

# Applicant Submission

2025 April 9

To Whom it May Concern,

The proposed development is located at 133 14 Avenue SW in the Beltline neighbourhood, which is a parcel comprised of four consolidated lots (Lots 01-04, Block 01, Plan 911 1729). Aligning with the parcel's approved Land Use Redesignation (DC 101D2025), the proposed development is high-density and mixed-used – providing 322 purpose-built rental dwelling units and up to four at-grade commercial retail units along 1 Street SW. The subject property is a corner parcel at the intersection of 1 Street SW and 14 Avenue SW, which is a prominent urban location close to many existing amenities. The proposed double-height commercial space on the ground floor will add to the vibrancy of the neighbourhood and further activate the commercial street. A completed Use Questionnaire has not been included as part of this Development Permit submission since the tenants and specific uses of the commercial retail units have yet to be determined. However, the proposed commercial space is flexible and has been designed to accommodate a variety of uses, such as restaurants and stores. The proposed uses have been identified on drawing sheet A-0012.0 of the Development Permit submission.

The red brick material of the proposed commercial frontage on 1 Street SW has been selected to add texture to the streetscape and pay homage to the area's surrounding buildings. The commercial podium wraps around the intersection and provides three levels of dwelling units along 14 Avenue SW. Private patios and extensive landscaping are proposed along the subject property's north frontage for additional amenity and to enhance and define the development's interface with the street.

Most of the dwelling units are located within the proposed development's 33-storey tower, which has been strategically placed towards the east side of the subject property to provide appropriate separation between neighbouring residential towers and to limit shadowing on the adjacent public realm. It was also important to maintain a smaller massing along 1 Street SW to ensure that the proposed development is well-integrated with the existing commercial streetscape. The proposed development provides a variety of dwelling unit types. Of the total 322 dwelling units, 224 are one bed, 84 are two bed, and 14 are three bed. Additionally, between 20% and 25% of the total dwelling units will be deemed affordable by CMHC standards.

The proposed development includes a mix of indoor and outdoor amenities for its residents. A spacious Fitness Centre with a mezzanine is located above the commercial retail units on Level 03, providing architectural interest and articulation from 1 Street SW. This space is paired with an outdoor terrace and pickleball court, which will serve to activate the podium roof. At the top of the tower is another proposed amenity space, consisting of areas for co-working, a lounge, games room, and private event space. These common areas have views in all directions and connect with outdoor terraces for barbequing and social gatherings.