

**POLICY AMENDMENT AND LAND USE AMENDMENT
BELTLINE (WARD 11)
17 AVENUE AT 4 STREET SW
BYLAWS 9P2018 AND 50D2018**

MAP C15

EXECUTIVE SUMMARY

This land use redesignation is intended to enable transfer of heritage density from two source sites to two receiver sites, and to provide guidelines for comprehensive redevelopment of the receiver sites at the northeast corner of 17 Avenue and 4 Street SW.

The proposed DC Direct Control District facilitates the transfer of heritage density from two source sites that are already municipally designated heritage resources (1121 - 6 Street SW and 1324 - 1 Street SW) to two receiver sites currently addressed as 1520 - 4 Street SW and 319 - 15 Avenue SW.

The proposed guidelines for development on the sender sites maintain the current base land use districts (Centre City Mixed Use District (CC-X) and Centre City Commercial Corridor District (CC-COR), but adjust the floor area ratio (FAR) downwards to encompass the existing buildings, which are already municipally designated heritage resources.

The proposed guidelines for development on the receiver sites allow for a total floor area ratio (FAR) of 9.0 and a range of uses, drawing on Centre City Mixed-Use District (CC-X) and Centre City Commercial Corridor District (CC-COR) as base land use districts with a small number of additional food and beverage related uses.

A development permit application is currently in progress for the receiver sites that includes office, retail, food and beverage, and residential uses in four buildings.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)	2017 December 14
That Calgary Planning Commission recommends APPROVAL of the proposed Policy Amendment and Land Use Amendment.	
RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION	
That Council hold a Public Hearing on Bylaws 9P2018 and 50D2018; and	
<ol style="list-style-type: none">1. ADOPT the proposed amendments to the Beltline Area Redevelopment Plan, in accordance with Administration's recommendation; and2. Give three readings to the proposed Bylaw 9P2018.	

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3. **ADOPT** the proposed redesignation of 0.81 hectares \pm (2.00 acres \pm) located at 1121 - 6 Street SW, 1324 - 1 Street SW, 1520 - 4 Street SW, and 319 - 15 Avenue SW (Plan A1, Block 72, Lots 21 to 23, Plan C, Block 100, Lots 38 to 40, Plan C, Block 120, Lots 1 to 17 and 47 to 50) from Centre City Mixed Use District (CC-X), Centre City Commercial Corridor District (CC-COR), Commercial – Corridor 1 District (C-COR1f3h46), Centre City Multi-Residential High Rise District (CC-MH), and DC Direct Control District to DC Direct Control District to accommodate transfer of heritage density and mixed-use development, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 50D2018.

REASON(S) FOR RECOMMENDATION:

Administration recommends approval of this application due to its positive impact on the continued retention of two municipally-designated heritage resources and its support for density, mixed-use redevelopment at a strategic gateway to Calgary's Centre City. Furthermore, the proposed redesignation aligns with relevant policy from the Centre City Plan and Beltline Area Redevelopment Plan (ARP).

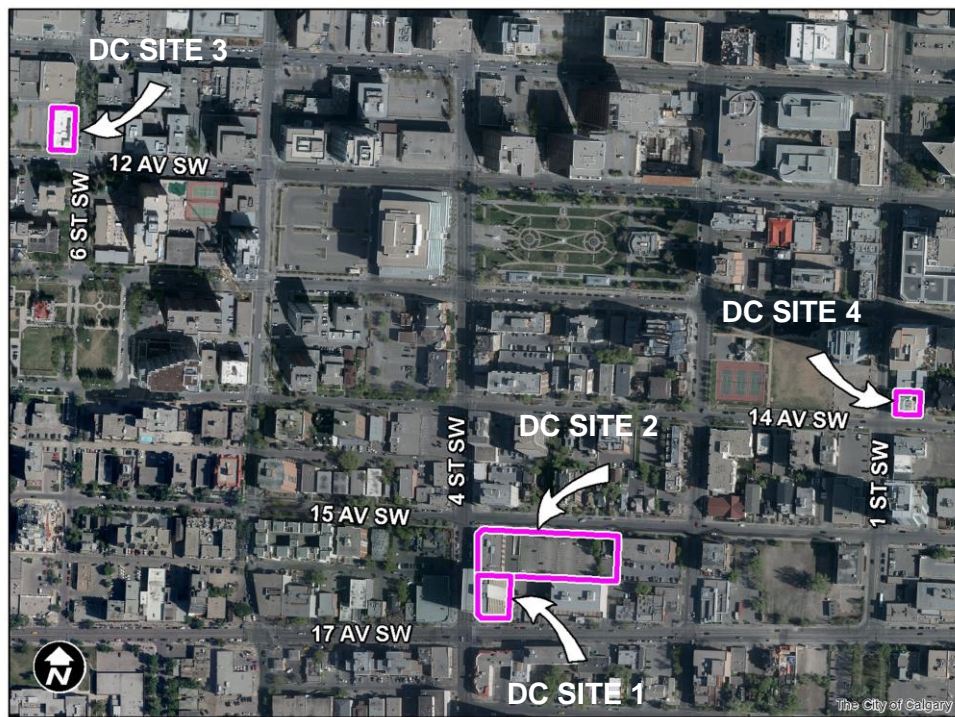
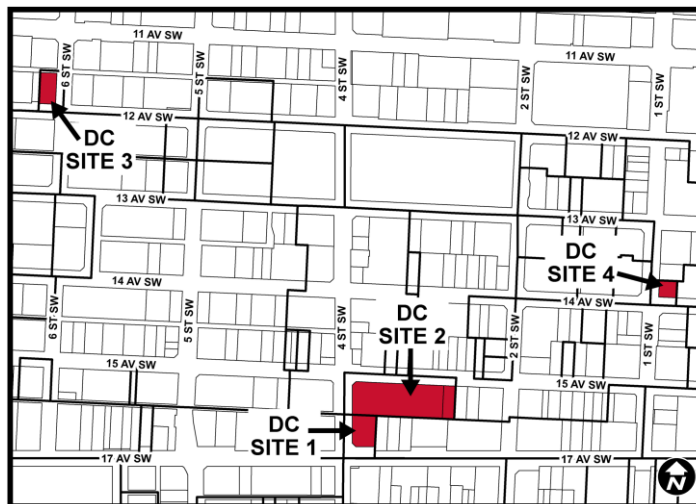
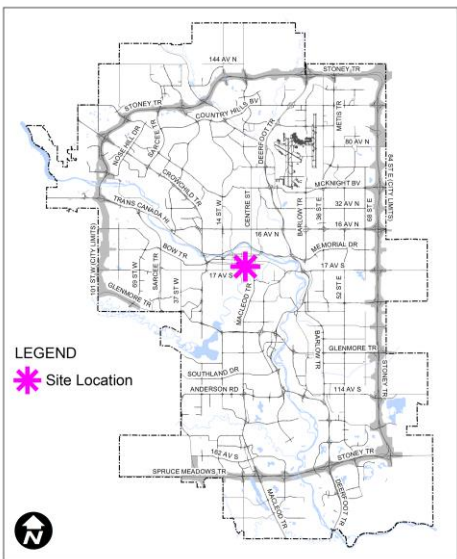
ATTACHMENTS

1. Proposed Bylaw 9P2018
2. Proposed Bylaw 50D2018

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LOCATION MAPS



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ADMINISTRATION'S RECOMMENDATION TO CALGARY PLANNING COMMISSION

1. Recommend that Council **ADOPT**, by bylaw, the proposed amendments to the Beltline Area Redevelopment Plan (APPENDIX IV).

Moved by: E. Woolley
Absent: A. Palmiere

Carried: 8 – 0

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.81 hectares \pm (2.00 acres \pm) located at 1121 - 6 Street SW, 1324 - 1 Street SW, 1520 - 4 Street SW, and 319 - 15 Avenue SW (Plan A1, Block 72, Lots 21 to 23, Plan C, Block 100, Lots 38 to 40, Plan C, Block 120, Lots 1 to 17 and 47 to 50) from Centre City Mixed Use District (CC-X), Centre City Commercial Corridor District (CC-COR), Commercial – Corridor 1 District (C-COR1f3h46), Centre City Multi-Residential High Rise District (CC-MH), and DC Direct Control District ~~to~~ DC Direct Control District to accommodate transfer of heritage density and mixed-use development with guidelines (APPENDIX III).

Moved by: E. Woolley
Absent: A. Palmiere

Carried: 8 – 0

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Applicant:

Stantec Consulting

Landowner:

Coldwell Holdings Inc
Digital Audit Strategy Inc
Grosvenor Canada Limited

PLANNING EVALUATION

SITE CONTEXT

Surroundings

The proposed DC Direct Control District includes four sites. For the purposes of transferring heritage density, there are two source sites and two receiver sites. A DC Direct Control District is required in order to enable and track the density transfer.

Source sites

The two source sites are both four storey apartment buildings. Adjacent conditions to the first source site (northwest corner of 12 Avenue at 6 Street SW, proposed DC Direct Control Site 3), include a surface parking lot designated Centre City Mixed Use District (CC-X) to the west; a three storey commercial building designated Centre City Mixed Use District (CC-X) to the north across an alley; a four storey commercial building with at grade parking, designated Centre City Mixed Use District (CC-X) to the east, across 6 Street SW; and an eleven storey multi-residential building with street level commercial space designated Centre City Multi-Residential High Rise Support Commercial District (CC-MHX) (across 12 Avenue SW).

Adjacent conditions to the second source site (northeast corner of 14 Avenue at 1 Street SW, proposed DC Direct Control District site 4) include an under-construction high-rise multi-residential building with street level commercial space (Union Square) designated DC Direct Control District to the west, across 1 Street SW; an older single-storey commercial building designated Centre City Commercial Corridor District (CC-COR) to the north; a ramp to a parkade underneath a five storey multi-residential building designated Centre City Multi-Residential High Rise Support Commercial District (CC-MHX) to the east; and a four storey commercial building designated Centre City Commercial Corridor District (CC-COR) to the south, across 14 Avenue.

Receiver sites

The two receiver sites (proposed DC Direct Control sites 1 and 2) include an existing office building at the northeast corner of 17 Avenue at 4 Street SW and a low-rise commercial building and surface parking lot along 15 Avenue east of 4 Street SW. These sites are currently addressed as 1520 - 4 Street SW and 319 - 15 Avenue SW. Density will be transferred to the latter site in order to accommodate new commercial and residential (townhouse and apartment) development.

To the east is an eight storey apartment building (Randal House) dating to 1973, designated

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Centre City Multi-Residential High Rise District (CC-MH).

To the west, across 4 Street SW, are a single storey commercial building with multiple retail and restaurant spaces, as another single storey commercial building containing the Rose and Crown pub, designated Commercial – Corridor 1 District (C-COR1f3h46) and Centre City Commercial Corridor District (CC-COR), respectively.

To the north, across 15 Avenue SW, are a mix of apartment and single-detached homes, designated Centre City Commercial Corridor District (CC-COR), DC Direct Control (to allow for commercial uses in the homes), and Centre City Multi-Residential High Rise District (CC-MH).

To the south are three homes converted to retail/restaurant use and a low-rise office building, designated Commercial – Corridor 1 District (C-COR1f3h46).

Density

The proposed application reduces densities on the source sites to reflect transfer of development rights to the receiver sites. The proposed densities of the receiver sites increase from a maximum of 7.0 FAR (Floor Area Ratio) to a maximum of 9.0 FAR (with bonusing) which is supported by policy direction for the 4 Street SW corridor as set out in the Centre City Plan and the Beltline Area Redevelopment Plan (ARP).

Site Activity and Recent History

Both 17 Avenue and 4 Street SW are identified as Main Streets in the Municipal Development Plan and as key corridors in the Centre City Plan and Beltline Area Redevelopment Plan. The Beltline has recently seen high-density mixed-use development near to this site, focused primarily along 1 Street SW. A single-storey commercial building was constructed within the last three years at the northwest corner of 4 Street and 17 Avenue SW.

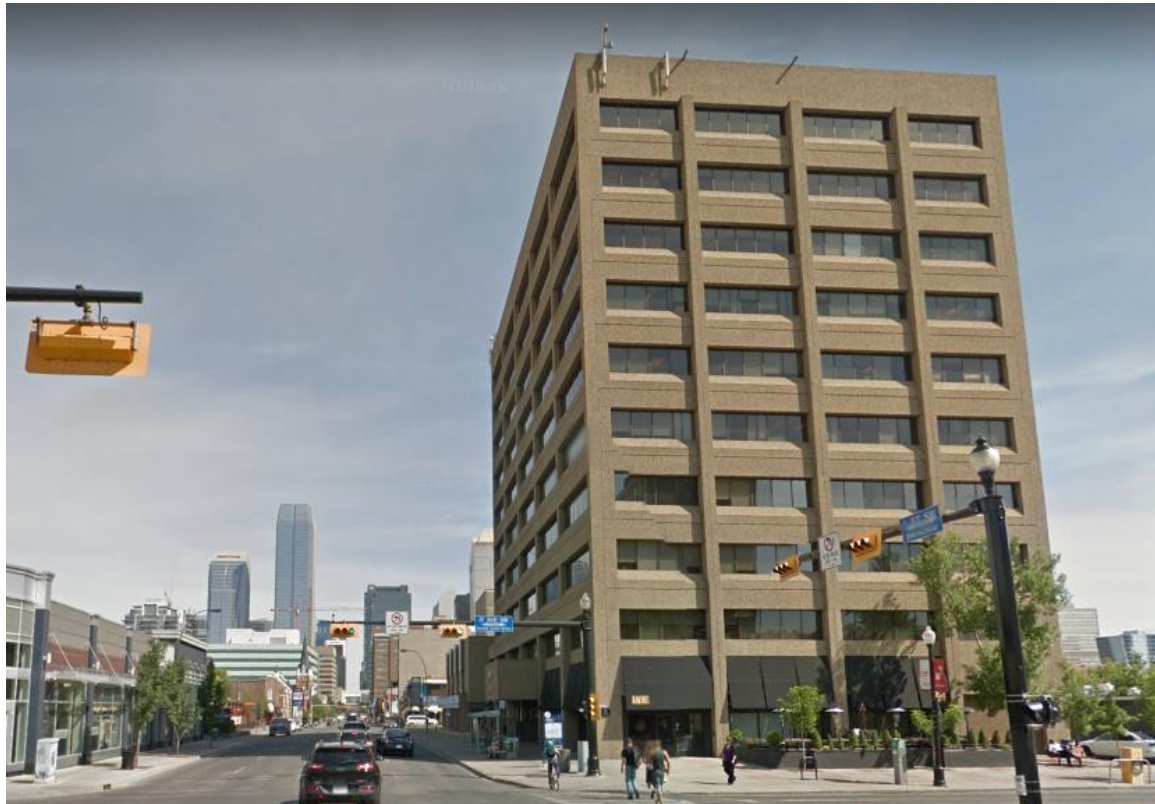
In general, the Beltline has seen significant population growth over the past decade and is at its peak historical population of 23,219.

Beltline	
Peak Population Year	2017
Peak Population	23,219
2017 Current Population	23,219
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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The receiver sites:



DC Site 1: 1520 - 4 Street SW (receiver)



DC Site 2: 319 - 15 Avenue SW and 1520 4 Street SW (receiver)

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The source sites:



DC Site 3: Barnhart Apartments (1121 - 6 Street SW) (source)



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**DC Site 4: Findlay Apartments (1324 - 1 Street SW) (source)
LAND USE DISTRICTS**

The proposed DC Direct Control District includes four sites. For the purposes of transferring heritage density, there are two source sites and two receiver sites. The source sites are municipally designated heritage resources which, through this land use redesignation and a third party private agreement between landowners, will transfer their unused development rights (in the form of gross floor area allowed under their existing land use designation but surplus relative to the existing buildings) to the receiver sites

The two source sites include the Barnhart Apartments at 1121 - 6 Street SW (proposed DC Direct Control site 3) and the Findlay Apartments at 1324 - 1 Street SW (proposed DC Direct Control site 4). Density will be decreased from up to 5.0 FAR to 1.4 and 1.5 FAR respectively. These sites are already municipally-designated heritage resources.

The two receiver sites (proposed DC Direct Control sites 1 and 2) include an existing office building at the northeast corner of 17 Avenue at 4 Street SW and a low-rise commercial building and surface parking lot along 15 Avenue east of 4 Street SW. These are currently addressed as, 1520 - 4 Street SW and 319- 15 Avenue SW. Density will be increased on the latter site in order to accommodate new commercial and residential (townhouse and apartment) development.

In addition to the density transfer, the proposed Direct Control guidelines also allow for a number of additional restaurant and entertainment uses on portions of the site fronting 4 Street and 17 Avenue SW.

The proposed Direct Control guidelines are included in APPENDIX III.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan

This application aligns with the Municipal Development Plan with respect to development in the Centre City, site and building design (section 2.4.2), and Centre City intensification (3.2.1).

Centre City Plan

This application aligns with the expectations and concept set out in the Urban Mixed-Use typology of the Centre City Plan.

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Beltline Area Redevelopment Plan

With respect to the Beltline Area Redevelopment Plan, the application supports the plan's heritage objectives and aligns with the Urban Mixed-Use district, however amendments to the Beltline Area Redevelopment Plan are required to:

- adjust the boundaries of the Urban Mixed-Use district to align with the site context (Map 4: Density Areas); and
- to encourage adjacent development to connect to a proposed pedestrian connector (a physical link between and within urban blocks that is called for in the Beltline Area Redevelopment Plan) linking 17 Avenue with 4 Street SW through the receiver sites (Map 3: Land Use Concept).

Proposed ARP amendments are included in APPENDIX IV.

TRANSPORTATION NETWORKS

A Transportation Impact Assessment was provided by the applicant to support assessment of a development permit application for the site, key findings are articulated in summary form below.

Walking and Cycling

The site's Walk Score (a quantitative measure of proximity to services and amenities) is 97, with schools, commercial corridors, and parks within walking distance. The nearest full-service grocery store is within 950 metres (a 12 minute walk).

Transit

The receiver site is within 850 metres (a 10 minute walk) of the Victoria Park-Stampede LRT station and 800 metres of the downtown core. Stops for bus routes 3, 6, 7, 17, and 449 are within a block.

Vehicle Access

17 Avenue SW and 4 Street SW are both classified as Neighbourhood Boulevards in the Calgary Transportation Plan, and direct vehicle access from these streets is discouraged. The receiver sites' frontage along 15 Avenue SW provides multiple access options for vehicles including loading and servicing.

Parking

There is limited on-street parking along 4 Street SW in order to accommodate a well-used bus stop, and parking along 17 Avenue SW is prohibited during the afternoon peak. Parking along 15 Avenue SW is managed through time limits and pricing in order to balance supply and demand, including provision for loading zones.

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UTILITIES & SERVICING

Public water, sanitary and storm exist within the adjacent public right-of-way. Development servicing will be determined at the development permit and development site servicing plan (DSSP) circulation processes, to the satisfaction of Water Resources.

ENVIRONMENTAL ISSUES

No environmental issues were identified through the proposed application.

ENVIRONMENTAL SUSTAINABILITY

Development enabled by this application has the potential to allow more Calgarians to choose to live in a location well served by existing infrastructure and in close proximity to services, employment, and transit. Increased development of the subject site has the potential to allow for population growth with comparatively lower vehicle use relative to other sites. Further analysis of any on-site sustainability initiatives proposed in conjunction with this project will be undertaken as part of the development permit process.

GROWTH MANAGEMENT

The proposed application does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments

The Beltline Neighbourhoods Association (BNA) indicated through email and the standard comment form that they have no objections to the proposed land use redesignation. The applicant team met with the BNA in October of 2016 and the 4 Street Business Improvement Association (BIA) in November 2016. Email confirmation from the BNA is attached in APPENDIX II.

Citizen Comments

Multiple inquiries were received by Administration inquiring about the future of the two heritage-designated source sites. All those who inquired were pleased to hear that the proposed land use redesignation would help contribute to the ongoing retention of the Barnhart and Findlay apartments. Support for continued bar and restaurant use at the site was also supported.

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Public Meetings

An applicant-led open house event was held in a vacant retail space on 4 Street at 13 Avenue SW on 2017 February 15. This allowed the applicant to refine their proposal with particular emphasis on enhancements to the design of proposed public amenities and streetscape.

A further City-led public meeting was held by Administration on 2107 September 12 at the McHugh House on 17 Avenue at Centre Street SW. While focused on communicating the proposed land use redesignation, multiple comments were received regarding:

- satisfaction about ongoing retention of heritage resources;
- concern about provisions for transit shelters at the 4 Street/17 Avenue SW intersection;
- desire for improved public realm and building façade design that contributes to an active and lively streetscape;
- impacts on existing commercial tenants of the office building, and
- a desire to delay approving any new residential development until such time that the market value of dwelling units purchased in 2010 regain their original value plus inflation.

Comments regarding building design and public realm have been taken into consideration to inform review of the development permit application and have helped inform Administration's review of that application, particularly with respect to the design of the public realm along 17 Avenue SW and 4 Street SW.

Issues relating to accommodations for existing commercial tenants as well as market conditions for residential development were referred to the applicant for their information.

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APPENDIX I

APPLICANT'S SUBMISSION



Stantec Consulting Ltd.
200-325 25 Street SE, Calgary AB T2A 7H8

On behalf of Grosvenor Canada Ltd., Stantec Consulting Ltd. is pleased to submit a Land Use Redesignation ('LUR') application and minor Area Redevelopment Plan ('ARP') amendment to the Beltline ARP (Bylaw 2P2006).

The Direct Control ('DC') LUR application applies to the following sites:

Civic Address	Legal Address	Direct Control Site
344 17 th Avenue SW 1514, 1520 4 th Street SW	Lots 47-50, Block 120, Plan C	DC Site 1
1506, 1508 4 th Street SW 319, 323, 327, 329, 333, 337 15 th Avenue SW	Lots 1-17, Block 120, Plan C	DC Site 2
1324 1 st Street SW	Lots 38-40, Block 100, Plan C	DC Site 3
1121 6 th Street SW	Lots 21-23, Block 72, Plan A1	DC Site 4

The intent of this application is revise the density of DC Site 1 to accurately reflect the existing office building, and to provide a heritage density transfer from DC Sites 3 and 4 to DC Site 2.

DC Sites 1 and 2 have been designed to create a holistic mixed-use project with office, retail, commercial, and residential uses that compliment and integrate into the existing commercial area. The residential nature of the adjacent developments will be respected by ensuring that commercial uses do not front onto 15th Ave SW.

Currently under the Beltline ARP, the DC Sites 1 and 2 are split among three (3) Density Areas within the ARP. The minor ARP amendment proposes to include the entirety of DC Site 2 into Density Area B, while keeping DC Site 1 in Density Area D. This proposal does not change the Density Area for DC Site 1 as the existing eight (8) storey office building on site is intended to remain, however it will be thoroughly renovated to bring the space to a modern standard for office tenants as well as add new amenities to the 17 Ave corridor, such as the proposed rooftop restaurant facility.

As part of the project's engagement, Grosvenor and their consulting group sought out the opinion of the community and community stakeholders that would be affected by this application. The development team met with the Beltline Neighbourhood Association in October 2016, the 4th Street BRZ in November 2016 as well as held a public open house on February 15, 2017.

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APPENDIX II

LETTERS SUBMITTED

 Reply  Reply All  Forward  IM


Wed 8/2/2017 5:19 PM




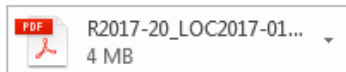
Peter Oliver <president@beltlineyc.ca>

[EXT] Subject: LOC2017-0175 - Community Response

To  Bliek, Desmond

Cc  CPAG Circ;  Communications Assistant Ward 8;  Planning Group BNA

 You replied to this message on 8/14/2017 12:56 PM.



Hi Desmond,

The BNA planning group has reviewed the above-noted land-use application and has no objections. Please find attached the completed comment form.

Thank you for giving the BNA an opportunity to provide feedback.

Peter

--

Peter Oliver

President

Beltline Neighbourhoods Association

beltlineyc.ca

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APPENDIX III

PROPOSED DIRECT CONTROL GUIDELINES

Purpose

1 This Direct Control District is intended to:

- (a) allow Heritage Density Transfer to a **DC receiving parcel** (site 2) from **DC source parcels** (sites 3 and 4) as allowed by Part 11, Division 7, of Land Use Bylaw 1P2007.
- (b) allow for additional **uses** on Sites 1 and 2.

Compliance with Bylaw 1P2007

2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

Reference to Bylaw 1P2007

3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

General Definitions

4 In this Direct Control District:

- (a) “**DC receiving parcel**” means the **parcels** legally described as Lots 1-17, Block 120, Plan C with the municipal addresses, 1506 and 1508 4 Street SW and 319, 323, 327, 333, and 337 15 Avenue SW which are the **parcels** receiving an increase in **density** of 14,032.7 square metres from the **DC source parcels**.
- (b) “**DC source parcel**” means the **parcels** legally described as as Lots 21-23, Block 72, Plan A1 with the municipal address 1121 6 Street SW and Lots 38-40, Block 100, Plan C with the municipal address 1324 1 Street SW which are the **parcels** from which the transfer of **density** is being made.

Site 1

0.12 hectares (± 0.30 acres)

Application

5 The provisions in sections 6 through 9 apply only to Site 1.

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Permitted Uses

- 6 The ***permitted uses*** of the Centre City Mixed Use District (CC-X) of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District.

Discretionary Uses

- 7 The ***discretionary uses*** of the Centre City Mixed Use District (CC-X) of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District with the addition of:

- (a) **Drinking Establishment – Large;**
- (b) **Restaurant: Food Service Only – Large;**
- (c) **Restaurant: Licensed – Large; and**
- (d) **Restaurant: Neighbourhood.**

Bylaw 1P2007 District Rules

- 8 Unless otherwise specified, the rules of the Centre City Mixed Use (CC-X) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 9 (1) The maximum ***floor area ratio*** is 5.0.
- (2) The maximum ***floor area ratio*** may be increased from 5.0 to 8.2 in accordance with the bonus provisions contained in Part 11, Division 7 of Bylaw 1P2007.

Site 2

0.55 hectares (± 1.36 acres)

Application

- 10 The provisions in sections 11 through 15 apply only to Site 2.

Permitted Uses

- 11 The ***permitted uses*** of the Centre City Multi-Residential High Rise Support Commercial District (CC-MHX) of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District.

Discretionary Uses

- 12 The ***discretionary uses*** of the Centre City Multi-Residential High Rise Support Commercial District (CC-MHX) of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District with the addition of:

- (a) **Dinner Theatre;**
- (b) **Drinking Establishment – Large;**
- (c) **Drinking Establishment – Medium;**
- (d) **Food Kiosk;**
- (e) **Night Club;**

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- (f) Restaurant: Food Service Only – Large;
- (g) Restaurant: Food Service Only – Medium;
- (h) Restaurant: Licensed – Large;
- (i) Restaurant: Licensed – Medium; and
- (j) Restaurant: Neighbourhood.

Bylaw 1P2007 District Rules

- 13 Unless otherwise specified, the rules of the Centre City Mixed Use District (CC-MHX) of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 14 (1) The maximum ***floor area ratio*** is 7.55, which includes the 14,032.7 square metres which has been transferred from Sites 3 and 4.
- (2) The maximum ***floor area ratio*** may be increased from 7.55 to 9.0 in accordance with the bonus provisions contained in Part 11, Division 7 of Bylaw 1P2007.

Location of Uses

- 15 The following ***uses*** must not front onto 15 Avenue SW:

- (a) Dinner Theatre;
- (b) Drinking Establishment – Large;
- (c) Drinking Establishment – Medium;
- (d) Food Kiosk;
- (e) Night Club;
- (f) Restaurant: Food Service Only – Large;
- (g) Restaurant: Food Service Only – Medium;
- (h) Restaurant: Licensed – Large;
- (i) Restaurant: Licensed – Medium; and
- (j) Restaurant: Neighbourhood.

Site 3

0.08 hectares (± 0.21 acres)

Application

- 16 The provisions in sections 17 through 20 apply only to Site 3.

Permitted Uses

- 17 The ***permitted uses*** of the Centre City Mixed Use District (CC-X) of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District.

Discretionary Uses

- 18 The ***discretionary uses*** of the Centre City Mixed Use District (CC-X) of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District.

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Bylaw 1P2007 District Rules

- 19 Unless otherwise specified, the rules of the Centre City Mixed Use District (CC-X) of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 20 (1) The maximum ***floor area ratio*** is 1.42
- (2) The bonus provisions contained in Part 11, Division 7 of Bylaw 1P2007 do not apply to site 3 of this Direct Control District.

Site 4

0.05 hectares (± 0.12 acres)

Application

- 21 The provisions in sections 22 through 25 apply only to Site 4.

Permitted Uses

- 22 The ***permitted uses*** of the Centre City Commercial Corridor District (CC-COR) of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District.

Discretionary Uses

- 23 The ***discretionary uses*** of the Centre City Commercial Corridor District (CC-COR) of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District.

Bylaw 1P2007 District Rules

- 24 Unless otherwise specified, the rules of the Centre City Commercial Corridor District (CC-COR) of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 25 (1) The maximum ***floor area ratio*** is 1.55
- (2) The bonus provisions contained in Part 11, Division 7 of Bylaw 1P2007 do not apply to site 4 of this Direct Control District.

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APPENDIX IV

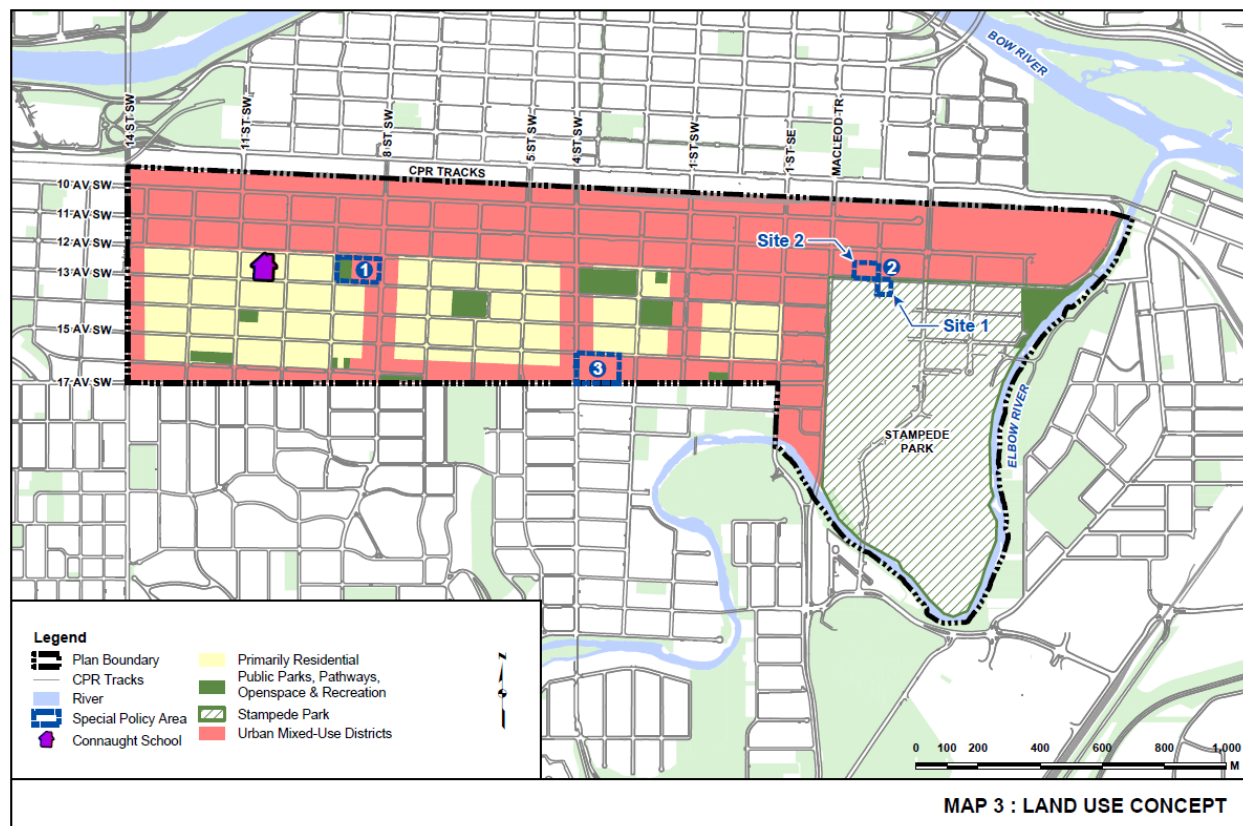
**PROPOSED AMENDMENTS TO THE BELTLINE
AREA REDEVELOPMENT PLAN**

- (a) Delete the existing Map 3 entitled “Land Use Concept” and replace with new Map 3 entitled “Land Use Concept” (APPENDIX V)
- (b) In Section 4.0, subsection 4.6, insert:
 - “4.6.3 Special Policy Area 3
 - General Policies
 - a) Notwithstanding Section 5, subsection 5.2 of this plan, applications for increased density for sites within Density Area D may be considered within Special Policy Area 3 provided that they contribute to the animation of a pedestrian connector linking 17 Avenue and 4 Street SW, support a pedestrian-oriented experience along 17 Avenue SW, and demonstrate a transition in massing and height from high density development in the Beltline to lower density development south of 17 Avenue SW.”
- (c) Delete the existing Map 4 entitled “Density Areas” and replace with new Map 4 entitled “Density Areas” (APPENDIX VI).

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APPENDIX V



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APPENDIX VI

