

# Applicant Submission

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# O2

## Applicant Submission

On behalf of Western Securities Limited, O2 is proposing to redesignate four parcels located at 125 14 Avenue SW, 1410 1 Street SW, 1410 1 Street SW and 1412 1 Street SW from a Direct Control (76D2013) and CC-COR to a Direct Control based on Centre City Commercial Corridor District (CC-COR). Redesignation of the subject site will enable a multi-residential development in an area well-served by transit and community amenities.

### Site Context

The subject site is located west of Centre Street, south of Downtown Calgary and north of 17<sup>th</sup> Avenue (150 metres). The site is currently occupied by a two storey office building, a four-storey office building and a surface parking lot. The site is located adjacent to the Chocolate building by Battistella, and the surrounding area is characterized by a mixture of low density and high-density mixed-use buildings, including the Findlay Apartments, 1<sup>st</sup> Street Market and Haultain Park. The site is well-served by transit, with nearby access to the Victoria Park LRT Station (550m) east on Macleod Trail. Bus connections are available west on 1 Street SW and south on 17 Avenue, providing broader connections to Downtown Calgary, Scotiabank Saddledome, and Crowchild Trail. On-street cycling is available on 14<sup>th</sup> and 15<sup>th</sup> Avenue with connections to 2<sup>nd</sup> Street, supporting active travel to everyday destinations such as Lindsay Park and the Elbow River pathway. Future intensification on the site will benefit from nearby destinations such as Downtown Calgary, the BMO Centre and retail/commercial amenities on 17 Avenue, creating opportunities for individuals to take transit, cycle or walk to work. Broader amenities such as Central Memorial Park are located north, with access to the Bow River and the MNP Community & Sport Centre to the south to support active travel and recreation.

### Policy Framework

The subject site is regulated by the Beltline Area Redevelopment Plan (ARP) which designates the site 'urban mixed-use area' and 'primarily residential' area. Urban mixed-use areas are envisioned to create a vibrant pedestrian realm and allow a variety of building forms including towers with or without commercial uses (Policy 4.3). Primarily residential areas are envisioned to support a mix of residential built forms, ensuring compatibility of adjacent uses to create vibrant, active streets (Policy 4.2). In addition, the site is identified within Part 11, Division 7: Rules Governing Centre City Bonus Overlays, with two different maximum densities of 7.0 FAR and 9.0 FAR. An amendment to the Beltline ARP is required to achieve a maximum of 9.0 FAR across the entirety of the site. Future redevelopment is consistent with the spirit of the ARP, proposing high-density residential development with supporting commercial uses to increase the housing supply in a well-connected, vibrant area of the Beltline.

### Proposed Land Use Amendment

The site is currently designated Direct Control (76D2013) and CC-COR which allows multi-residential development and complementary uses. To achieve the development vision, a land use amendment is required to re-designate the site to a Direct Control (DC) district based on the CC-COR district. CC-COR (Centre City Commercial Corridor District) was selected as the most appropriate district to implement both commercial and residential uses with the fewest relaxations. A Direct Control district is required to implement the bonus density structure outlined in the Beltline ARP along with establishing the location of the tower development on the site. The land use and policy amendment will enable a comprehensive mixed-use residential development that will activate 1 Street and 14 Avenue, and provide more housing near transit, amenities, and employment.

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The proposed development aligns with the objectives of the ARP, supporting a variety of building forms to provide a range of housing types and unit sizes to meet the needs of a diverse urban population. The proposed redesignation unlocks the development potential of a strategic site one block north of 17 Avenue with nearby access to Downtown Calgary and key destinations within the inner city. Increasing density on the subject site will further support retail and commercial businesses located on 17 Avenue, including the proposed ground floor retail/commercial on site, enabling residents to access daily needs within their own communities. The proposed land use redesignation will enable a contextually appropriate development to increase the housing stock in the Beltline and enable a high quality multi-residential development.

### **Conclusion**

In summary, the proposed land use and policy amendment will enable a development that will:

- Implement the policy vision of the Beltline Area Redevelopment Plan, increasing multi-residential development in the inner city of Calgary.
- Provide complementary commercial uses to support the immediate neighbourhood and encourage pedestrian activity and natural surveillance.
- Increase available housing supply with new residential units in an area well-served by transit and community amenities.
- Increase density while mitigating GHD emissions due to availability of transit and active infrastructure.
- Provide supporting commercial uses to activate the streetscape and enhance the existing pedestrian experience and public realm for visitors and residents.