

LAND USE BYLAW REVIEW

CURRENT ZONE: CC-X  
MUNICIPAL ADDRESS: 1001 1ST STREET SW, CALGARY, AB  
LEGAL ADDRESS: L: 17-20, B: 68, P: A

SITE AREA

WIDTH	DEPTH	AREA [SM]	AREA [SF]	AREA [HA]
130'/39.69M	100'/30.47M	1209	13014	0.12

HEIGHT

NO MAX HEIGHT REQUIREMENT

F.A.R.

MAXIMUM 5.0 (+ 3.0 BONUS)

SETBACKS

	MIN	
REAR SOUTH	0m	LANE
SIDE EAST	2.134m PUBLIC REALM ENHANCEMENT SETBACK	1ST ST SW
FRONT NORTH	2.134m PUBLIC REALM ENHANCEMENT SETBACK + 1.5m BYLAW SETBACK	10TH AVE SW
SIDE WEST	0M	CC-X (SHARED PL)

AMENITY SPACE

MIN	5.0M²/UNIT
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VEHICLE PARKING

RESIDENT:	0.75 STALLS / UNIT
VISITOR:	0.1 STALLS / UNIT

BIKE PARKING

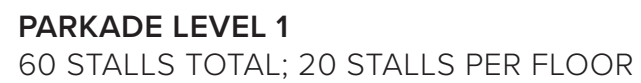
CLASS I:	0.5 STALLS / UNIT
CLASS II:	0.1 STALLS / UNIT

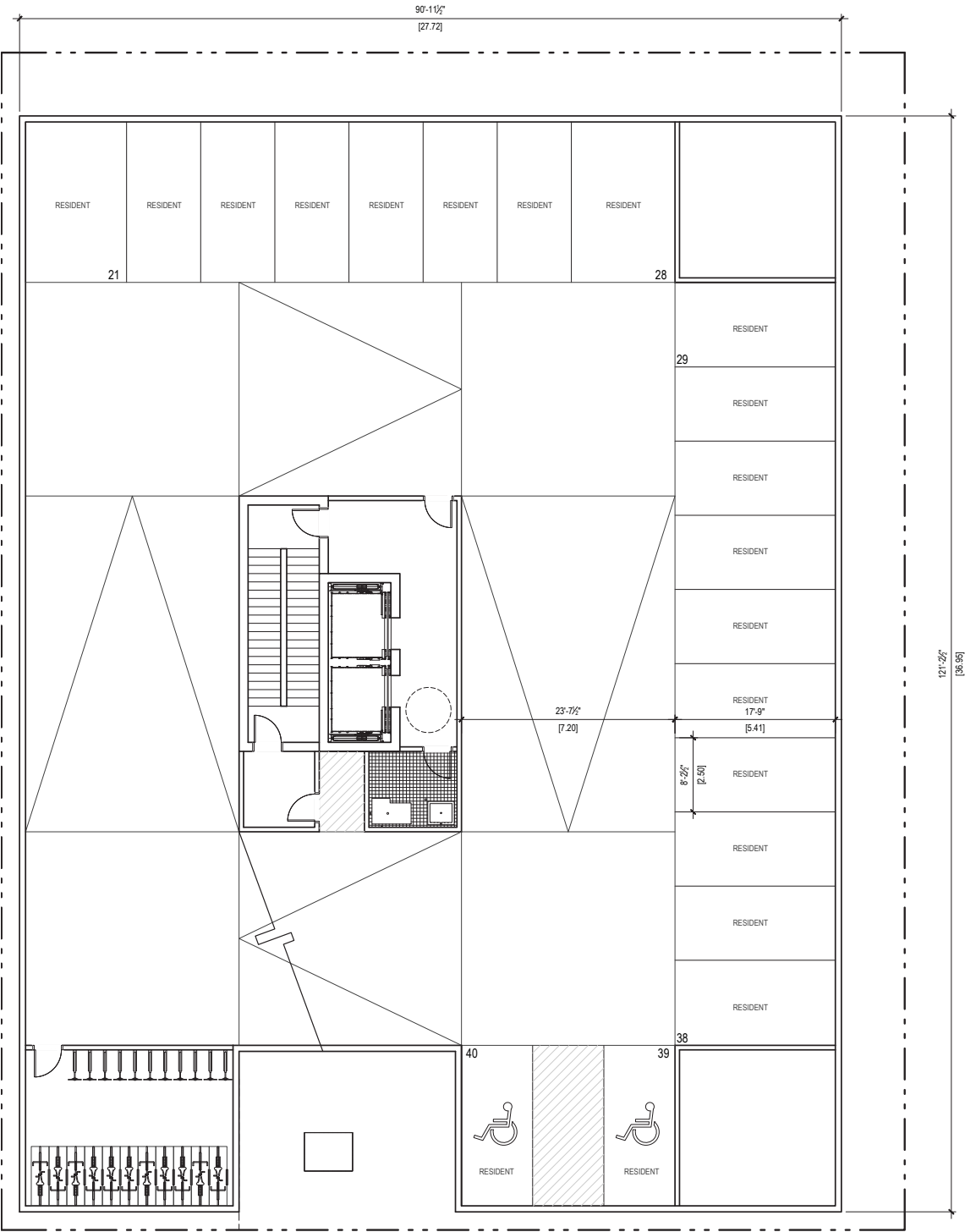
BYLAW OVERVIEW

2 0 2 2 . 0 8 . 1 6

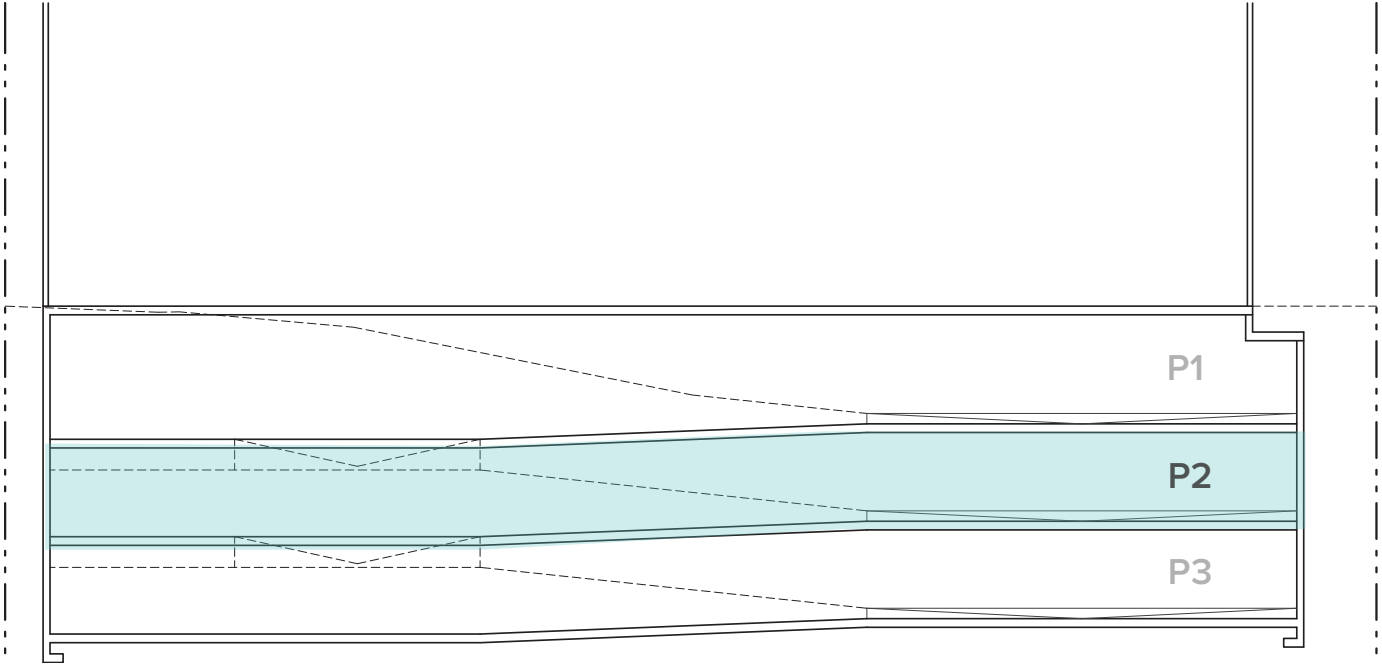
GALLERY

F A A S





PARKADE LEVEL 2

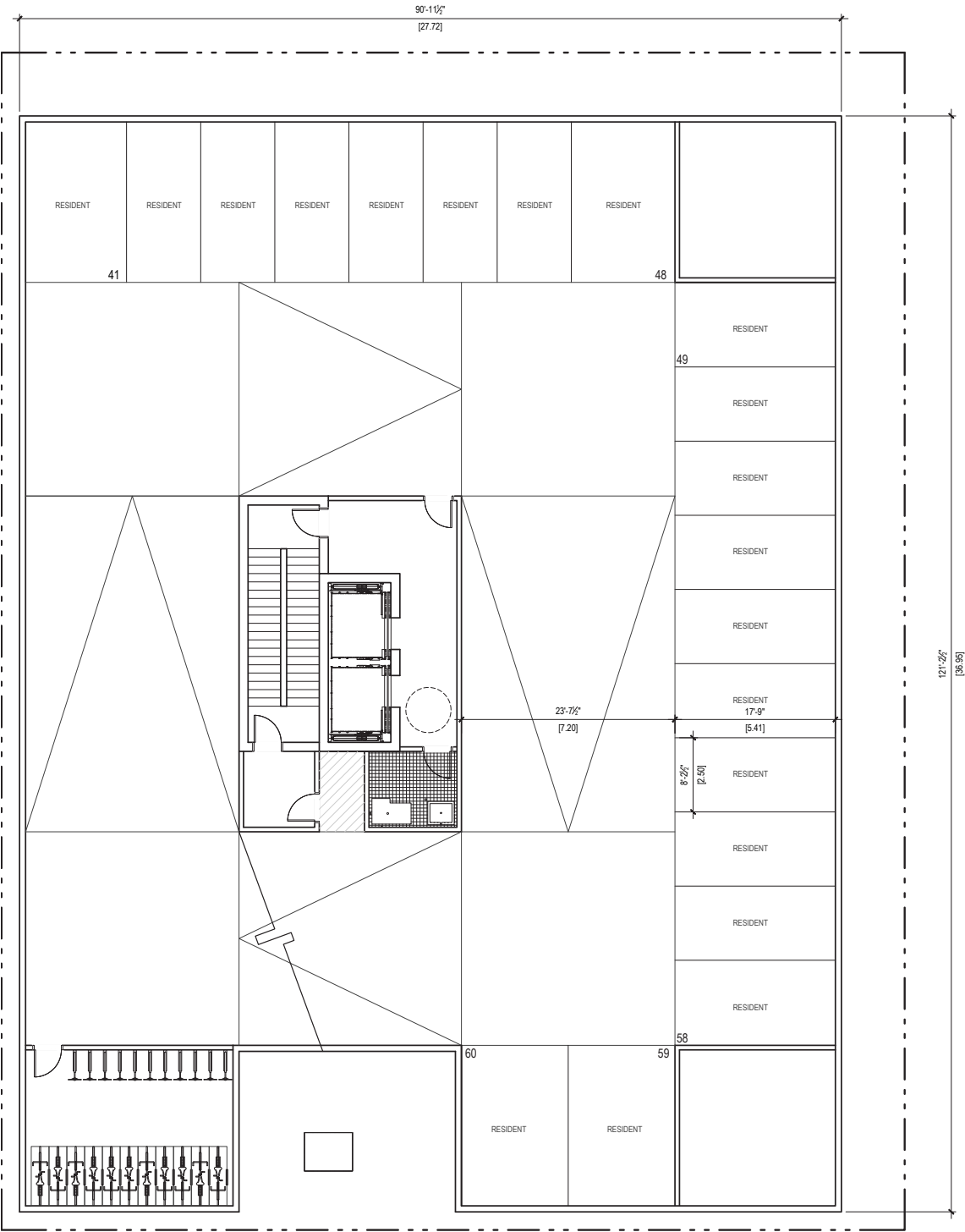


PLANS (NTS)

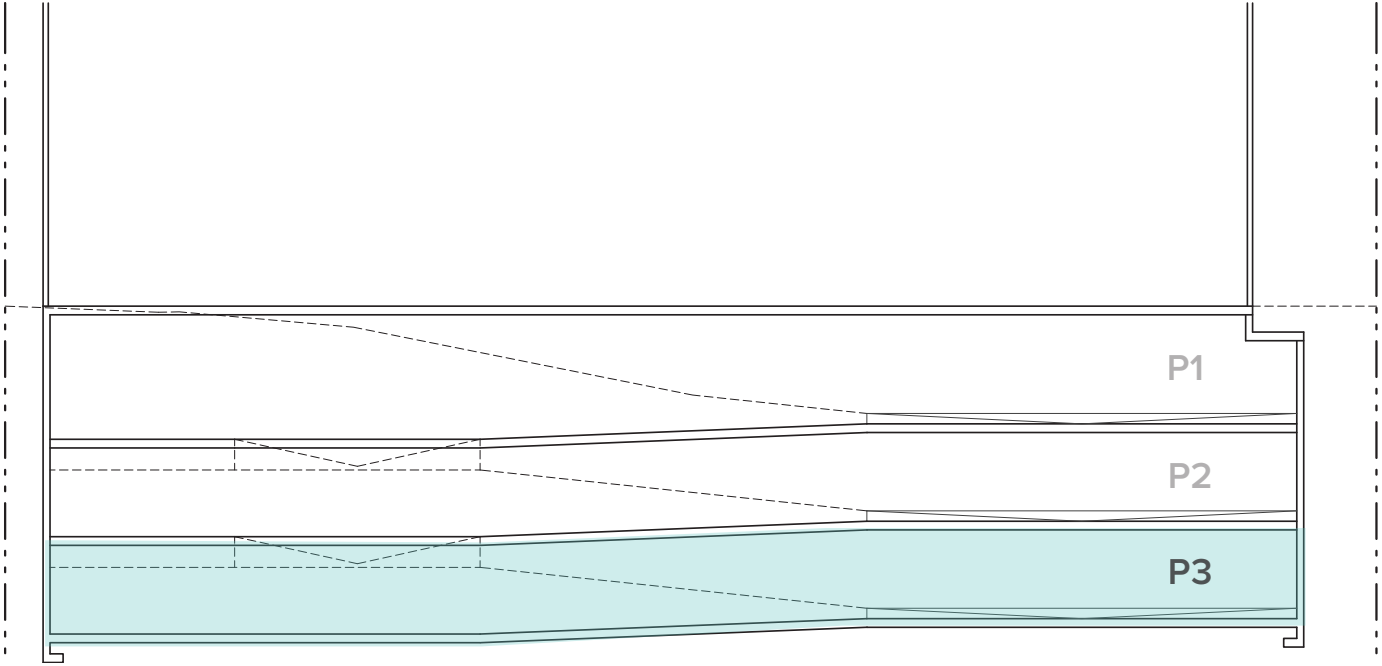
2022.08.16

GALLERY

FAAS



PARKADE LEVEL 3

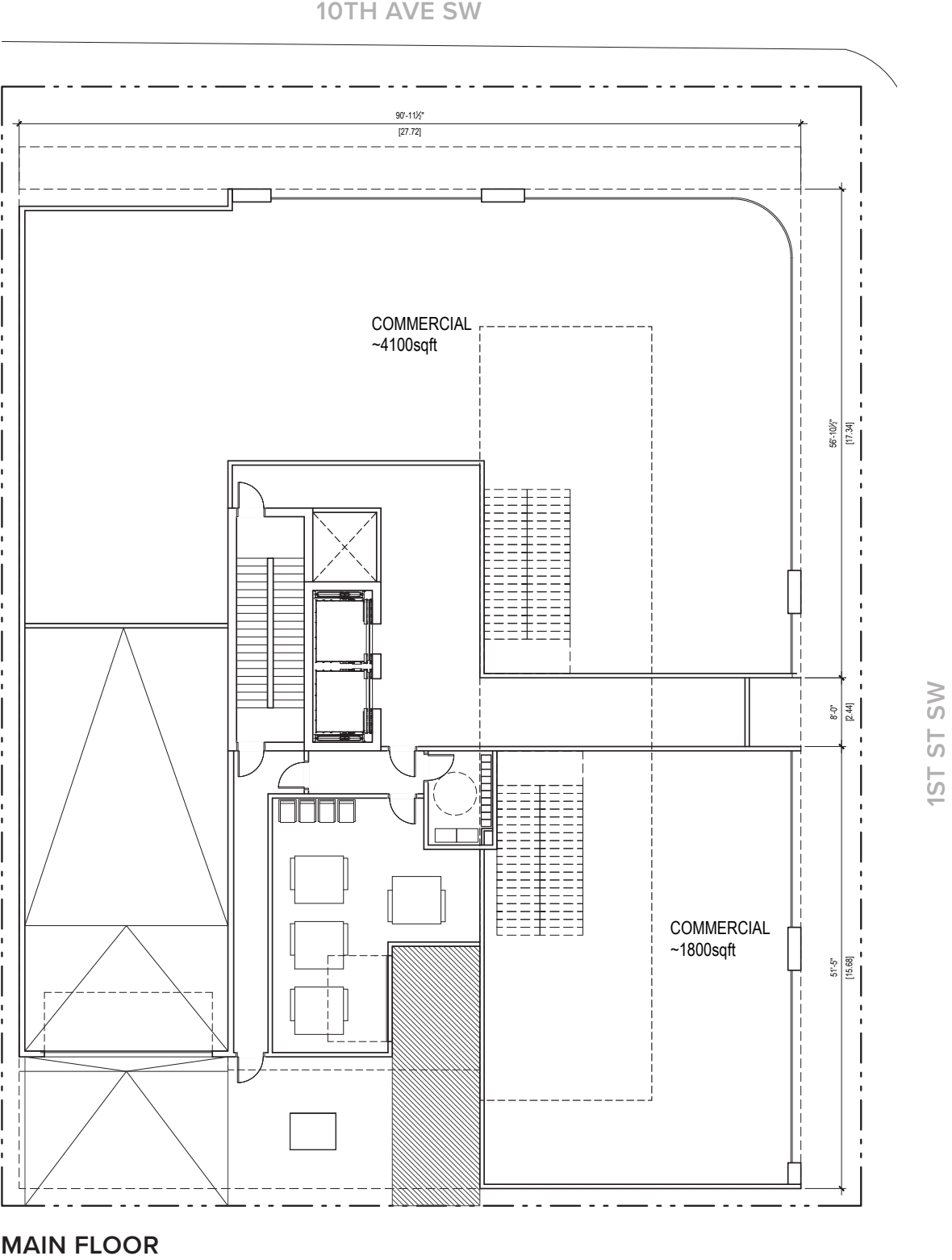


PLANS (NTS)

2022.08.16

GALLERY

FAAS

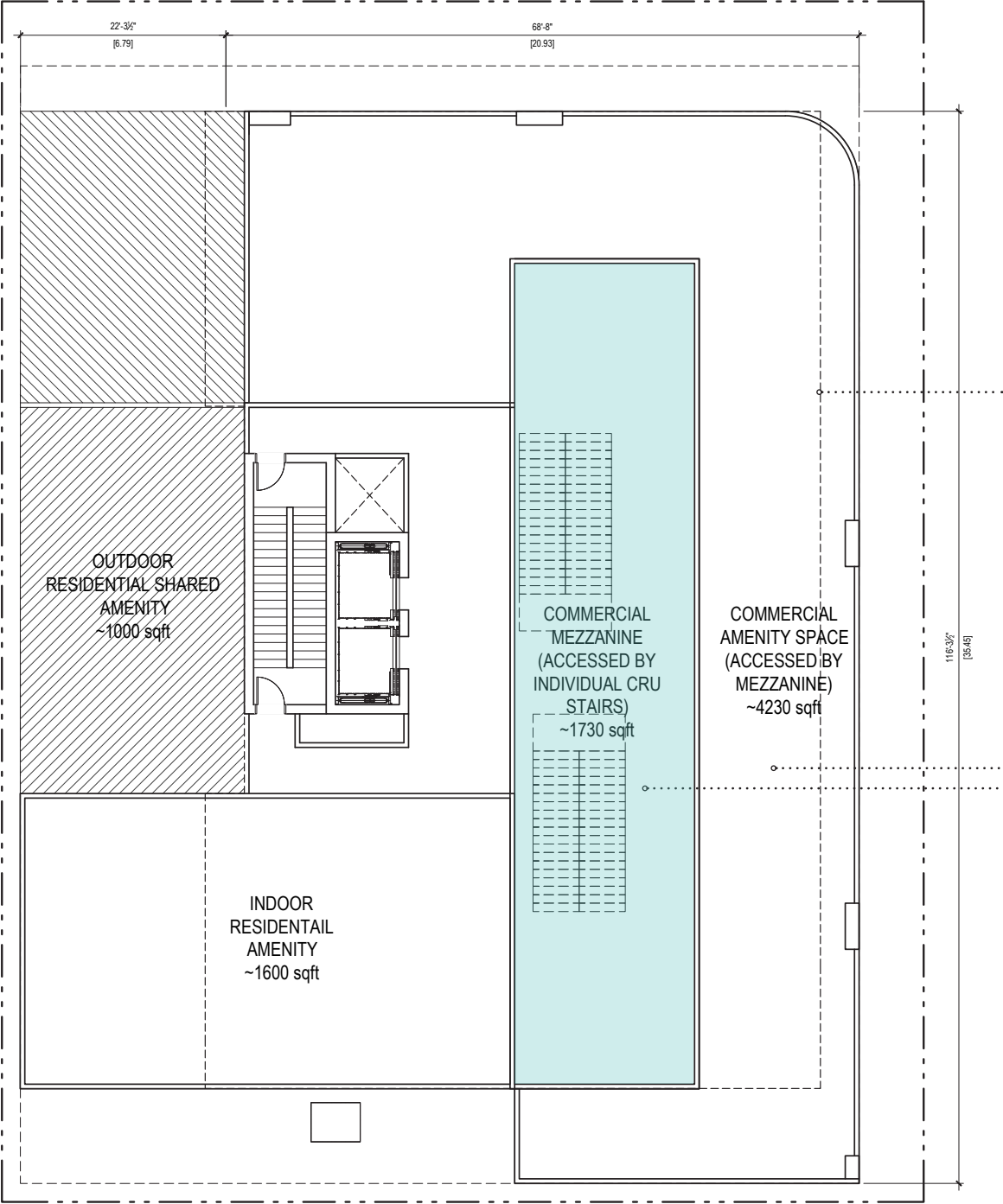


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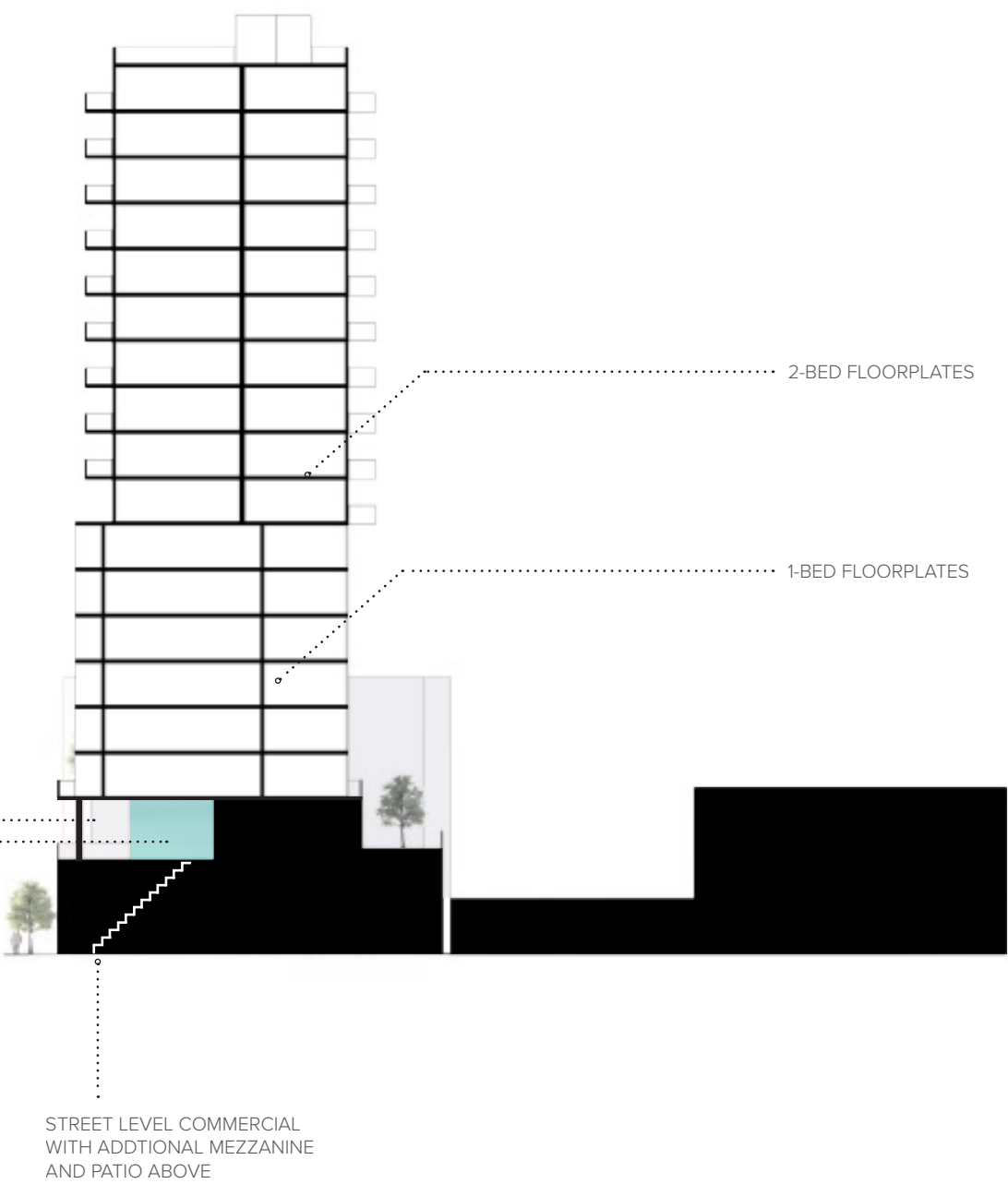
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SECOND FLOOR

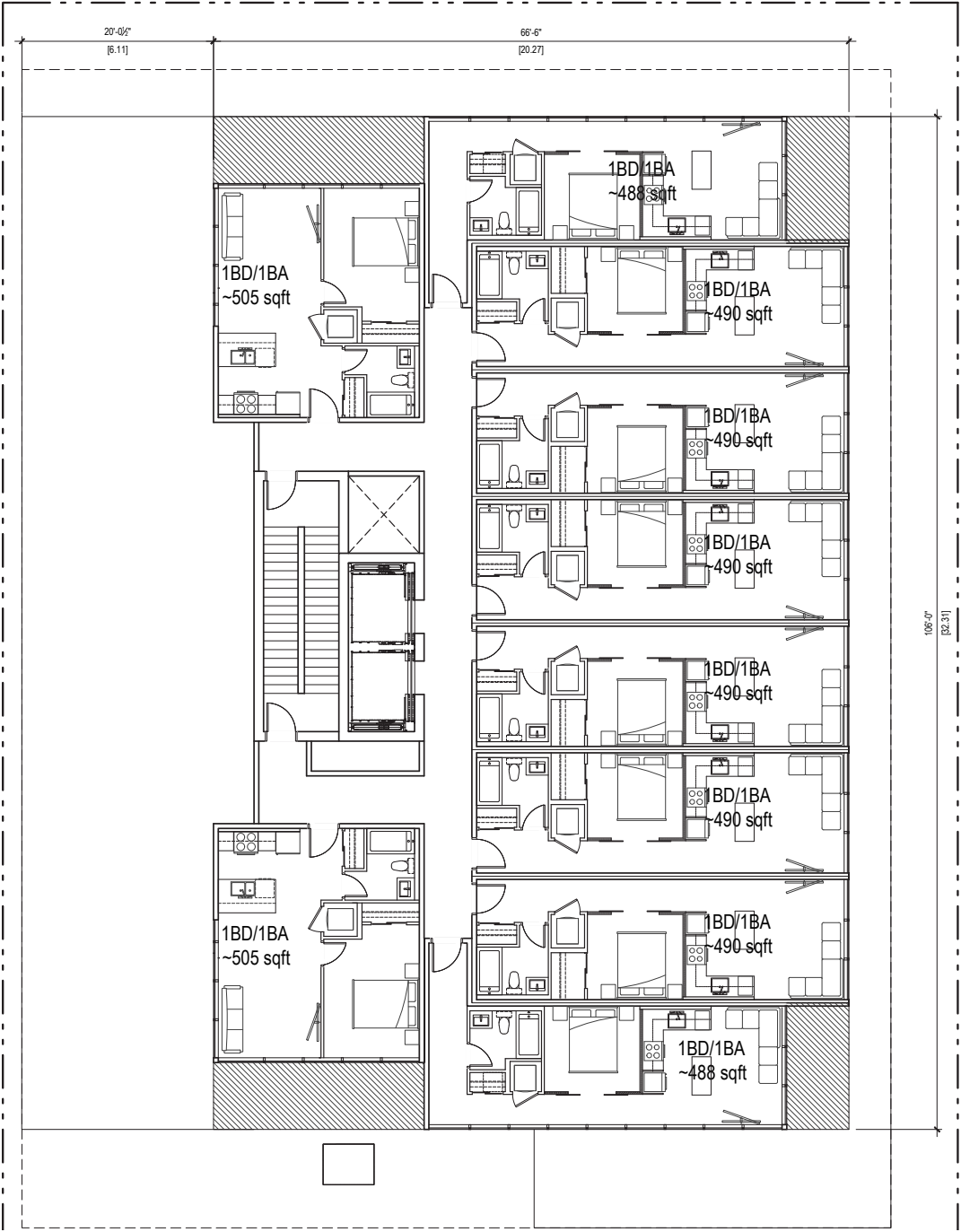


PLANS (NTS)

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LOWER RESIDENTIAL FLOOR PLAN (ONE BEDROOM UNITS)

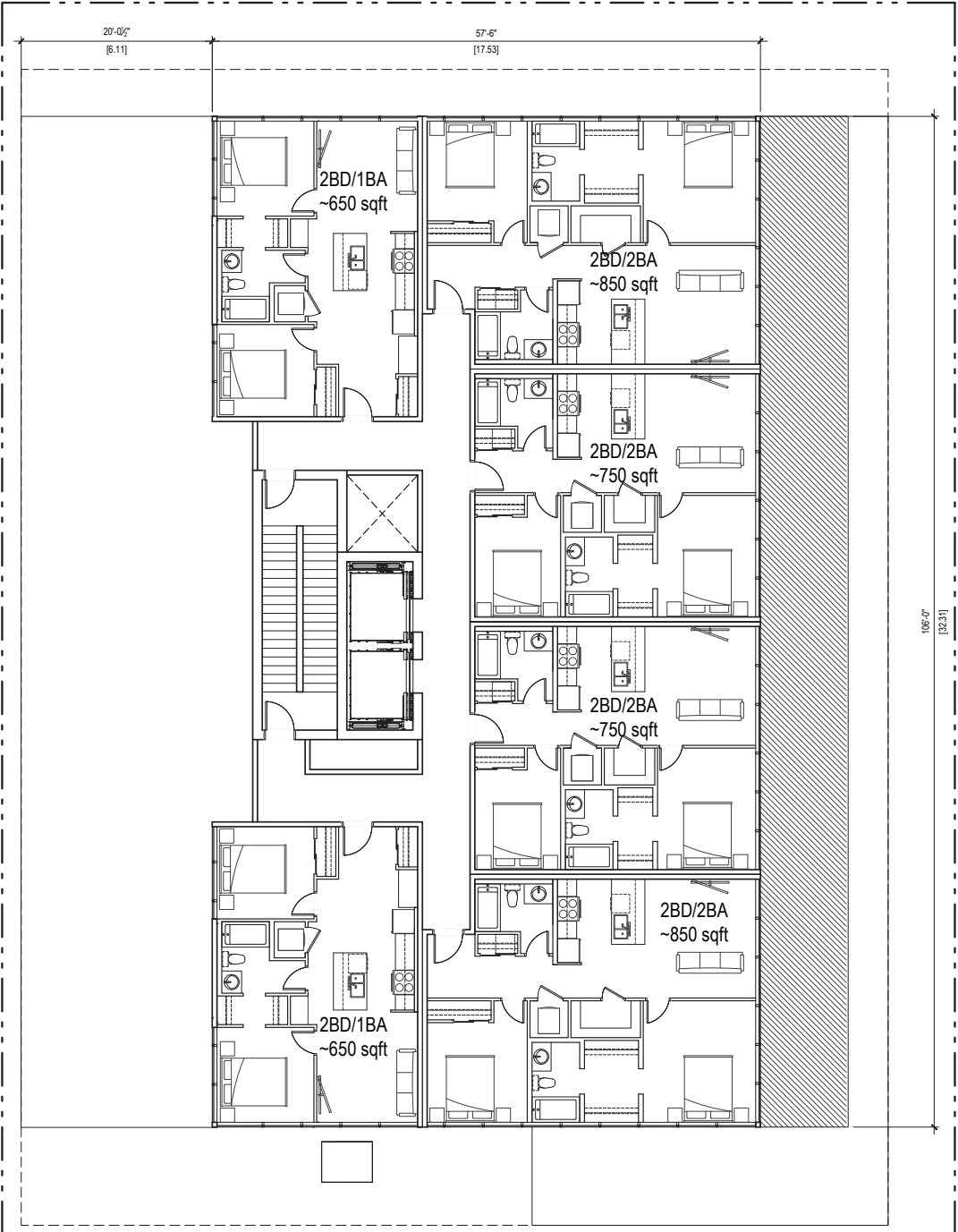


PLANS (NTS)

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GALLERY

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UPPER RESIDENTIAL FLOOR PLAN (TWO BEDROOM UNITS)



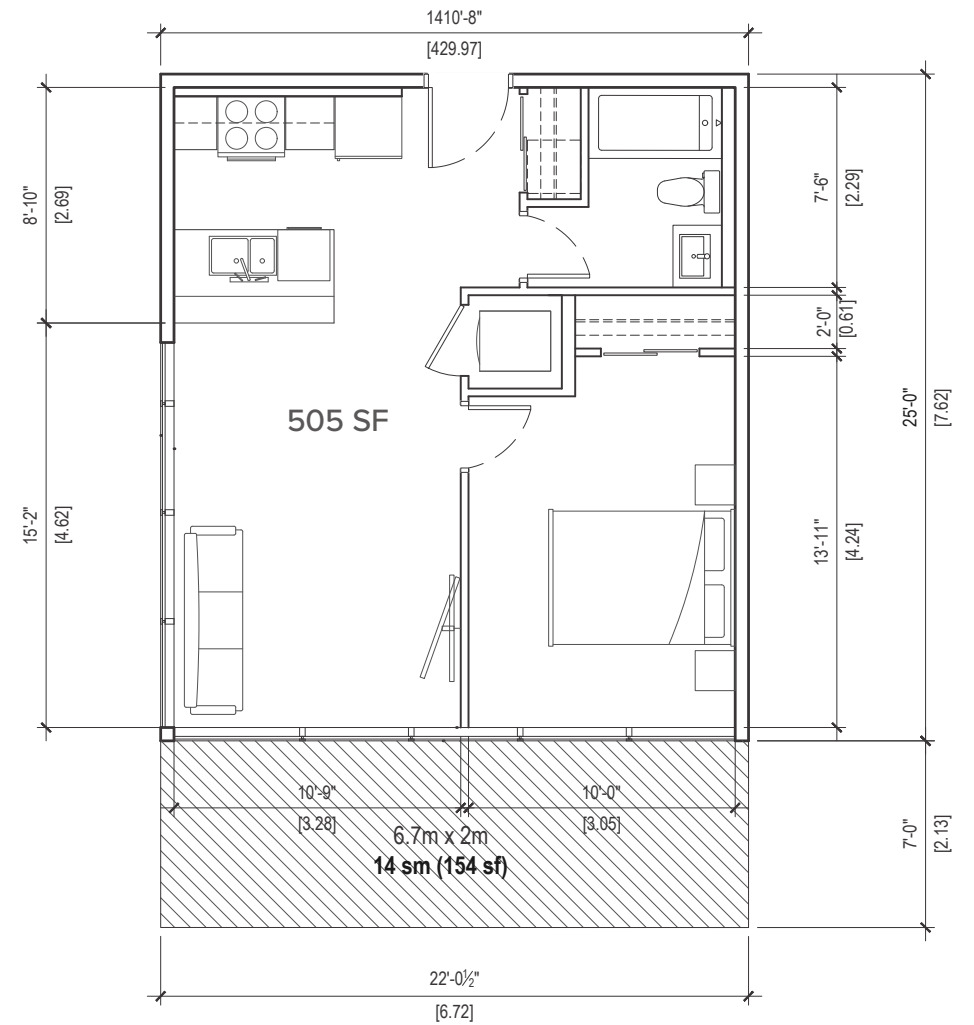
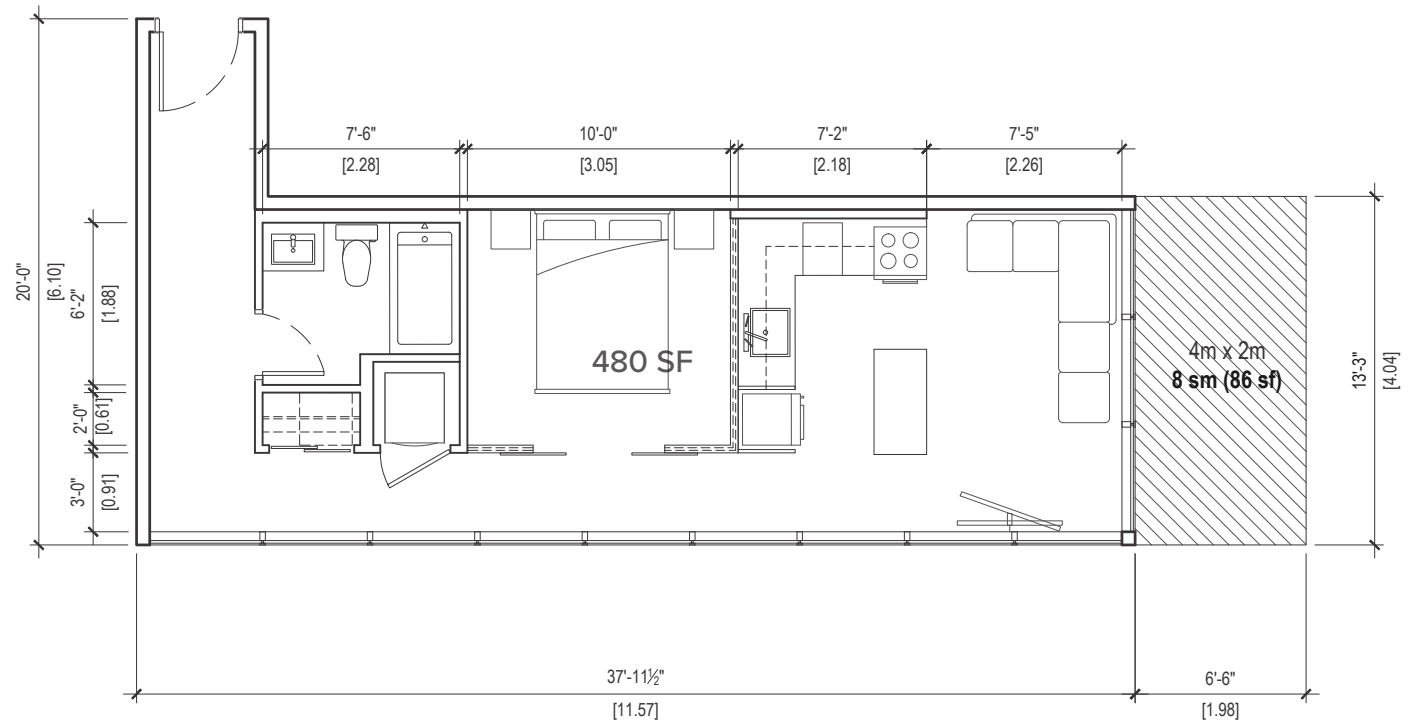
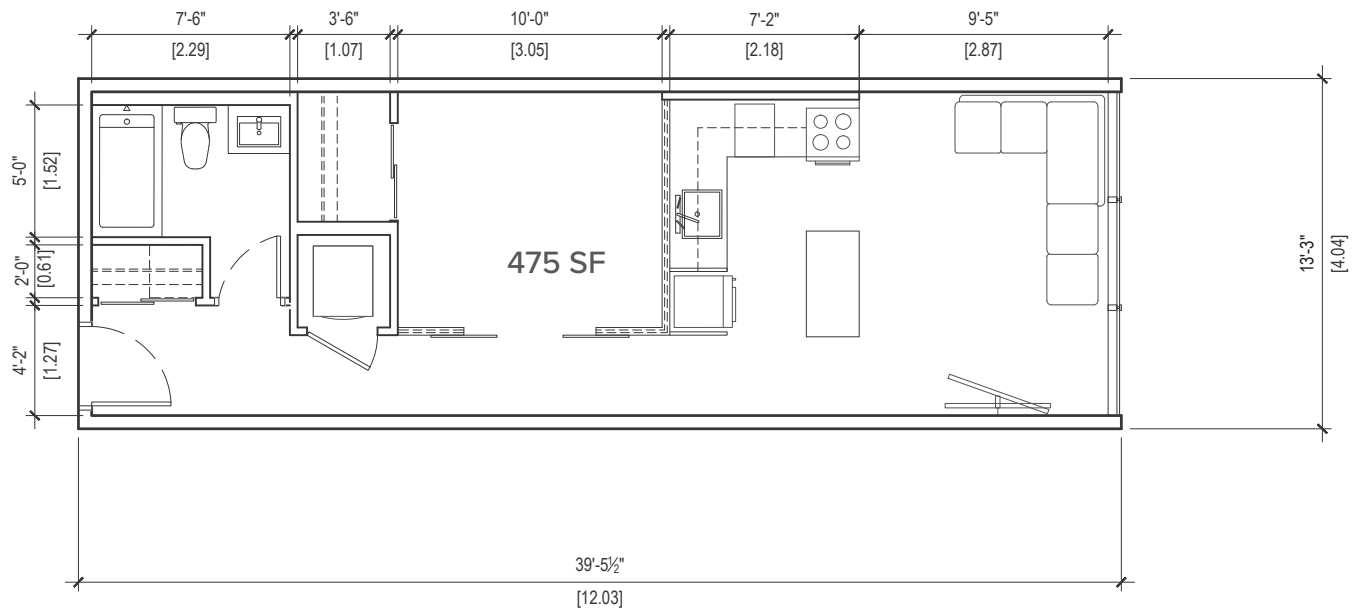
PLANS (NTS)

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GALLERY

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ONE BEDROOM UNITS  
NTS



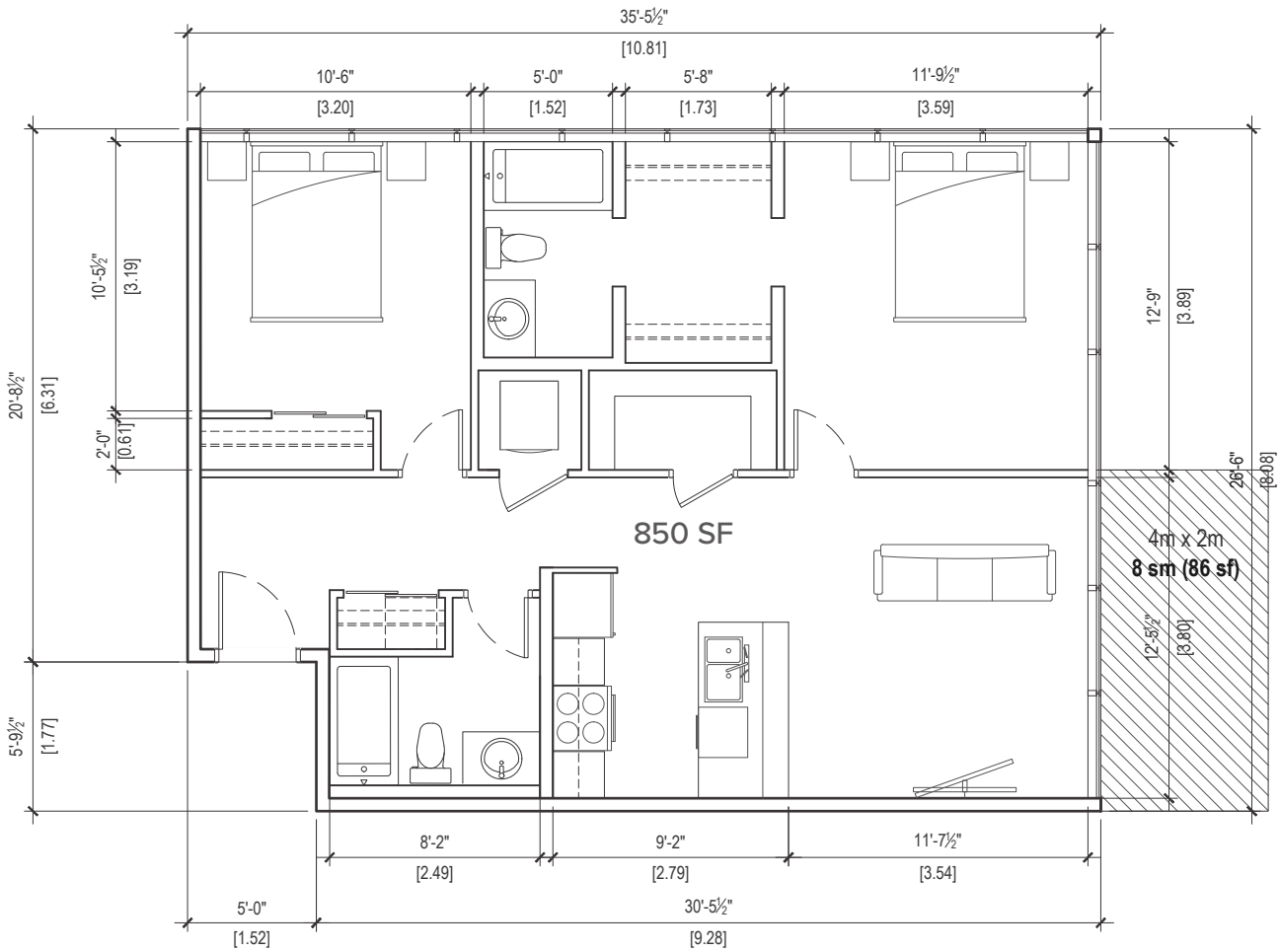
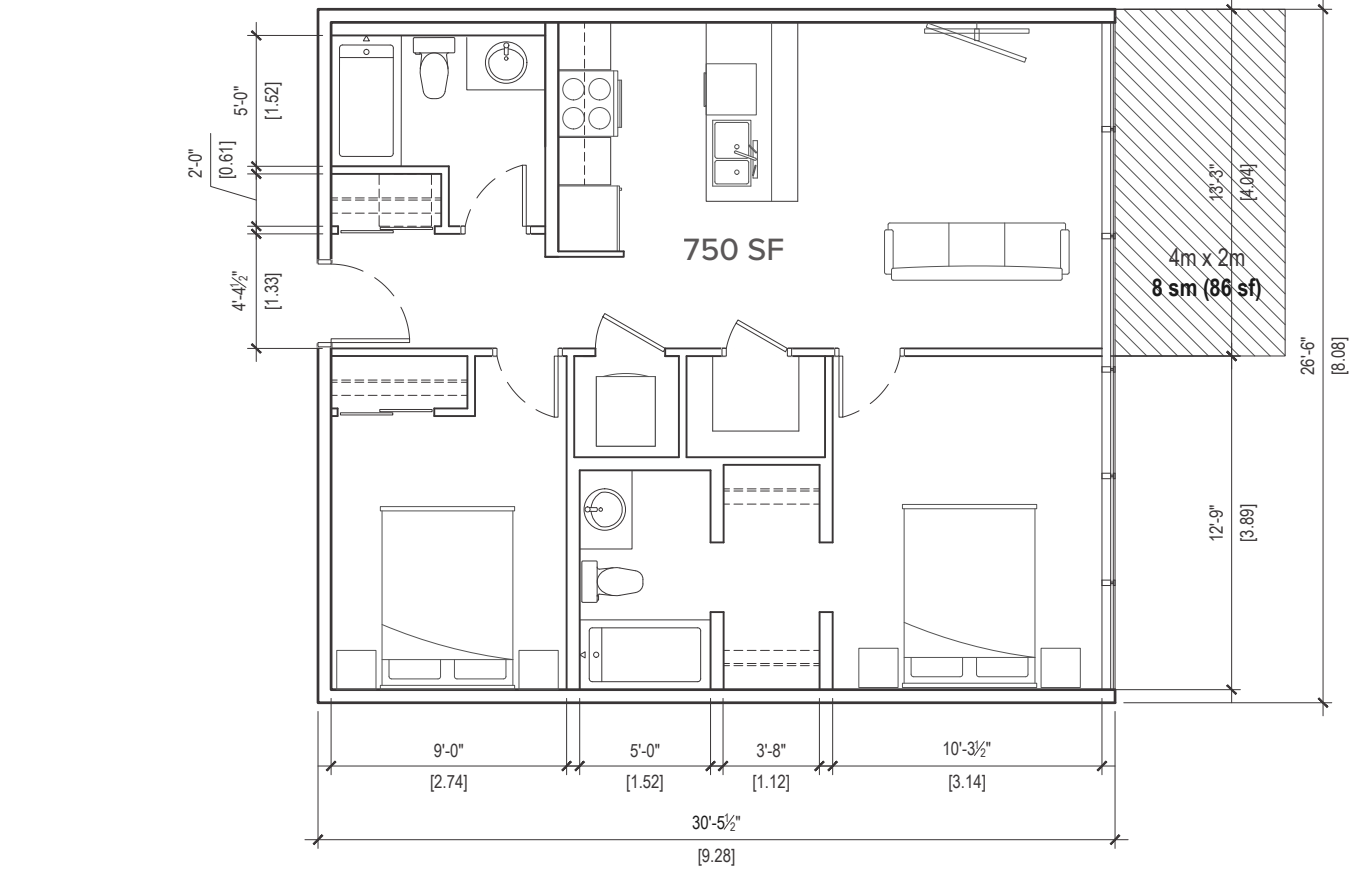
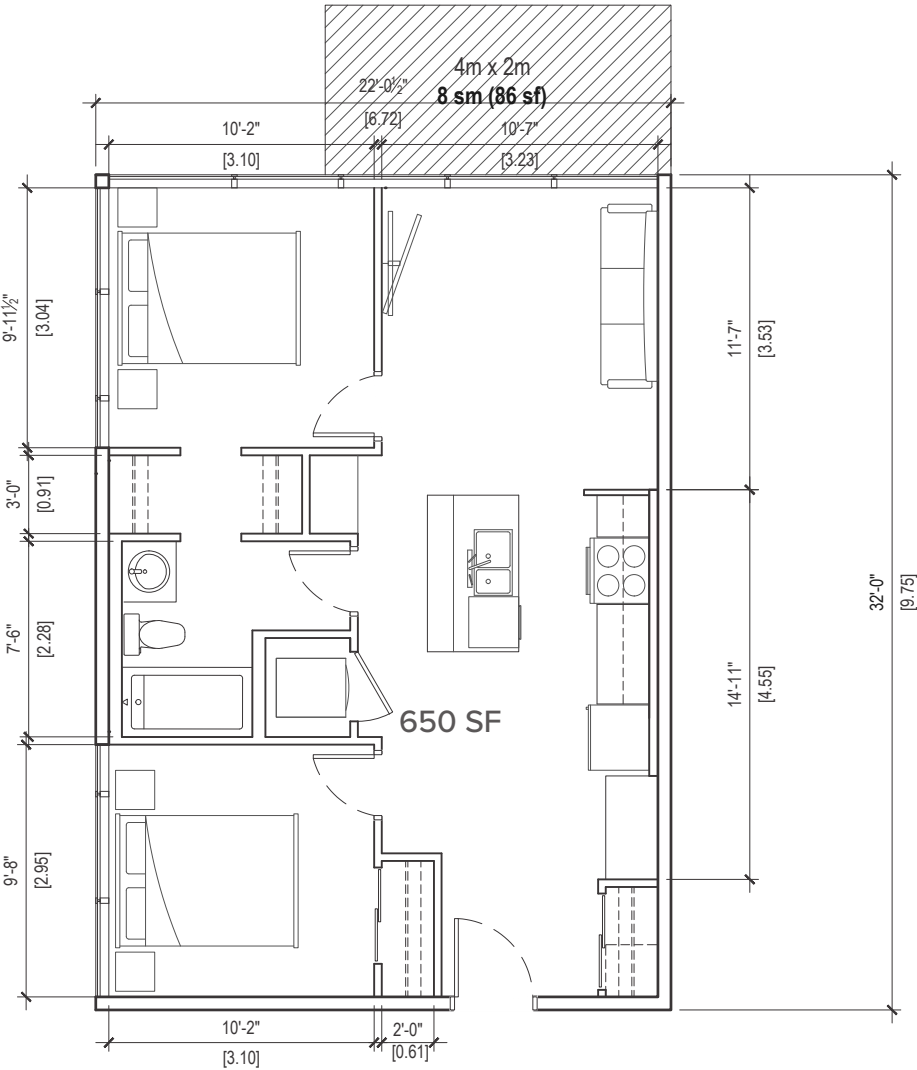
PLANS (NTS)

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TWO BEDROOM UNITS  
NTS

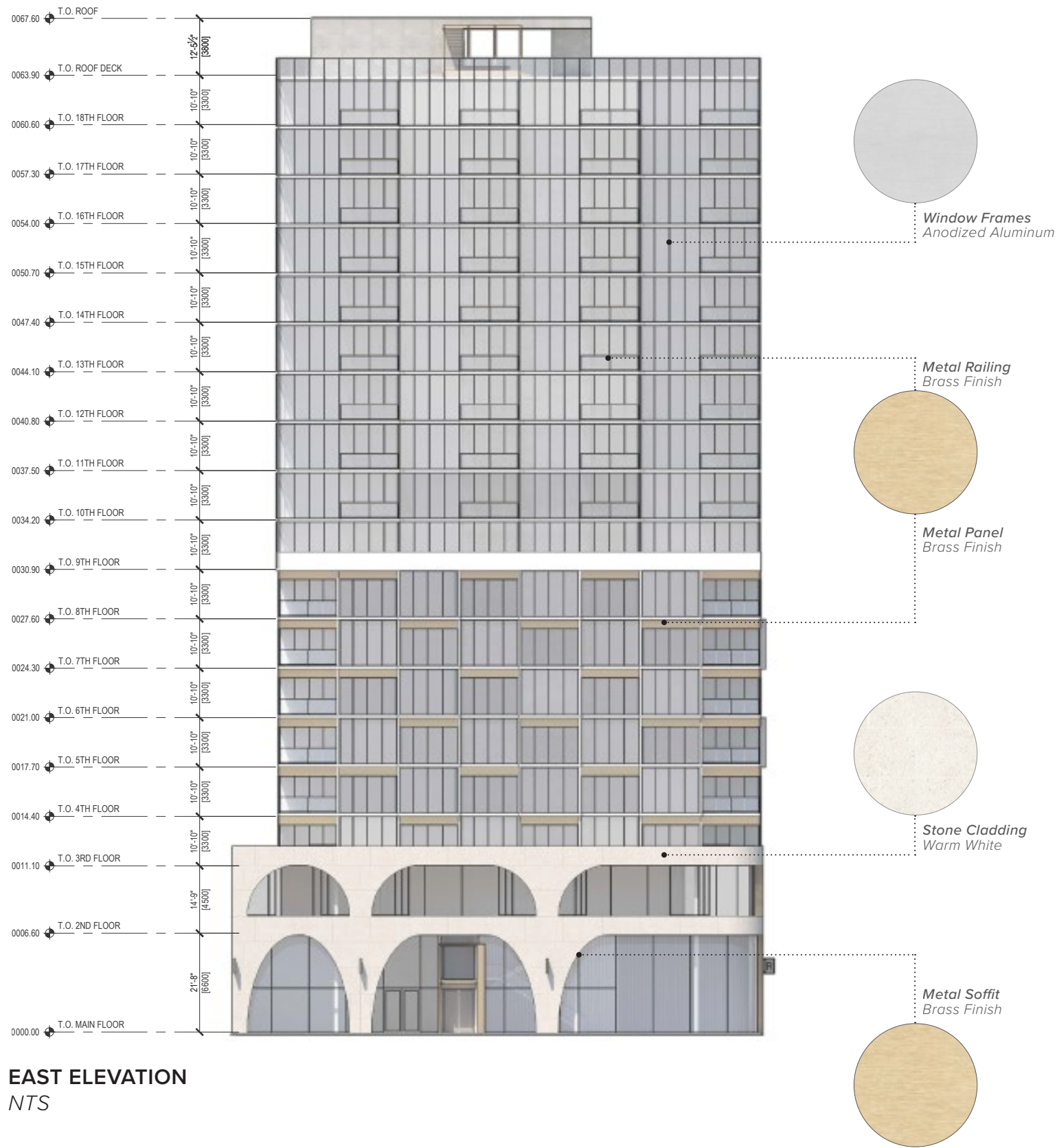


PLANS (NTS)

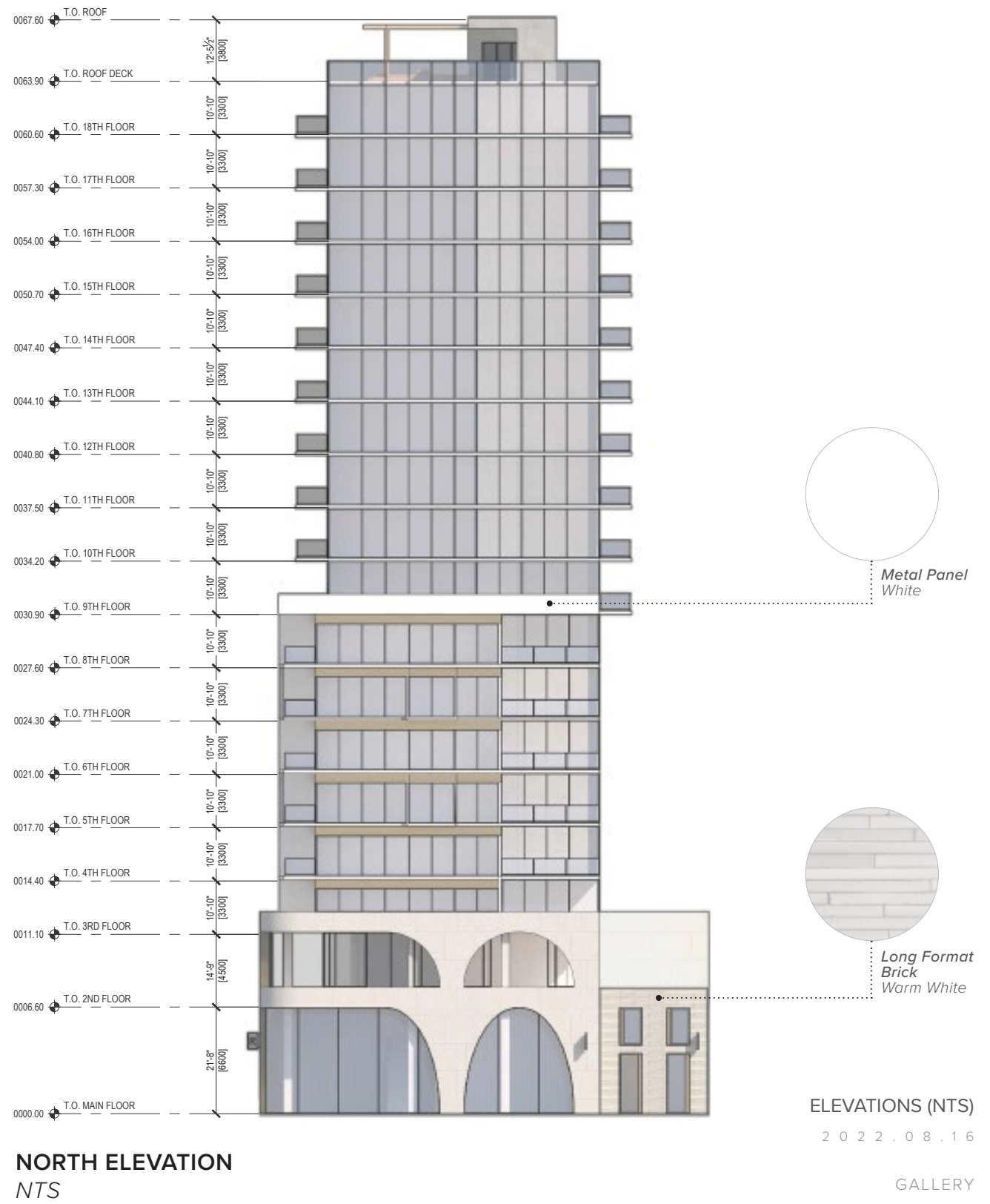
2 0 2 2 . 0 8 . 1 6

GALLERY

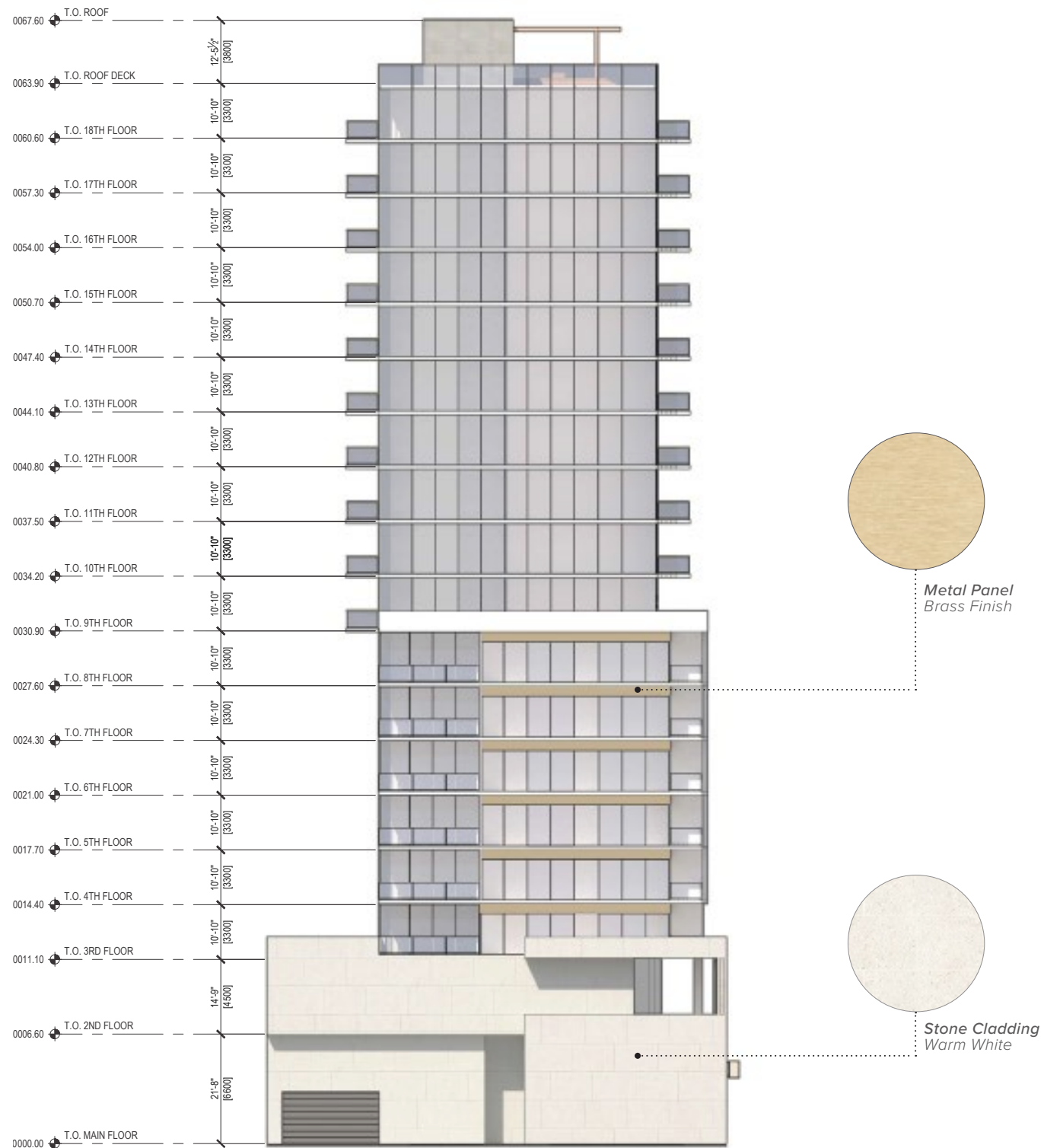
FAAS



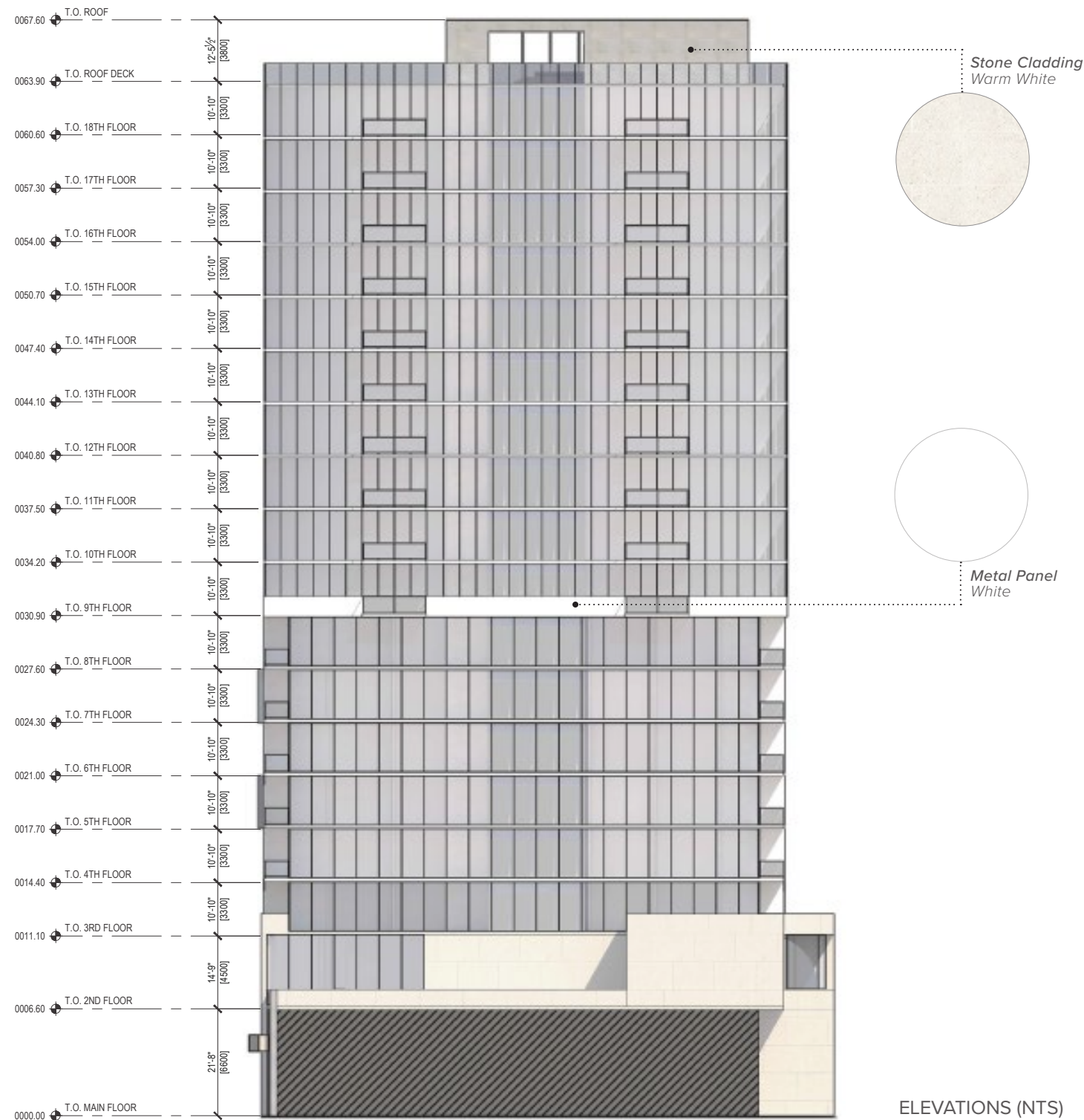
EAST ELEVATION  
NTS



NORTH ELEVATION  
NTS



**SOUTH ELEVATION**  
*NTS*



**WEST ELEVATION**  
*NTS*

ELEVATIONS (NTS)

2022.08.16

GALLERY

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*Tower  
Corner View*



FAAS





*Podium  
Corner View*

FAAS

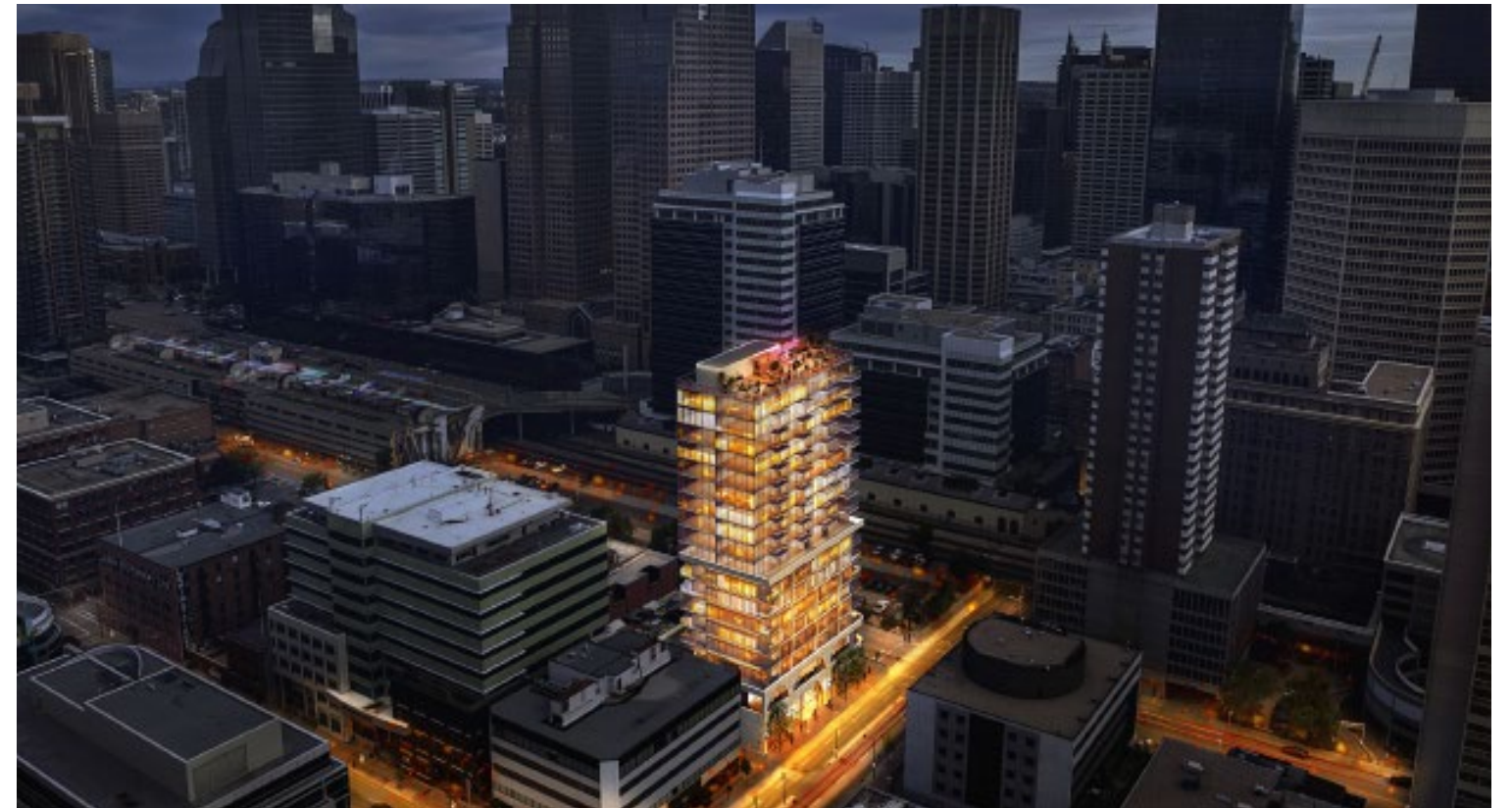




Lobby  
Elevation View

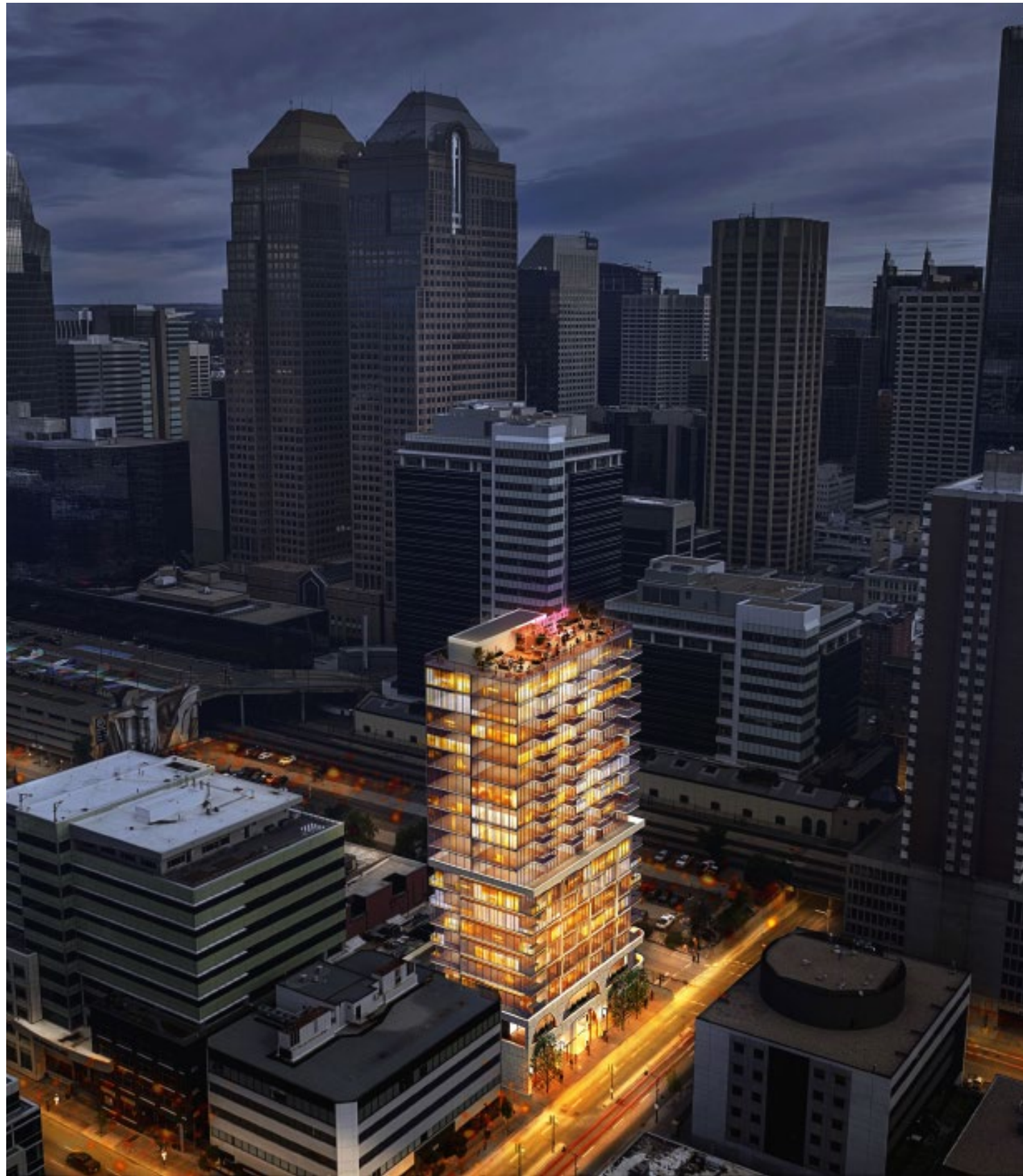
FAAS





*Tower*  
Aerial View (Daytime & Evening)





*Rooftop Amenity  
Aerial View*



*Rooftop Amenity  
Experiential Views*