

Development Permit in Beltline (Ward 8) at 1503 – 1 Street SE, DP2025-01501

RECOMMENDATION:

That Calgary Planning Commission APPROVE Development Permit DP2025-01501 for a New: Hotel (1 building) at 1503 – 1 Street SE (Plan C, Block 117, a portion of Lots 19 and 20), with conditions (Attachment 2).

HIGHLIGHTS

- This application proposes a new seven-storey hotel comprised of 12 hotel suites.
- The proposed development aligns with the *Municipal Development Plan* (MDP) by supporting and enhancing the Greater Downtown Area's status as Calgary's destination for arts, culture, celebration and information exchange.
- What does this mean for Calgarians? Development of hotels supports Greater Downtown Area as the primary hub for business, employment, culture and entertainment within Calgary.
- Why does this matter? The Greater Downtown is the cultural heart of the city and fulfills many functions. It has the broadest variety of cultural activities. Development of hotels in close proximity supports the *Greater Downtown Plan*.
- The design and materials were carefully considered and subject to the conditions attached, the proposal is in alignment with the planning policy in the *Beltline Area Redevelopment Plan* (ARP), Land Use Bylaw 1P2007 and the *Greater Downtown Plan*.
- There is no previous Council Direction regarding this proposal.

DISCUSSION

This application, located in the community of Beltline, was submitted by MODA Architecture on behalf of the landowner, Saivibe Inc., on 2025 March 14. The Applicant Submission is found in Attachment 3 and Development Permit Plans are in Attachment 4. Since the application proposes to use density bonusing to achieve a seven-storey 12-suite hotel, this application meets the criteria identified for Calgary Planning Commission (CPC) development permit review.

The proposal aligns with the relevant policies of the *Municipal Development Plan* (MDP) and the *Beltline Area Redevelopment Plan* (ARP). 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
- Relevant public groups 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 undertook the following actions:

- created a website for online engagement;

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- shared detailed plans with the Beltline Neighbourhoods Association; and
- provided a public display of outreach details on the subject site.

The applicant did not receive any feedback from their online engagement. The Applicant Outreach Summary can be found in Attachment 5.

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 35 letters of opposition and 2 letters expressing neutrality from the public. The letters of opposition included the following areas of concern:

- increased traffic and parking issues in the immediate neighbourhood;
- increased strain on loading;
- lack of on-site facilities to support back-of-house functions (e.g. waste/recycling & loading); and
- public infrastructure and amenities such as schools, roads, parks etc. may not be able to accommodate an increase in users.

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.

The Victoria Park Business Improvement Area (BIA) provided a letter in opposition on 2025 October 6 (Attachment 6) expressing concerns related to the viability of the project and to the loading and waste/recycling protocols reliance on on-street zones from 15 Avenue SE.

Administration considered the relevant planning issues specific to the proposed development and has determined the proposal to be appropriate. The proposal complies with the rules in the Land Use Bylaw 1P2007 and the *Beltline Area Redevelopment Plan* (ARP).

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

IMPLICATIONS

Social

The proposed hotel supports the Greater Downtown as the City's cultural and entertainment hub by providing additional needed accommodation in close proximity to the City's culture and entertainment district.

Environmental

This application supports the reduction of greenhouse gas emissions in the mitigation plan of creating zero carbon neighbourhoods established in the *Calgary Climate Strategy – Pathways to 2050*. The proposed development shifts mode share to zero or low emission modes through its intentional exclusion of vehicle parking facilities within the development. Furthermore, the

**Planning & Development Services Report to
 Calgary Planning Commission
 2026 April 30
 Development Permit in Beltline (Ward 8) at 1503 - 1 Street SE, DP2025-01501**

**ISC: UNRESTRICTED
 CPC2026-0340
 Page 3 of 3**

site's location within walking distance to both bus routes and LRT station encourage patrons to arrive through low emission modes such as bus and train.

Economic

The proposed development represents an efficient use of land and infrastructure in the greater downtown. It supports the cultural and entertainment district by providing both amenities and job opportunities for Calgarians and its visitors.

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. Applicant Outreach Summary
6. Victoria Park Business Improvement Area Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform