**

#### **Social**

This application, which includes the provision of eight affordable housing units, allows for new development in an established community that will accommodate the housing needs of a wider range of age groups, lifestyles and demographics. In addition, new commercial development in the area will also attract and service additional residents.

**Development Permit in Beltline (Ward 8) at 1121 - 2 Street SW, DP2024-04809**

---

**Environmental**

The *Calgary Climate Strategy – Pathways to 2050* identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. This development permit application specifically addresses Program Pathway F: Zero Emissions Vehicles – Accelerate the Transition to Zero Emissions Vehicles, as there are 15 electric vehicle (EV) charging stations being provided within parkade level 1 and 2 and there are 88 EV-ready stalls provided in parkade levels 3 to 5.

**Economic**

This proposed development will allow for more efficient use of land, existing infrastructure and services, and provide more compact housing and commercial uses in the community.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. Conditions of Approval
3. Development Permit Plans
4. Applicant Submission
5. Urban Design Review Panel Comments
6. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform