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- The information provided must not be made available on the internet.

Should anyone wish to obtain additional information regarding the application, please contact the File Manager directly.



Application Notice DP2024-08999

January 9, 2025

A new Development Permit Application has been submitted at the below noted address(es), and we are sending this information for comments.

If you have questions or concerns related to this application, please contact the file manager directly at any point in the process.

Application Details

File Number: DP2024-08999

File Manager: DIANA FLETCHER

Phone: 587-224-3169

eMail: Diana.Fletcher@calgary.ca

Address: 630 1 AV NE

Legal: 2411258;1;1

Land Use Bylaw: 1P2007

L.U.D.: MU-2 f4.0h34

Community: BRIDGELAND/RIVERSIDE

Ward: 09

Application Description: Revision: Liquor Store (change of use to DP2023-03911)

Thank you for taking the time to respond. Your input is greatly appreciated.

Please note that any written submissions made in response to the application will form part of the official record, and upon final decision of the application the correspondence will be available for public viewing.

Please submit your response through the [Development Map link](#).

Comments are due by: January 29, 2025

This information is released and may only be used for the sole purpose of your organizations meeting to discuss the recommendations of comments to be made to the City of Calgary on this permit.

Executive Summary

Introduction

The project at hand involves the development of a 0.89-acre site located at 630 1st Avenue NE, Calgary, which is zoned MU-2 f4.0 h34. Westrich aims to maximize the gross developable area while adhering to land-use zoning regulations. The proposal includes a mixed-use 6-story wood frame building atop a 2-storey parking garage. The proposed development includes 140 residential units consisting of 60/40 split between one- and two-bedroom units, as well as 13,200 square feet of retail space at grade. The FAR equates to a 3.6 from the available 4.0.

The Site is strategically situated on the corner of Edmonton Trail NE and 1 Avenue NE in the vibrant Bridgeland Neighbourhood with the historical Morash Block building to the east, complemented by a 3-story residential building and the Calgary Classical Academy and its surrounding park to the North. The location of subject site is conveniently situated within the City Public transportation network, with the two nearby bus stops. One is located on Edmonton Trail, and the other on 1st Avenue. This accessibility ensures ease of travel for the residents and customers of proposed development.

Bridgeland Neighbourhood offers a diverse mix of housing options, including single-family homes, multifamily dwellings, and modern condominium developments, which fosters a sense of inclusiveness and diversity within the neighborhood. The commercial area is vibrant and offers a wide range of shops, cafes, and restaurants, catering to the daily needs of residents and attracting visitors.

The addition of this project into the existing commercial and residential fabric will provide a beneficial high-density Transit Oriented Development that will utilize existing infrastructure and public transportation.

A pre-application was conducted in early 2022, and the City of Calgary issued a report outlining requirements and recommendations on April 6, 2022. Key assumptions to be considered for this project include the need for a relaxation from the JHA for levels 4 and 5 along the north property line to accommodate building height restrictions associated with the MU-2 zoning adjacent to low-density districts. Additionally, further dialogue with the landowner of the historic property to the east is necessary to determine suitable setbacks from windows and light wells constructed on the property line.

In addition the subject Site is located within the The Calgary Main Street Initiative

Calgary Main Streets

Transforming 1st Avenue and Edmonton Trail

The Calgary Main Streets Initiative is a city-wide program aimed at revitalizing and enhancing the vibrancy, character, and economic vitality of selected streets in Calgary. As part of this initiative, Bridgeland's 1st Avenue NE and Edmonton Trail have been identified as key areas for improvement.

The Main Streets Initiative focuses on enhancing public spaces, supporting local businesses, and promoting mixed-use development to create vibrant, pedestrian-friendly environments. For Bridgeland's 1st Avenue NE and Edmonton Trail, the plan includes:

Streetscape improvements: Enhancing the overall aesthetics of the streets through better lighting, landscaping, and street furniture. This will create a more inviting and comfortable environment for pedestrians and encourage outdoor activities.

Infrastructure upgrades: Improving pedestrian and cyclist safety by upgrading sidewalks, crosswalks, and bike lanes, while also addressing traffic flow and parking issues.

Support for local businesses: Providing resources and assistance to help local businesses thrive, including marketing support, financial incentives, and streamlined permit processes for new developments and improvements.

Promoting mixed-use development: Encouraging the integration of residential, commercial, and recreational spaces to create a dynamic and diverse neighborhood.

Community engagement: Involving residents, businesses, and other stakeholders in the planning and implementation process to ensure that the revitalization efforts reflect the unique character and needs of the Bridgeland community.

By implementing these measures, the Main Streets Initiative aims to transform 1st Avenue NE and Edmonton Trail in Bridgeland into vibrant, attractive, and economically thriving areas that contribute to the overall vitality of Calgary.

The project has been laid out on site and thoughtfully designed, taking into consideration the Urban Design Elements outlined in the Calgary Municipal Development Plan. Our team has worked diligently to ensure that every aspect of the project aligns with the city's vision for urban development.



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1. Place:

Proposed building has been layout out on site addressing unique land constraints and challenges. Our proposed "U" shaped design offers numerous advantages. By extending the building all the way to the edge of the lot, we can create an active frontage line with small commercial units, on a main floor. Simultaneously, the design allows for a courtyard on the other side, providing a secluded and private amenity space for residents.

The west elevation has been strategically stepped back by 1.5m intervals to align with the property line. This design choice not only creates a visually appealing and unique mass for the building, but also allows for the creation of an engaging pedestrian boulevard along Edmonton Trail. Furthermore, it emphasizes the entrances to the retail units on the main floor, ensuring maximum visibility and foot traffic. Additionally, the stepped back design maximizes sun exposure to the living rooms in the residential units on the upper floors, as well as the open spaces in front of the retail stores. This thoughtful design approach enhances the overall livability and attractiveness of the building.

We designed the south wing of the building along 1st Avenue NE to be contextual with the adjacent Morash Block, a heritage building. To achieve this, we created a commercial podium and stepped back the residential part of the building by 2m. This ensures that our new development seamlessly integrates with the surrounding architectural landscape.

2. Scale:

The introduction of the at grade podium in the building design helps to minimize the impact of the building height and bulk. This strategic addition creates a more balanced and visually appealing structure. By incorporating this design element, the overall aesthetic has been enhanced and the integration of the building into its surroundings has improved. Proposed podium has been visually separated from the rest of the mass with use of materials and 2m stepback of residential floors along 1st Avenue NE to create a sense of human scale and proportion. The design includes large storefront glazing, blade signage. The podium design creates a pronounced street edge while facilitating a smooth transition to the neighboring historical building located on the adjacent parcel along 1st Avenue NE. The main floor offers a mix of small-scale retail spaces, ranging from 100-200sm, promoting vibrant and street-oriented development.



WEST ELEVATION HAS BEEN STEPPED BACK BY 1.5M INTERVALS TO ALIGN WITH PROPERTY LINE

PODIUM HAS BEEN VISUALLY SEPERATED FROM THE REST OF THE MASS WITH USE OF MATERIAL



CONNECTION BETWEEN MORASH BLOCK AND PROPOSED DEVELOPMENT



THE STEPPED BACK DESIGN MAXIMIZES SUN EXPOSURE AND EMPHASIZES THE ENTRANCES TO THE RETAIL STORES



AT GRADE PODIUM HELPS TO MINIMIZE THE IMPACT OF THE BUILDING HEIGHT AND BULK

3. Amenity:

The proposed building offers public amenity areas in front of retail stores on the south and west sides, as well as a private courtyard exclusively accessible to residents. This combination of public and private spaces enhances the overall appeal of the building, creating a welcoming environment for both residents and visitors.

The unique shape of the west elevation maximizes sun exposure for the public amenity areas along Edmonton Trail. We have carefully selected durable street furniture that is suitable for all seasons and proposed decorative lighting to enhance the pedestrian experience. Each area is marked by a different sidewalk finish.

Carefully designed courtyard above underground parkade has been provided for a residents of proposed development.

This thoughtful design ensures a beautiful and functional space for relaxation and socializing.

All amenity areas have been designed to ensure they are barrier-free and fully accessible. We believe in creating inclusive spaces that cater to the needs of all individuals. By removing physical barriers and implementing accessible features, we aim to provide equal opportunities for everyone to enjoy our amenities.

4. Legibility:

The proposed development is designed to be simple and functional, with distinct entrances and clearly marked functions. The retail entrances are clearly defined by sidewalk finish and blade signage. Additionally, the entrances to the retail stores on the main floor of the west wing are emphasized by the stepping form of the building. This design ensures ease of navigation and enhances the overall aesthetic.

The main entrance to the residential units has been strategically positioned on the corner plaza of Edmonton Trail and 1st Avenue. It is easily identifiable with clear signage and defined by black curtain wall frames matching residential windows. The plaza in front of the entrance is distinguished by various sidewalk finishes. Additionally, a secondary entrance for residents has been created at the Morosh Block. To ensure security, gated access exclusively for residents has been implemented

5. Vibrancy:

The proposed building orientation, location on site and architecture enhance the vibrancy of the streets and community. The urban realm includes a mix of hard and softscape elements, along with benches and lighting that support the retail frontage and promote pedestrian traffic. This design will create a more inviting and engaging environment for both residents and visitors.

6. Resilience:

The proposed development benefits from its prime location within a well-connected public transportation network, boasting two conveniently located bus stops. To further promote sustainable transportation options, the inclusion of large secure bike storage encourages tenants to utilize alternative means of getting around. Additionally, the underground parkade features electric vehicle charging stations, catering to the growing demand for eco-friendly transportation. This development presents an excellent opportunity for tenants seeking convenient and sustainable living options.

We are proposing well-developed private and public amenity areas that are essential for fostering a sense of community and promoting social interaction among tenants and customers. These spaces provide opportunities for gathering and socializing, creating a welcoming environment that enhances the overall experience.

In addition the vibrant boulevard that has been created along Edmonton Trail, invites community members and customers for a pleasant walk.

Our exterior elevations feature a combination of fibre cement panels, wood composite siding, and composite metal panels. These durable finishes have been carefully selected to ensure long-lasting performance. With their combination of strength and aesthetic appeal, they add up to resiliency of the project.



BLADE SIGNAGE



MAIN ENTRANCE TO THE RESIDENTIAL UNITS LOCATED ON THE CORNER PLAZA



VIBRANCY AT THE PLAZA ON THE CORNER OF EDMONTON TRAIL & 1ST AVENUE



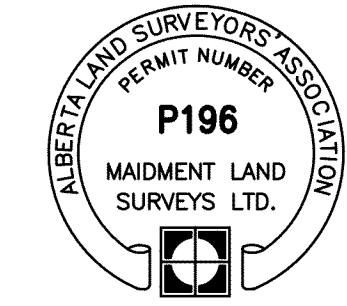
PUBLIC AMENITY AREAS STORE FRONTAGE

SURVEYOR

BRENT M. WILSON, ALS 2024
 SURVEYED BETWEEN THE DATES OF MARCH 4, 2022 AND MAY 7, 2024
 IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYS ACT.

REGISTERED OWNER

WESTRICH MANAGEMENT LTD.



REGISTRAR

ALBERTA LAND TITLES OFFICE

PLAN NO. **241 1258**

ENTERED AND REGISTERED

ON **June 20, 2024**

INSTRUMENT NO **241 157 930**

J. Salamat
 A.D. REGISTRAR

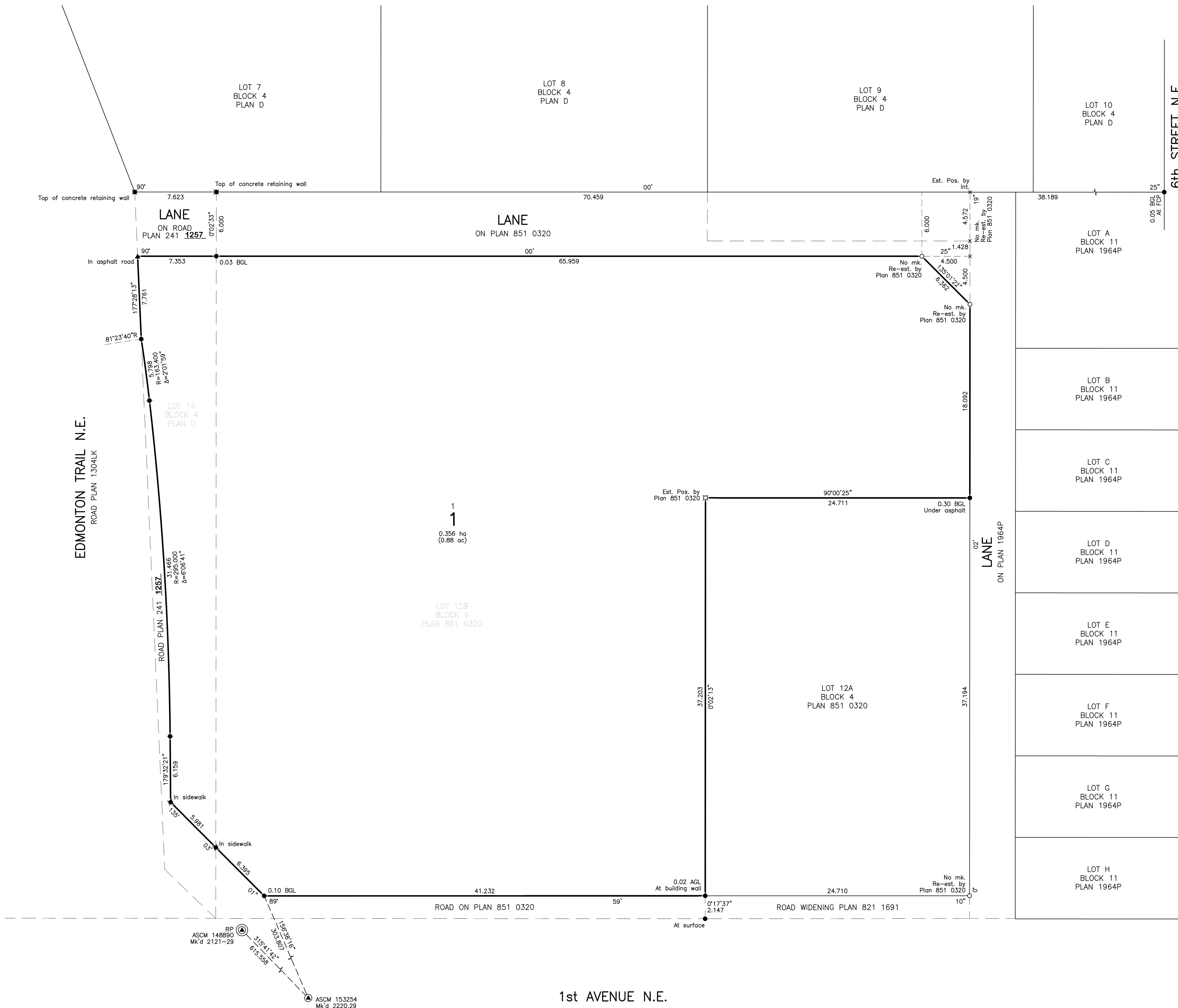
CITY OF CALGARY
 PLAN SHOWING SURVEY OF
 CONSOLIDATION
 AFFECTING PORTIONS OF
 LOT 14, BLOCK 4, PLAN D &
 LOT 12B, BLOCK 4, PLAN 851 0320
 ALL WITHIN THE
 S.E.1/4 SEC.22, TWP.24, RGE.1, W.5M.
 SCALE: 1:200
 B.M. WILSON, ALS 2024

LEGEND

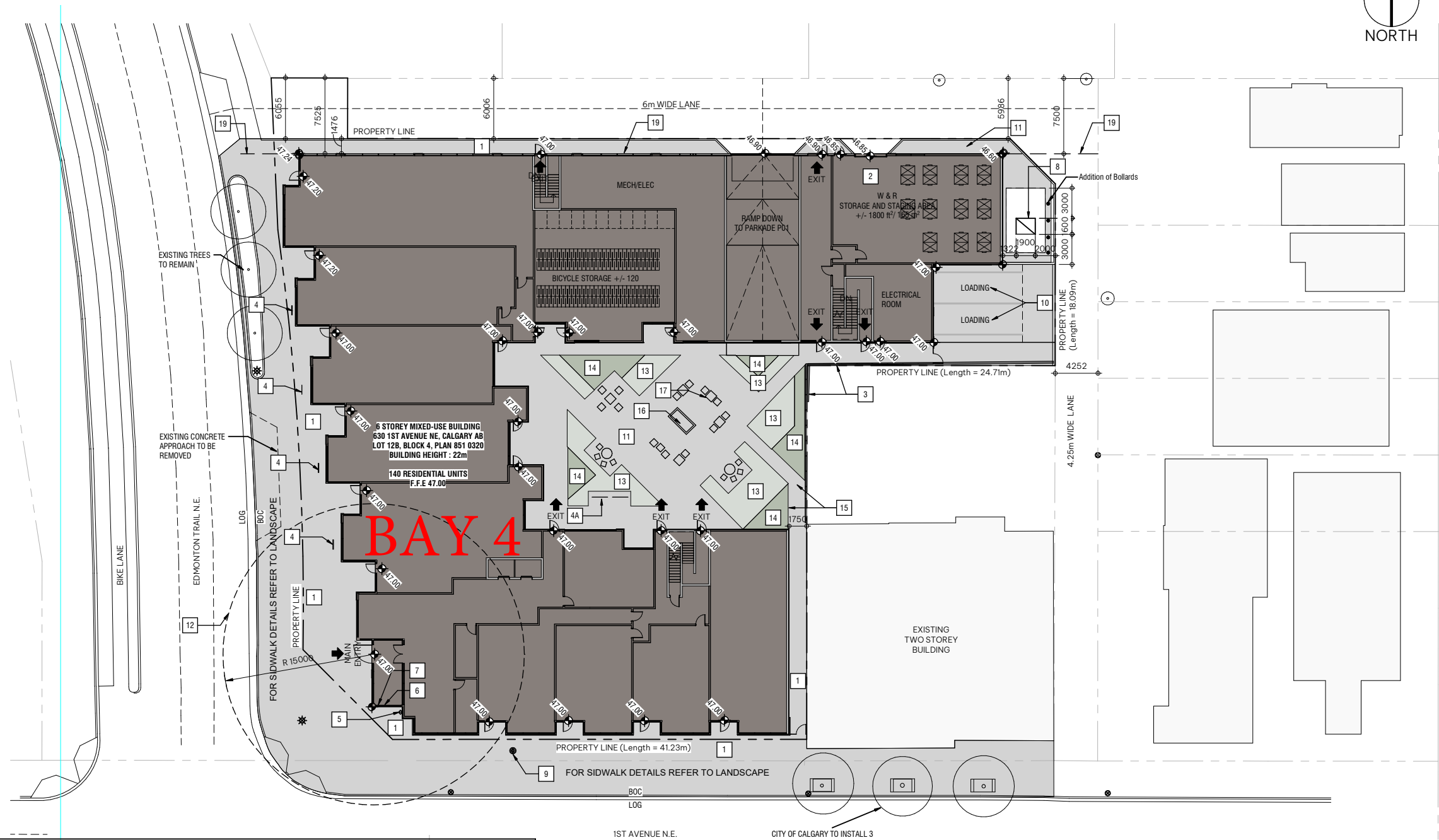
- AREA AFFECTED BY THIS PLAN OUTLINED THUS AND CONTAINS 0.356 ha, 1 LOT.
- STATUTORY IRON POSTS SHOWN THUS: FOUND PLACED
- DRILL HOLE SHOWN THUS: FOUND PLACED
- CONCRETE NAIL SHOWN THUS: FOUND
- TEMPORARY POINT ESTABLISHED, LEFT NO MARK, SHOWN THUS: x
- ALBERTA SURVEY CONTROL MARKER SHOWN THUS: RP
- ALBERTA SURVEY CONTROL MARKER USED AS REFERENCE POINT SHOWN THUS: RP
- DISTANCES ARE IN METRES.
- DISTANCES ALONG CURVED BOUNDARIES ARE ARC DISTANCES.
- THE DESIGNATION 'R' AFTER A BEARING INDICATES THAT THE LINE IS RADIAL TO THE ADJACENT CURVE.
- BEARINGS ARE GRID AND DERIVED FROM THE LINE BETWEEN ASCM 153254 AND 148890.
- THE PROJECTION IS 3' TRANSVERSE MERCATOR, THE DATUM IS NAD83(ORIGINAL), THE REFERENCE MERIDIAN IS 114° WEST LONGITUDE, AND THE COMBINED SCALE FACTOR IS 0.999739.
- GRID COORDINATES ARE DERIVED USING THE PUBLISHED VALUES FOR ASCM 148890:
 NORTHING = 5657621.062, EASTING = -3812.773.
- ALL PLACED STATUTORY IRON POSTS ARE MARKED P196.

ALS	ALBERTA LAND SURVEYOR	Mk	MARK
SEC	SECTION	Mk'd	MARKED
TWP	TOWNSHIP	ASCM	ALBERTA SURVEY CONTROL MARKER
RGE	RANGE	NAD83	NORTH AMERICAN DATUM OF 1983
M	MERIDIAN	RP	REFERENCE POINT
LSD	LEGAL SUBDIVISION	R	RADIUS/RADIAL
ha	HECTARE	Δ	CENTRAL ANGLE OF CURVE
ac	ACRE	BGL	BELOW GROUND LEVEL
N	NORTH	AGL	ABOVE GROUND LEVEL
S	SOUTH	Pos.	POSITION
E	EAST	FOP	FENCE CORNER POST
W	WEST		
Re-est.	RE-ESTABLISHED		
Int.	INTERSECTION		
Est.	ESTABLISHED		

SCHEDULE OF AREAS		
LOT 14, BLOCK 4, PLAN D	0.029 ha	(0.07 ac)
BLOCK 12B, PLAN 851 0320	0.327 ha	(0.81 ac)
TOTAL	0.356 ha	(0.88 ac)



Site Plan



Site Plan - Code Legend

1	PROPOSED CONCRETE SIDEWALK - REFER LANDSCAPE DRAWINGS FOR PAVING DETAILS	11	PUBLIC AMENITY SPACE - REFER TO LANDSCAPE DRAWINGS FOR DETAILS
2	WASTE & RECYCLING AND STAGING AREA	12	FIRE ACCESS AREA
3	EXISTING CONCRETE RETAINING WALL	13	381mm MODULAR PLANTER
4	CLASS 02 - FIXED BIKE RACKS - 3 SPACES	14	762mm MODULAR PLANTER
4A	CLASS 02 - FIXED BIKE RACKS - 7 SPACES	15	PARKADE BELOW
5	LOCATION OF SIAMESE CONNECTION	16	OUTDOOR FIRE PLACE
6	FIRE ALARM PANEL LOCATION	17	SITE FURNITURE - REFER LANDSCAPE DRAWINGS
7	FIRE DEPARTMENT APPROVED LOCKBOX	18	STREET PLANTERS - REFER LANDSCAPE DRAWINGS
8	PROPOSED TRANSFORMER ON CONCRETE PAD	19	7500MM STEBACK LINE
9	EXISTING MAN HOLE		
10	CONCRETE LOADING ZONE		

NOT FOR CONSTRUCTION

This drawing supersedes previous issues. Do not scale these drawings.

Verify all dimensions, elevations and datums, and report any discrepancies to the Architect prior to construction. Dimensions are taken to face of exterior sheathing, face of concrete block, face of stud for interior partitions, and centreline of demising walls, unless noted otherwise on the drawing.

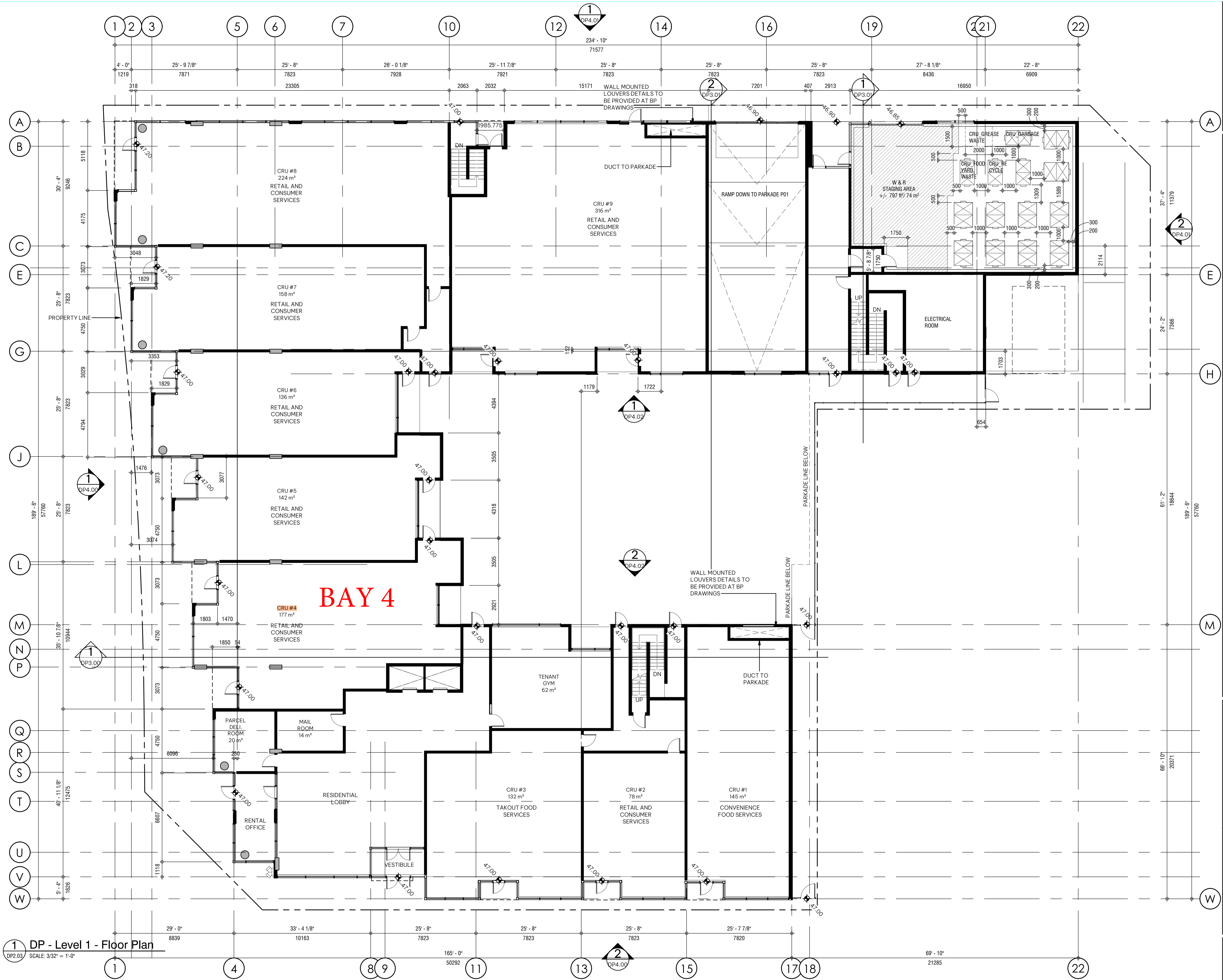
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REVISION	DATE
1 DTR #1 Response	Nov 17, 2023
2 DTR #2 Response	Apr 24, 2024

SCALE 3/32" = 1'-0"
DATE 4/24/2024 7:32:36 PM
DRAWN BY Author
CHECKED BY Checker

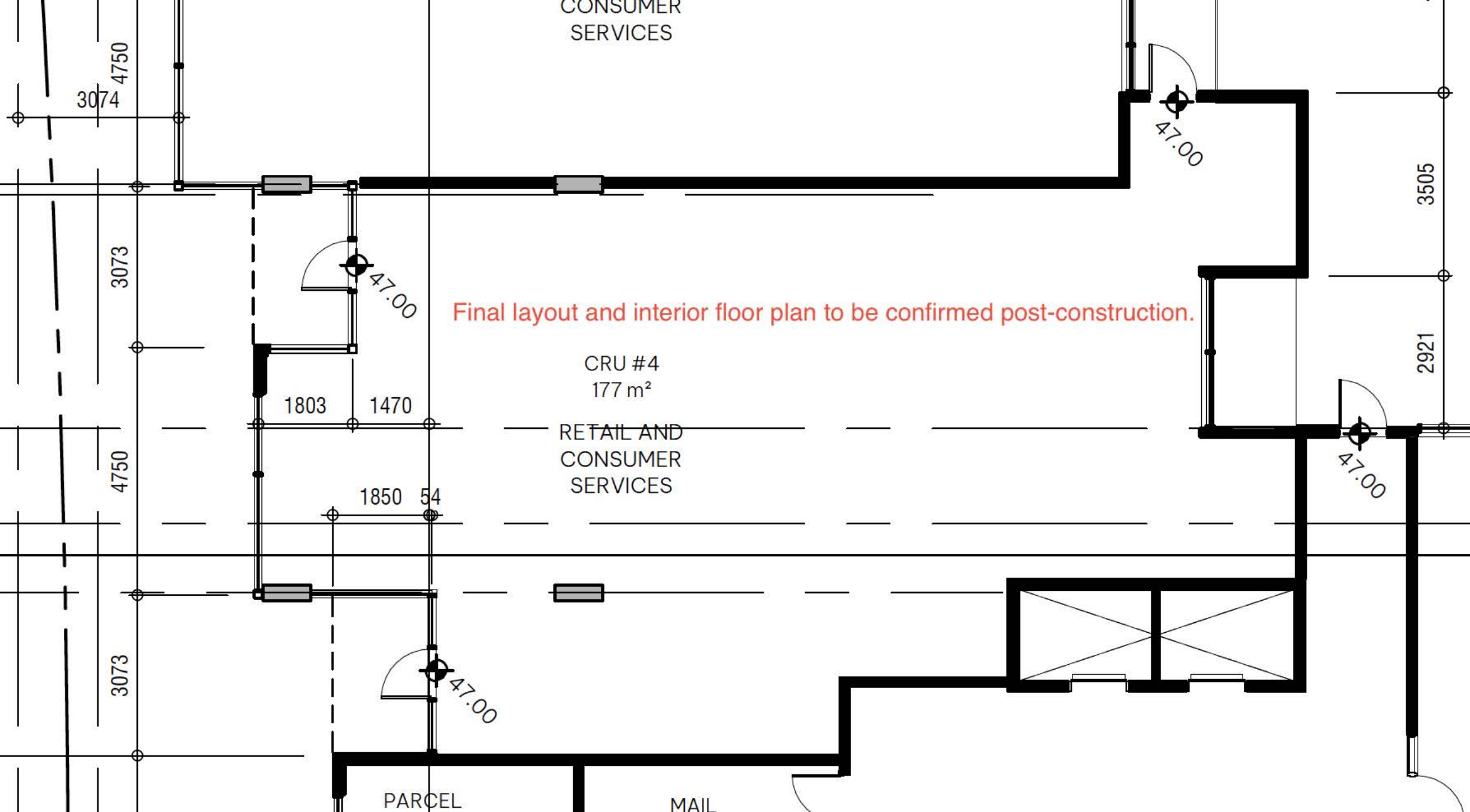
DRAWING NO.

DP2.03



1 DP - Level 1 - Floor Plan

DP2.03 SCALE: 3/32" = 1'-0"



CONSUMER SERVICES

3074 4750

47.00

3505

3073

47.00

Final layout and interior floor plan to be confirmed post-construction.

CRU #4
177 m²

2921

1803

1470

RETAIL AND
CONSUMER
SERVICES

47.00

4750

1850 54

47.00

3073

PARCEL

MAIL



MERCANTILE
REAL ESTATE ADVISORS INC

RETAIL SPACE
FOR LEASE

630 1st AVENUE NE
CALGARY, ALBERTA

jrmercantile.com • 403.770.3071



PROPERTY INFORMATION

LOCATION 630 1st AVENUE NE	TAXES TBD	UNITS AVAILABLE FOR LEASE		
		CRU #1 - 1,505 sq ft +/-	CRU #4 - 1,967 sq ft +/-	CRU #7 - 3,057 sq ft +/-
AVAILABLE FOR LEASE Q3 2026	PARKING 17 COMMERCIAL STALLS	CRU #2 - 855 sq ft +/-	CRU #5 - 1,562 sq ft +/-	CRU #8 - 2,472 sq ft +/-
ZONING MU-2	TERM 5-10 YEARS	CRU #3 - 1,541 sq ft +/-	CRU #6 - 1,505 sq ft +/-	CRU #9 - 2,085 sq ft +/-
		LEASE RATE MARKET	OPERATING COSTS TBD	

DEMOGRAPHICS

POPULATION 2023	1 KM 17,058	3 KM 102,650	5 KM 193,043
GROWTH 2023 - 2028	13.72%	13.10%	13.05%
AVERAGE INCOME	\$99,287	\$118,899	\$132,217
MEDIAN AGE OF POP	39.10	38.20	38.40

GENERAL INFORMATION

NEW DEVELOPMENT ON THE CORNER OF EDMONTON TRAIL NE AND FIRST AVENUE NE IN THE BUSTLING NEIGHBOURHOOD OF BRIDGELAND AND SURROUNDED BY OTHER THRIVING AREAS OF CALGARY INCLUDING; INGLEWOOD, RENFREW, CRESCENT HEIGHTS AND EAST VILLAGE. WITH ITS LOCATION ON EDMONTON TRAIL, THIS RETAIL OPPORTUNITY IS EASILY ACCESSIBLE AND HIGHLY VISIBLE

MULTIPLE RETAIL SPACES AVAILABLE AT THE BASE OF 128 RESIDENTIAL UNIT DEVELOPMENT FEATURING 17 FOOT, 8 INCH CEILINGS SLAB TO SLAB

IDEAL USES INCLUDE: RESTAURANT, FITNESS, MEDICAL, HEALTH AND WELLNESS, COFFEE OR RETAIL

CITY PLAN

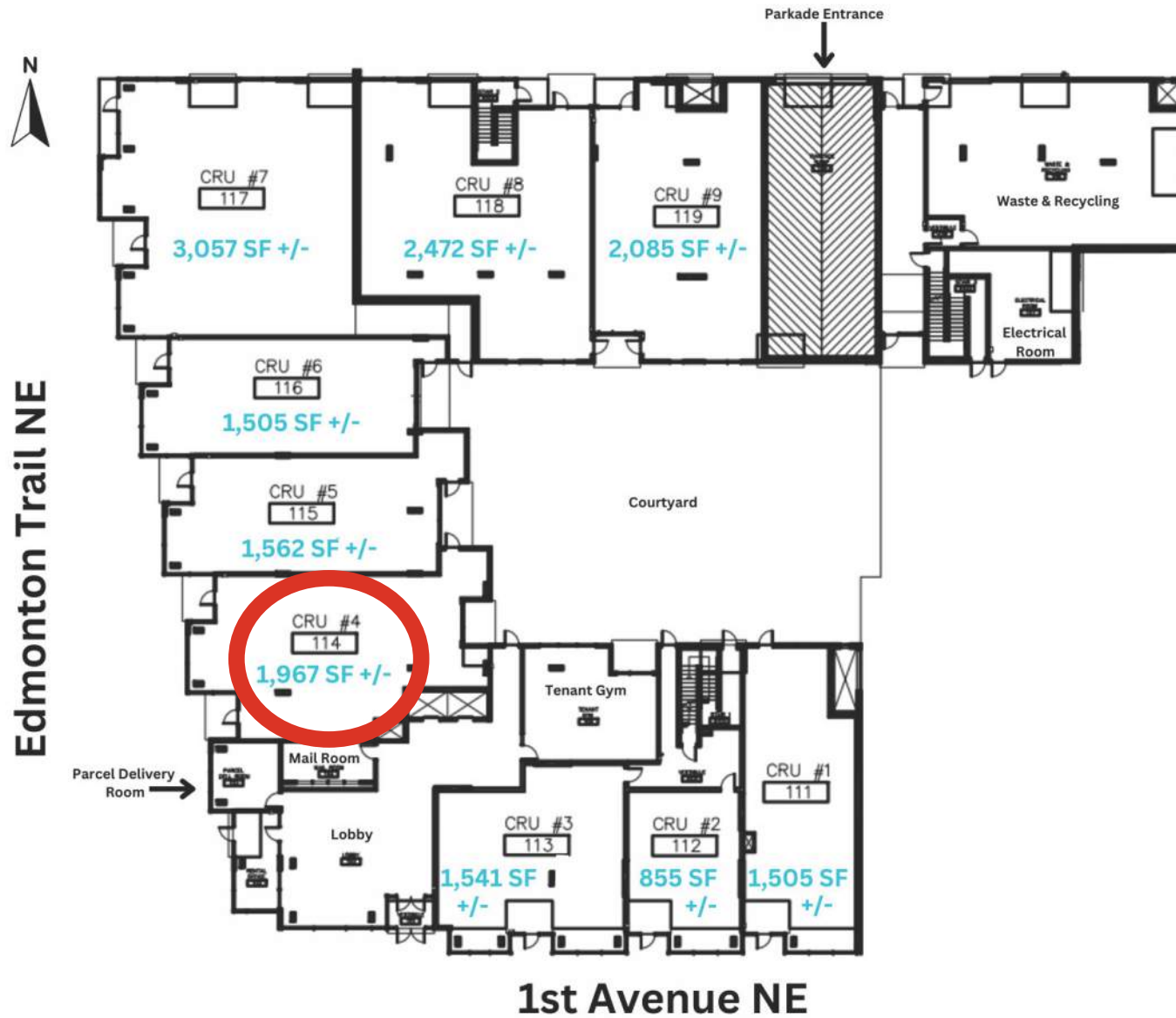


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Massing & Form

Site Information

Legal Address	LOT 12B, BLOCK 4, PLAN 851 0320
Municipal Address	630 1ST AVE NE
Land Use Designation(s)	MU-2 f4.0 h34
Community	Bridgeland/ Riverside
Ward	Ward 9: Gian Carlo Carra
Policy Plans	Municipal Development Plan Calgary Transportation Plan Bridgeland Riverside ARP (2022)

PROJECT STATISTICS

Parcel Area A:	3,274m ²
Parcel Area B:	334m ² (yet to be purchased)
Total Site Area:	3,608m ²

Max Developable Area:	14,432m ²
Prop Developable Area:	13,962m ²

FAR (max 4.0)	3.85
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Proposed Units	140 units
Commercial Leasable	1,320m ²

Proposed Building Height	22m
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SETBACKS

PL Shared with Street:	0.0m
PL Lane (residential)	7.5m

RESIDENTIAL PARKING

• Required	93 spaces
• Provided	128 spaces

VISITOR PARKING

• Required	14 spaces
• Provided	14 spaces

COMMERCIAL PARKING

• Required	0 spaces
• Provided	17 spaces

