

Policy Amendment and Land Use Amendment in Beltline (Ward 8) at multiple addresses, LOC2020-0053

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Beltline Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.22 hectares \pm (0.55 acres \pm) located at 1409 and 1411 - 4 Street SW and 508, 512, and 514 - 15 Avenue SW (Plan A1, Block 106, Lots 24 to 30) from Centre City Commercial Corridor District (CC-COR), Centre City Multi-Residential High Rise District (CC-MH) and DC Direct Control District to DC Direct Control District to accommodate additional floor area and bonus incentives, with guidelines (Attachment 3).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020 DECEMBER 17:

That Council hold a Public Hearing and;

1. Give three readings to the **Proposed Bylaw 10P2021** for the amendments to the Beltline Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the **Proposed Bylaw 19D2021** for the redesignation of 0.22 hectares \pm (0.55 acres \pm) located at 1409 and 1411 - 4 Street SW and 508, 512, and 514 - 15 Avenue SW (Plan A1, Block 106, Lots 24 to 30) from Centre City Commercial Corridor District (CC-COR), Centre City Multi-Residential High Rise District (CC-MH) and DC Direct Control District to DC Direct Control District to accommodate additional floor area and bonus incentives, with guidelines (Attachment 3).

HIGHLIGHTS

- This application seeks to redesignate the subject properties to allow for high-rise multi-residential development.
- The proposal allows for a form and density appropriate for 4 Street SW, is designed to incentivize affordable housing units, and is in keeping with the applicable policies of the [Municipal Development Plan](#) and [Beltline Area Redevelopment Plan](#) as amended.
- What does this mean to Calgarians? The proposal allows for an increased population downtown, multi-residential housing suitable for those of modest means, and opportunity to conserve a heritage building that has been added to The City's inventory but not formally protected.
- Why does this matter? A greater share of Calgary's population living in an inner city environment reduces urban sprawl and allows for more cost-effective city servicing and growth while supporting local businesses.
- Amendments to the *Beltline Area Redevelopment Plan* is required.
- There is no previous Council direction regarding this proposal.

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- Strategic Alignment to Council's Citizen Priorities: A prosperous city; A city of safe and inspiring neighbourhoods.

DISCUSSION

This policy and land use amendment application in the central community of Beltline was submitted by O2 Planning and Design on behalf of the developer, Western Securities Ltd and the owner, Canadian Rocky Mountain Resorts Ltd on 2020 April 27. The application site is at the northwest corner of 15 Avenue SW and 4 Street SW. The proposal is designed to increase the maximum floor area ratio (FAR) on the site from 9.0 to 11.0, increase the maximum floor plate area from 750 square metres to 800 square metres, and further incentivize the construction of formal affordable housing (Attachment 3).

Calgary's Land Use Bylaw includes a comprehensive bonusing scheme to support desirable amenities in Beltline land use districts. One such amenity is affordable housing, defined as units operated by a bona fide affordable housing operator in a manner satisfactory to Administration. To date, there has been little uptake by the private sector, indicating that the incentive floor area granted in exchange for this amenity may not be enough. This application offers an opportunity to pilot a higher incentive rate that may result in the provision of much-needed affordable housing.

No development permit application has been submitted at this time.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the Community Association was appropriate. In response, the applicant met with the Community Association and created a project webpage to collect feedback. In-person events were avoided due to COVID-19. The Applicant Outreach Summary provides more information on use of the website (Attachment 5).

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#), and notification letters were sent to adjacent landowners.

Administration received 47 letters from members of the public: 42 in opposition, 3 with no objection, and 2 in support. Most of the opposing letters cited the loss of existing buildings and associated loss of street character as their primary reason for opposition. Other concerns included the impact of construction, perceived weakness in rental and retail markets, additional

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transportation impacts, loss of informal green space, and belief that the project would result in a net decline in overall affordability.

The Beltline Neighbourhoods Association provided a letter of support that asked for retention of the Williams Block and Winston Manor, as well as continuation of the residential character of 15 Avenue SW (Attachment 6).

Administration considered the relevant planning issues specific to the proposed amendments and has determined the proposal to be appropriate. Existing policies in the ARP offer incentives for heritage conservation at the development permit stage, and a specific setback rule is included in this proposal to make conservation of the Williams Block easier. Unfortunately, there is no way to redevelop the site and conserve Winston Manor, so commemoration or recognition will also be pursued through the development permit. The proposed DC District, in conjunction with applicable planning policy, provide sufficient guidance to address orientation of at-grade uses and potential transportation impacts at the development permit stage.

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

IMPLICATIONS

Social

A healthy supply of affordable housing supports social and mental health for those experiencing difficult circumstances. By providing for a net gain in housing that is accessible, inclusive, and equitable, the application supports the [Social Wellbeing Policy](#).

Environmental

This application does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#). Specific actions may be identified through review of a development permit.

Economic

Equitable access to affordable housing is an essential component of a competitive municipal economy. This application supports the construction of housing suitable for residents with more limited financial means. By making it easier for residents with lower incomes to live in the Centre City, this application supports key objectives of both [Calgary in the New Economy](#) and the Downtown Strategy.

Service and Financial Implications

No anticipated financial impact.

RISK

The proposed application risks replacing lower-cost housing with higher-cost housing, potentially displacing residents and contributing to gentrification. However, it also offers an opportunity to substantially increase the supply of formally defined "affordable housing" in the Centre City. While this application alone is not sufficient to guarantee delivery of the intended

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affordable housing units, the specifics of their delivery shall be determined through a housing agreement prior to the release of a development permit. Additional planning risks include the potential loss of the Williams Block, the conservation of which cannot be guaranteed.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 10P2021**
3. **Proposed Bylaw 19D2021**
4. Applicant's Submission
5. Applicant Outreach Summary
6. Community Association Letter
7. **Public Submissions**

Department Circulation

General Manager	Department	Approve/Consult/Inform
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