

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Beltline on the south side of 13 Avenue SW between 11 Street SW and 12 Street SW. The mid-block parcel is approximately 0.03 hectare (0.07 acres) in size, and is approximately 8 metres wide by 38 metres deep.

The site has historically been used for residential purposes and consists of a two-storey single detached dwelling with rear lane access. The surrounding area along 13 Avenue SW is primarily residential in nature and is made up of a mix of single and semi-detached dwellings, and medium density residential apartment buildings (between four and seven storeys in height).

Similar to the subject application, there are other existing DC Districts which accommodate Office as an additional use along 13 Avenue SW (Bylaw 126D2016, Bylaw 26Z2006, and Bylaw 5D2009).

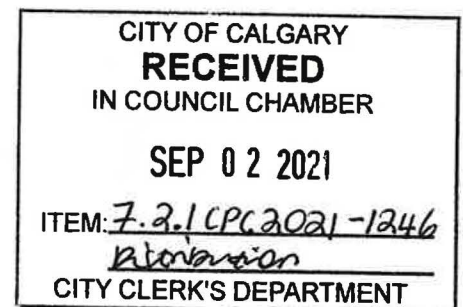
Community Peak Population Table

As identified below, the community of Beltline reached its peak population in 2019.

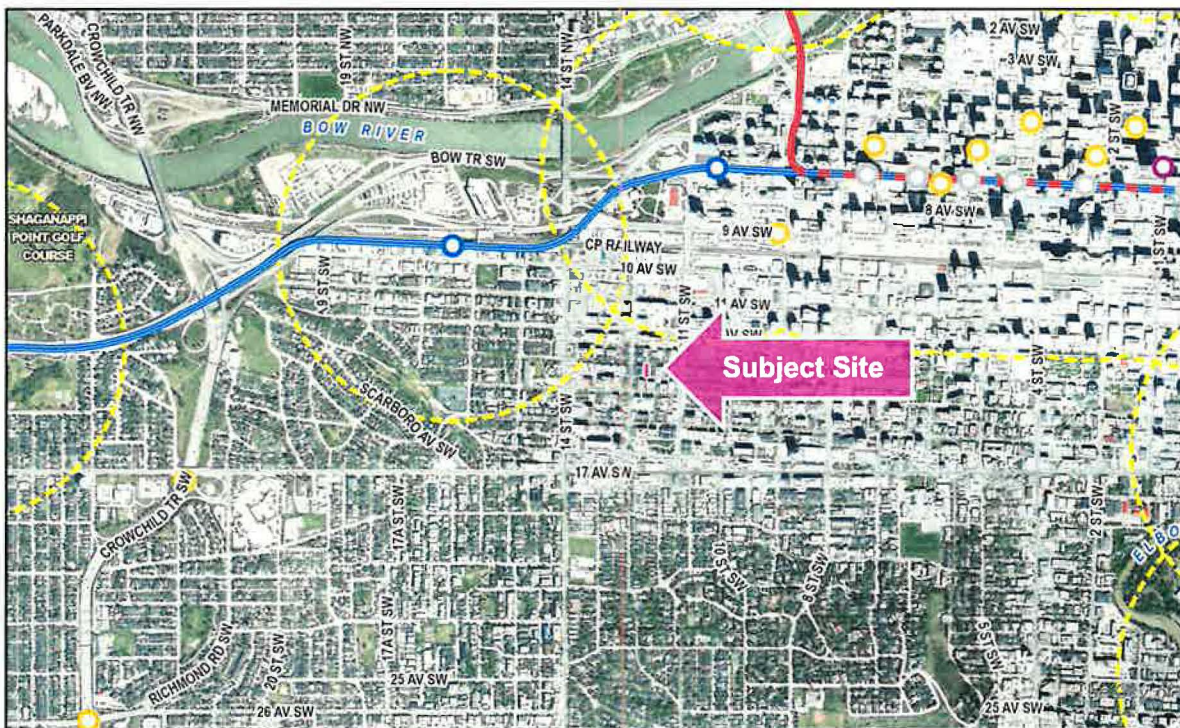
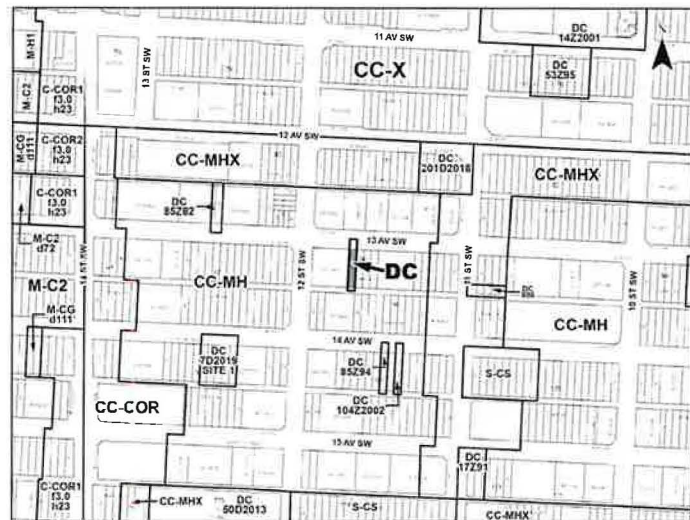
Beltline	
Peak Population Year	2019
Peak Population	25,129
2019 Current Population	25,129
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: The City of Calgary 2019 Civic Census

Additional demographic and socio-economic information may be obtained online through the [Beltline Community Profile](#).



Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The subject site is currently designated as the CC-MH District which is intended to provide for Multi-Residential Development on sites within the City Centre area of the city. The district is considered to be primarily residential with a limited range of uses in the Care and Health Group and the Culture and Leisure Group. The District also provides for Home Occupation – Class 1, which is a use by a resident of a dwelling unit for business purposes. The Home Occupation – Class 1 is limited to a maximum of three business-associated vehicle visits per week (which includes, but is not limited to, drop-offs, pick-ups, deliveries, and visits from customers or consultants), which does not accommodate an Office use.

The proposed DC District, based on the CC-MH District, is intended to allow for the additional Office use within the existing building. The applicant indicated that the redevelopment would be located within the existing building with limited to no exterior and site modifications. The proposed DC District and future redevelopment would preserve the residential character of this mid-block site.

The proposed DC District includes a rule that allows the Development Authority to relax Section 6 of the Bylaw. Section 6 incorporates the rules of the base district in Bylaw 1P2007 where the DC does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure that rules regulating aspects of development that are not specifically regulated can also be relaxed in the same way that they would be in a standard district.

Development and Site Design

Any potential changes to the building, signage, or design of the site will be determined through the development permit process.

Transportation

Pedestrian and vehicular access to the site is available from 13 Avenue SW and the rear lane. At the time of redevelopment, vehicular access will be required from the rear lane. There is street parking available on 13 Avenue SW.

The subject site is well-served by Calgary Transit. It is located within 750 metres of the Downtown West-Kerby LRT Station, as well as serviced by a number of local bus routes including Routes 6, 7, 14, 22 and 90.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary, and storm mains are available to this site. Site servicing detailed will be reviewed at the development permit and Development Site Servicing Plan stage(s).

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use amendment builds on the principles of the IGP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Centre City area as identified on Map 1: Urban Structures in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities, and transit, and delivers small and incremental benefits to climate resilience. The proposal is compliant with the relevant policies of the MDP.

Climate Resilience Strategy (2018)

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

Beltline Area Redevelopment Plan (Statutory – 2006)

The [Beltline Area Redevelopment Plan](#) (ARP) identifies the property as Primarily Residential, which intends to accommodate a variety of residential developments along with compatible and accessory retail, personal service, and institutional uses to support the local residential

population. Key objectives of the Primarily Residential area to support the local residential population by allowing for low-intensity non-residential uses and to allow for creative, adaptive re-use of existing buildings. The proposed DC District and proposed Office use are consistent with the applicable policies in the *Beltline ARP*.