

**Policy and Land Use Amendment in Beltline (Ward 8) at multiple addresses,  
LOC2024-0047**

**RECOMMENDATIONS:**

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Beltline Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.35 hectares  $\pm$  (0.86 acres  $\pm$ ) located at 125 – 14 Avenue SW and 1400, 1410 and 1412 – 1 Street SW (Plan 9111729, Block 1, Lots 1 to 4) from the Centre City Commercial Corridor District (CC-COR) and Direct Control (DC) District to Direct Control (DC) District to accommodate mixed-use development, with guidelines (Attachment 3).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 MAY 8:**

That Council:

1. Give three readings to **Proposed Bylaw 51P2025** for the amendments to the Beltline Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 101D2025** for the redesignation of 0.35 hectares  $\pm$  (0.86 acres  $\pm$ ) located at 125 – 14 Avenue SW and 1400, 1410 and 1412 – 1 Street SW (Plan 9111729, Block 1, Lots 1 to 4) from the Centre City Commercial Corridor District (CC-COR) and Direct Control (DC) District to Direct Control (DC) District to accommodate mixed-use development, with guidelines (Attachment 3).

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, 2025 May 8:

“The following documents were distributed with respect to Report CPC2024-0914:

- Revised Attachment 2;”

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for the development of a mixed-use, high-rise residential tower, increasing the total allowable floor area ratio (FAR) through bonusing options outlined in the Direct Control (DC) District.
- The proposed DC District is in keeping with the intent of the existing land use and will facilitate contextually appropriate development. This application aligns with the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This application provides new opportunity for development that will help to revitalize an older, established community.
- Why does it matter? Providing new housing options and additional commercial spaces within the community will encourage a more diverse population to live in Beltline and will help support the existing businesses within the community.

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- An amendment to the *Beltline Area Redevelopment Plan* (ARP) is required to accommodate the proposal.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

### DISCUSSION

This application, in the southwest community of Beltline, was submitted by O2 Planning & Design on behalf of the landowner, The Morrison GP Ltd. and 1410 Investments Ltd., on 2024 February 15. No development permit has been submitted at this time.

The subject site consists of four parcels of land, with a site area of approximately 0.35 hectares (0.86 acres) and is currently occupied by two low-rise office buildings, a single-storey retail and consumer service building, and a surface parking lot. This site encompasses the full northwest quarter of the city block, with primary site frontages located on both 1 Street SW and 14 Avenue SW.

As identified in the Applicant Submission (Attachment 4), this application proposes to redesignate the site from the Centre City Commercial Corridor District (CC-COR) and an existing DC District to a new DC District to allow for an increase in the total FAR allowed on site. Currently, the CC-COR District allows up to a maximum of 9.0 FAR with bonusing, but the existing DC District allows a maximum of 7.0 FAR, with bonusing, on only a portion of the site. This land use amendment would allow for the maximum to be 9.0 FAR with bonusing across the entire site, which will help facilitate the comprehensive redevelopment of the site. A minor amendment is required to the *Beltline Area Redevelopment Plan* to allow for this increase in density and an increase in the allowable floor plate size as well (Attachment 2).

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

### 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 met with the Beltline Neighbourhoods Association through a virtual meeting to present the proposed application and answer any questions that arose. Further details on the engagement conducted can be found in the Applicant Outreach Summary (Attachment 5).

#### City-Led Outreach

In keeping with Administration's practices, this application was circulated to relevant public groups, notice posted on site and published [online](#). Notification letters were also sent to adjacent landowners.

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Administration received forty-four letters of opposition from the public and two letters of support. The letters of opposition highlighted the following areas of concern:

- loss of privacy due to the close proximity of a potential tower to the existing tower to the south;
- loss of views with any potential development;
- noise impacts on existing residents during what will likely be a lengthy construction period;
- heights of towers that will impact access to sunlight on adjacent properties;
- parking congestion and increase of traffic in the area; and
- safety concerns, especially during construction.

No comments from the Beltline Neighbourhoods Association were received. Administration contacted them to follow up and no response was received.

Administration reviewed these concerns and has confirmed that the land use amendment application will allow for a very similar type of development as to what would have been allowed with the existing land uses on site. Administration is supportive of high density development within the Beltline, and although increased densities can result in shadow impacts, any shadowing impacts on private property are not regulated. Concerns around traffic and parking will be reviewed through a future development permit.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the policy and land use amendment application will be posted on site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

## **IMPLICATIONS**

### **Social**

This application allows for new development in an established community that will may 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.

### **Environmental**

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

### **Economic**

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

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**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. **Proposed Bylaw 51P2025**
3. **Proposed Bylaw 101D2025**
4. Applicant Submission
5. Applicant Outreach Summary
6. **CPC Member Comments**
7. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform