

Land Use Amendment in Beltline (Ward 8) at 1229 – 13 Avenue SW, LOC2021-0094

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.03 hectares \pm (0.07 acres \pm) located at 1229 – 13 Avenue SW (Plan A1, Block 96, Lot 6) from Centre City Multi-Residential High Rise District (CC-MH) to Direct Control District to accommodate the additional use of Office, with guidelines (Attachment 2).

HIGHLIGHTS

- This application seeks to redesignate the subject property to allow for the additional use of Office.
- A Direct Control District is necessary to accommodate an office within the existing building without allowing for all commercial uses associated with a mixed-use or commercial district. The proposed land use amendment is compatible with the surrounding land uses and development and is in keeping with applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? If this application is approved by Council, it would allow for an additional service within an established residential and employment area.
- Why does it matter? Additional services such as offices contribute to the goal of complete communities.
- No development permit has been submitted at this time.
- There is no previous Council Direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment was submitted on 2021 June 17 by Vision Integrity Engineering on behalf of the landowner, Thousand Plus One Software Ltd. As noted in the Applicant Submission (Attachment 3), the intent is to convert the existing house into an office.

The 0.03 hectare (0.07 acre) mid-block site is located in the southwest community of Beltline, on the south side of 13 Avenue SW, between 11 Street SW and 12 Street SW. The site currently consists of a single detached dwelling with vehicle access to a parking pad from the rear lane.

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

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Applicant-Led Outreach

As part of the review of this 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 reached out to the Beltline Community Association and the Ward 8 Councillor's Office to discuss the project. The applicant has also discussed the project with the adjoining neighbours. The Applicant Outreach Summary is included in Attachment 4.

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 one letter of opposition from the public in relation to increased safety and parking concerns. One letter of support was also received from the public.

The Beltline Neighbourhood Association has not provided comment at this time. The applicant has been encouraged to continue to engage with their neighbours and the surrounding properties.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units, and on-site parking will be reviewed and determined at the development permit stage.

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

IMPLICATIONS

Social

The proposal would allow for additional services in the community and contributes to the goal of complete communities.

Environmental

This application does not include any actions that specifically address the objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development permit stages.

Economic

The ability to operate an office at this location would provide a business opportunity within the community of Beltline.

Service and Financial Implications

No anticipated financial impact.

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RISK

There are no known risks associated with this application.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Proposed Direct Control District
3. Applicant Submission
4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform