

**Land Use Amendment in Beltline (Ward 8) at multiple addresses, LOC2025-0254**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.18 hectares  $\pm$  (0.44 acres  $\pm$ ) located at 1302 – 14 Avenue SW and 721 – 13 Avenue SW (Plan 2311640, Block 97, Lot 55; Plan A1, Block 91, Lots 10, 11, a portion of Lot 9 and a portion of Lot 12) from Centre City Multi-Residential High Rise District(CC-MH) and Direct Control (DC) District to Direct Control (DC) District to accommodate heritage density transfer, with guidelines (Attachment 2).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 MARCH 26:**

That Council give three readings to **Proposed Bylaw 57D2026** for the redesignation of 0.18 hectares  $\pm$  (0.44 acres  $\pm$ ) located at 1302 – 14 Avenue SW and 721 – 13 Avenue SW (Plan 2311640, Block 97, Lot 55; Plan A1, Block 91, Lots 10, 11, a portion of Lot 9 and a portion of Lot 12) from Centre City Multi-Residential High Rise District(CC-MH) and Direct Control (DC) District to Direct Control (DC) District to accommodate heritage density transfer, with guidelines (Attachment 2).

**HIGHLIGHTS**

- This application proposes a new Direct Control (DC) District to allow for the transfer of density from a source site (721 – 13 Avenue SW), which is a designated Municipal Historic Resource, to a receiving site (1302 – 14 Avenue SW), through the mechanism of heritage density transfer as outlined in Land Use Bylaw 1P2007.
- This application is supported, as it aligns with the direction for use of heritage density transfer as found in the *Beltline Area Redevelopment Plan (ARP)* and policies within the *Municipal Development Plan (MDP)* in relation to preservation of heritage resources.
- What does this mean to Calgarians? This will help to ensure that the source site continues to be preserved as a Municipal Historic Resource and facilitates new opportunities for development on the receiving site.
- Why does this matter? Ensuring the continued preservation of heritage resources in Beltline helps to maintain the community's unique character and sense of place. In addition, the proposal provides for new housing options within the community on the receiving site.
- No development permit has been submitted at this time.
- The designation of the source site (Moxam Apartments) as a Municipal Historic Resource was approved at the 2018 April 17 Public Hearing of Council.

**DISCUSSION**

This land use amendment application in the southwest community of Beltline was submitted by The City of Calgary on 2025 December 29 on behalf of the landowners, Richard Morantz of 2585363 Alberta Ltd. (Richard Morantz) and Moxam Property Corporation. This application proposes a DC District that transfers heritage density from a source site that is a designated

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Municipal Historic Resource (721 – 13 Avenue SW known as the Moxam Apartments), to a receiving site (1302 – 14 Avenue SW). More information can be found in the Applicant Submission (Attachment 3).

The proposed DC District on the receiving site maintains the existing Centre City Multi-Residential High-Rise District (CC-MH) as the base district for both the source and receiving sites. The proposed DC District reduces the maximum allowable density on the source site and increases the maximum allowable base density on the receiving site.

A detailed planning evaluation of the application, including location maps and site context 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

**Applicant-Led Outreach**

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. However, as this is a City-initiated land use application required solely to allow for, and track, the transfer of density between the source site and the receiving site, no outreach was undertaken. This is stated in the Applicant Outreach Summary which can be found in Attachment 4.

**City-Led Outreach**

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received five letters in opposition from the public. The concerns were focused on allowing development of the receiving site and not regarding the transfer of heritage density. Administration received a letter of support from Heritage Calgary. No comments from the Beltline Neighbourhoods Association (BNA) were received. Administration contacted the BNA to follow up and no response was received.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

**IMPLICATIONS**

**Social**

This application helps facilitate the transfer of additional density for new development in an established community that will encourage and accommodate the housing needs of a wider range of age groups, lifestyles and demographics.

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**Environmental**

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on the receiving site with applicable climate strategies will be explored and encouraged at subsequent development permit stages.

**Economic**

The proposed land use would allow for more efficient use of land, existing infrastructure and services, and provide more compact housing 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. Proposed Bylaw 57D2026**
3. Applicant Submission
4. Applicant Outreach Summary
- 5. CPC Member Comments**
- 6. Public Submission**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform