

Applicant Submission



DATE APR 14, 2026
PROJECT S-FRAME
PROJECT TYPE Hotel
PROJECT NO 24010
DP NO DP2025-01501
APPLICANT David Vera – Modern Office of Design + Architecture [MODA]

APPLICANT SUBMISSION LETTER

MODA was engaged by Saivibe Inc. to design a unique self-service boutique hotel at 1503 1 ST SE in Calgary. It meets the growing demand for executive suites, medium-term stays and flexible urban living in Calgary's Beltline with proximity to Events Centre, BMO Centre and the Entertainment District.

The parcel is quite small at 153.34 M² so it took some thinking on how to make it work, and we're pleased with the result. With a FAR (after bonusing) of 4.0, it results in a 7-storey building, complete with a rooftop amenity space for the clientele. Three sides of the building will be a canvas for an artist for a large-scale mural, which we feel will add interest to the community and a new mural to visit.

Public engagement is estimated to have a 1A rating on the Outreach Assessment Matrix, requiring 2-3 outreach tools. This application is utilized the following:

1. A website for online engagement- www.sframe.ca
2. Email feedback – hello@sframe.ca (along with the "contact us" button on the website).
3. Direct contact phone number on the website.
4. Emailing of DP details to the Beltline Community Association.
5. Social Media: listed on <https://calgary.skyrisecities.com/database/projects/sframe.58302>
6. Public Display: Signage posted at the project site with details listed.

As with all projects there are challenges to contend with their unique results. Below are four we thought to highlight:

CHALLENGE	RESULT
1 There is no back lane and fronts 1 ST SE, which is four lanes of one-way traffic that doesn't allow for a loading area. City of Calgary waste collection is impossible for this site.	The site remained vacant for over a decade. We will have the waste pick-up area around the corner on 15 AVE SE and required a private waste collection company to manage it.
2 The parcel to the north has listed their property almost three times (A2118801) the city assessment and is unwilling to sell at fair market value or purchase our lot, limiting assembly options.	Saivibe Inc. was forced to look at unique solutions for this parcel.
3 Setback Requirements: The 17-foot public realm setback on a lot that is only 50 feet deep.	It results in a front setback using 34% of the site which significantly impacted design flexibility and building layout efficiency.
4 Utility Extensions: Servicing the lot requires significant investment for water main and electricity extensions.	Costs to service the site are estimated in the several hundred thousand dollars.

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DUSTIN COUZENS Architect, AAA, Principal
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Below are some thoughts from the owner on what they are working with and why this project exists.

The Lot is Tiny. Like, Really Tiny. 33 ft wide x 50 ft deep — and with a 17 ft public realm setback, we had a sliver left to build on. Instead of letting it sit empty, we chose to try something bold. The result? A 12-suite boutique hotel designed around functionality and flexible space:

- *Kitchenettes in every unit*
- *Live/work layouts*
- *Ori Living's smart transformable furniture to make the most of every square foot*

It's not just a short-stay hotel. It's bridging the gap between a hotel and an extended-stay setup — perfect for people who want to live light in the city.

This Is Urban Infill It's easy to critique a render. What's harder is turning awkward, leftover urban sites into something meaningful.

This is urban infill done with intention:

- *Not a teardown*
- *Not a vacant surface lot*
- *Not luxury condos*

Just thoughtful density on underused land, in a spot that deserves more energy — East Beltline, a few blocks from: Stampede Grounds, BMO Centre, 17th Ave, The new Events Centre. We're not building just for Stampede week. We're building for Calgary's next decade.

"It's Not the Fairmont..." — And That's the Point We're not aiming for luxury. We're building for independent travelers, remote workers, event visitors, and folks who want a simple, efficient place to stay that's more human than a giant hotel chain.

Think: Airbnb-style comfort, hotel-style security, and local design and functionality

This isn't about getting it perfect — it's about trying something new. Not everything will land right away, and we're open to learning.


With medium-term urban rentals on the rise, particularly among professionals and interprovincial travelers, S-Frame is uniquely positioned to serve this demand. The development aligns with Saivibe Inc.'s mission to create compact, efficient, culturally mindful spaces while contributing to Calgary's revitalized urban core.

MODA is proud to be part of this design and excited to see it move forward to the building permit phase. We are here to answer any questions and willing to meet in person to discuss the details of S-FRAME

Kind regards,

David Vera
NAME

Architect AAA
TITLE



SIGNATURE