

**NOTE: Opportunity is restricted to qualified non-profit housing providers**



# FOR LEASE

## 14320 6 ST S.W. Calgary, AB

A portion of land totaling 3.3± acres available to develop and operate a transitional housing facility for families with children

**PROPERTY TYPE**  
Vacant land, moderately sloped

**LEGAL**  
7511044;F (portion of)

**COMMUNITY**  
Shawnee Slopes

**SITE AREA**  
3.3± acres

**TERMS**  
For LEASE at nominal rent, 20 years plus additional 20 year option

### Property Highlights

- Three-minute walk to Fish Creek-Lacombe LRT Station
- Sites accessible by CTrain and various bus lines, adjacent to Fish Creek Provincial Park, public tennis court, grocery, etc.
- Zoned S-CRI; Land Use application by successful proponent will be required
- Intended use exclusively for families with children at risk of or experiencing homelessness as triaged by the Calgary Homeless Foundation
- To apply, please include a proposal letter with your Expression of Interest

### Seeking Expressions of Interest

**SUBMISSION DATE OPEN:**  
December 7, 2023

**SUBMISSION DATE CLOSING:**  
Monday, January 15, 2024, at 11:59 p.m. MST

## Site details

The subject site is located at 14320 6 Street SW on the west side of Macleod Trail S, west of the Fishcreek-Lacombe LRT Station in the community of Shawnee Slopes.

The vacant grassed area of 3.3± acres as shown has a moderate slope running west-to-east with Shawnee Gate SW running north-south on its east side, Shawnee Drive SW on its south side, and 6 Street SW on its west side.

The City is initiating Historical Resources Act applications (HRAs) clearance, which is required since there are lands with HRV 4a within the northern portion of the development area.

Find lands in Alberta that contain, or are likely to contain, historic resources here.

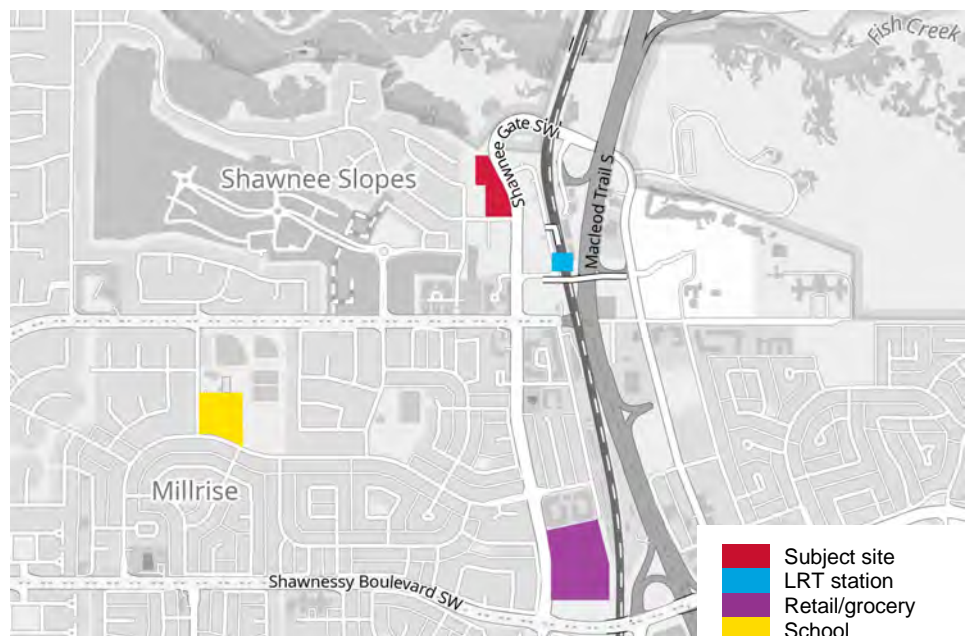


## Applicable planning policies

MDP typology identifies this area as a Major Activity Centre. The Area Structure Plan is Revised Midnapore Phase 2 (1991) that identifies this site as part of a Transit-Oriented Development area. All portions of the parcel have a Special Purpose – City and Regional Infrastructure (S-CRI) land use designation. There are numerous utility rights-of-way and easements registered on the land title. Further investigation is required to determine the extent and impact of these encumbrances.

## Adjacent and nearby uses

The vacant site is bordered to the east by Shawnee Gate SW. The LRT station parking lot and LRT line is across the street, with office-commercial uses east of the LRT station and another LRT station parking lot to the south. A vacant site for future redevelopment adjoins the subject parcel to the west with existing single detached residential beyond and multi-family residential to the southwest and south. Fish Creek Provincial Park borders the site on its north side. There is community retail and groceries 1.0± km to the south via 6 Street SW with schools and open spaces 1.0± km to the southwest in the community of Millrise.





## Temporary site opportunities

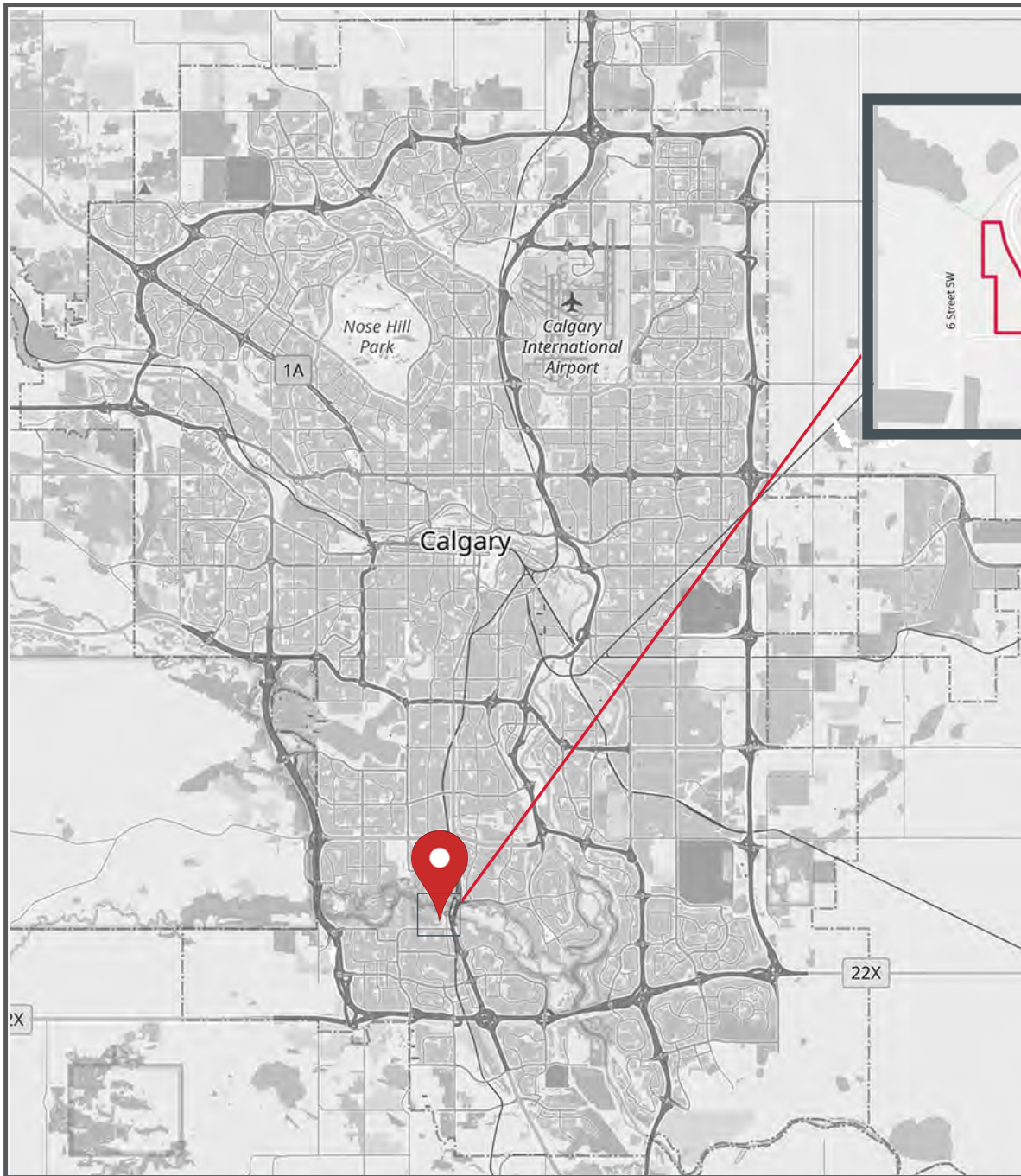
The portions of 14320 6 Street SW that may be considered for a temporary housing opportunity are identified as **Areas 2 and 3**, below. When considering a temporary housing site opportunity, the proponent is advised to consider:

- The site is vacant and grassed
- The site has a moderate slope from west to east
- Development will require redesignation to an appropriate residential Land-Use district
- Existing deep and shallow utilities are available and should be reviewed for capacity and connections
- Abandoned sanitary line in the northern portion should be reviewed and verified for reuse or removal



Areas 2 and 3 are applicable for this temporary housing opportunity. Areas 1 and 4 are EXCLUDED.

## Context map



**Inset**

## Contact us



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Leasing & Property Management  
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Submit interest using the  
**Expression of Interest Form**

**City of Calgary Real Estate &  
Development Services**

Administration Building  
3rd Floor (#195) 323 7 Ave S.E.  
Calgary, Alberta T2G 0J1

To view all land sales and property listings, visit

**[calgary.ca/realestate](http://calgary.ca/realestate)**

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