

**Development Permit in Beltline (Ward 8) at 133 – 14 Avenue SW, DP2025-04204**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

That Calgary Planning Commission APPROVE Development Permit (DP2025-04204) for a New: Dwelling Units, Retail and Consumer Service (1 building) at 133 – 14 Avenue SW (Plan 9111729, Block 1, Lots 1 to 4), with conditions (Attachment 2).

**HIGHLIGHTS**

- This development permit application proposes a new 34-storey, mixed-use building with 322 dwelling units and retail at grade in Beltline.
- This application complies with the relevant policies of the *Municipal Development Plan* (MDP), ensuring high-quality urban design and a range of housing types that contribute to high-quality neighbourhoods in the Greater Downtown.
- What does this mean to Calgarians? This proposal enables development that contributes to an increased range of housing in Beltline and will provide opportunities for at-grade retail near transit and other amenities.
- Why does this matter? Higher-density housing adds vibrancy to the Greater Downtown by providing opportunity for people to live near their workplaces, by supporting business in the area and by making efficient use of existing infrastructure.
- This proposal is in alignment with the planning policies of the *Beltline Area Redevelopment Plan* (ARP), Land Use Bylaw 1P2007 and Direct Control (DC) District (Bylaw 101D2025), subject to minor relaxations.
- There is no previous Council direction regarding this proposal.

**DISCUSSION**

This application, in the community of Beltline, was submitted by Hindle Architects on behalf of the landowner, The Morrison GP LTD., on 2025 July 21. The subject site is on the southeast corner of 14 Avenue SW and 1 Street SW and is currently occupied by a four-storey commercial building and a surface parking lot. As noted in the Applicant Submission (Attachment 3), the development permit application proposes 322 dwelling units in a 34-storey building with retail units on the ground level facing 1 Street SW.

The proposed development permit plans are included as Attachment 4. As part of the review process, this application was reviewed by the Urban Design Review Panel (UDRP) on 2025 September 17. UDRP was supportive of the application but did suggest several changes which were acknowledged by the applicant. Comments from UDRP 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).

**ENGAGEMENT AND COMMUNICATION**

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

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### **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. They determined that no outreach would be undertaken. Refer to the Applicant Outreach Summary, Attachment 6, for the applicant's rationale as to why outreach was not conducted.

### **City-Led Outreach**

In keeping with Administration's practices, this application was circulated to relevant public groups, notice posted on site and published [online](#). Administration received five letters in opposition and one letter in support from the public. The letters of opposition state concerns regarding:

- loss of parking lots in the area and increased traffic congestion;
- potential impacts to adjacent development through construction phases of this proposal; and
- general scale of building and impact on adjacent development related to shadowing, views, and privacy.

The letter of support received notes general support while also highlighting the need to preserve existing trees and green space.

No comments from the Beltline Neighbourhoods Association (CA) or the Victoria Park Business Improvement Area (BIA) were received. Administration contacted the CA and the BIA to follow up; however, no response was received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposal complies with height, density and building separation rules in the Land Use Bylaw 1P2007, Direct Control (DC) District (Bylaw 101D2025) and the ARP.

Following Calgary Planning Commission, Commission's decision will be advertised in accordance with the Municipal Government Act.

## **IMPLICATIONS**

### **Social**

This proposal allows for increased housing in the Greater Downtown that will accommodate the housing needs of a wide range of age groups, lifestyles and demographics. New commercial uses included in the development will attract and serve additional residents.

### **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 application provides 17 parking stalls equipped with electric vehicle (EV) chargers with the remaining parking stalls being EV-capable stalls with conduit and reserved electrical capacity. This action

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supports Program Pathway F: Zero Emissions Vehicle – Accelerate the transition to zero emissions vehicles.

**Economic**

This proposed development will allow for more efficient use of land, existing infrastructure and services, and will 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. Applicant Submission
4. Development Permit Plans
5. Urban Design Review Panel Comments
6. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform