

Background and Planning Evaluation

Background and Site Context

The subject site is located in the inner-city community of the Beltline on the northwest corner of 11 Avenue SW and 1 Street SW. The site is approximately 0.1 hectares (0.24 acres) in size and is approximately 28 metres wide by 37 metres deep. Currently, vehicles access the site via the rear lane on the north.

The site consists of an existing vacant five-storey office building with commercial uses (retail, restaurant and vacant space) at grade. Surrounding development is predominantly mid-rise commercial uses.

Community Peak Population Table

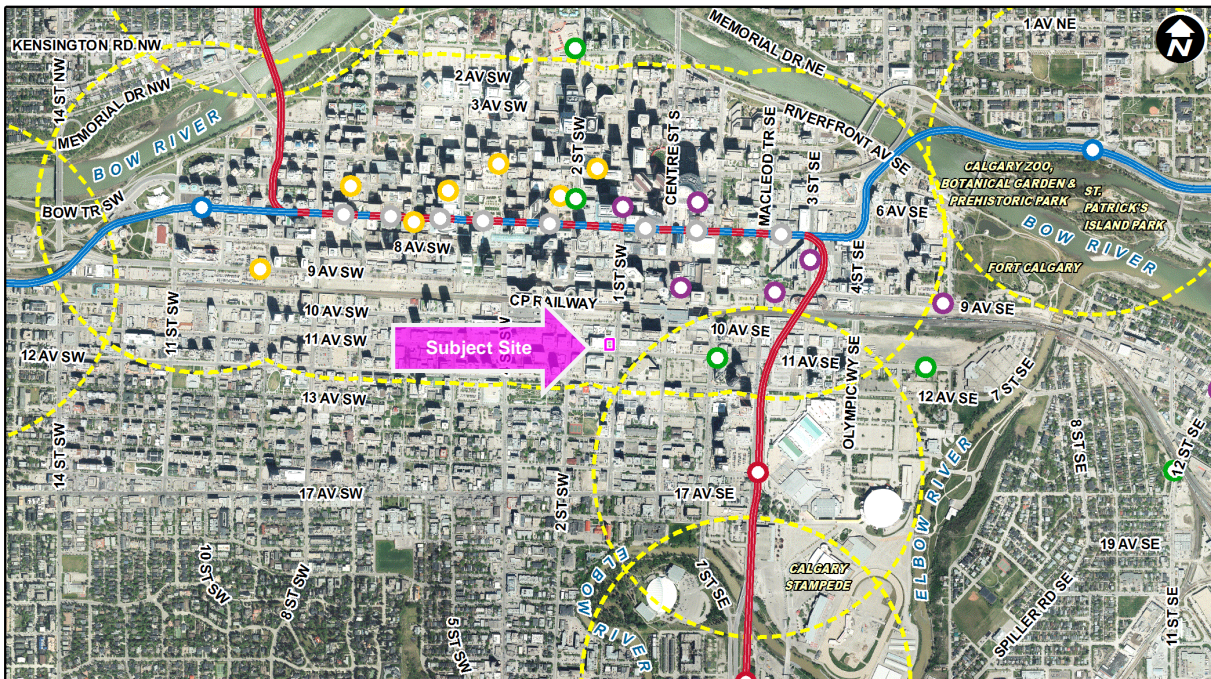
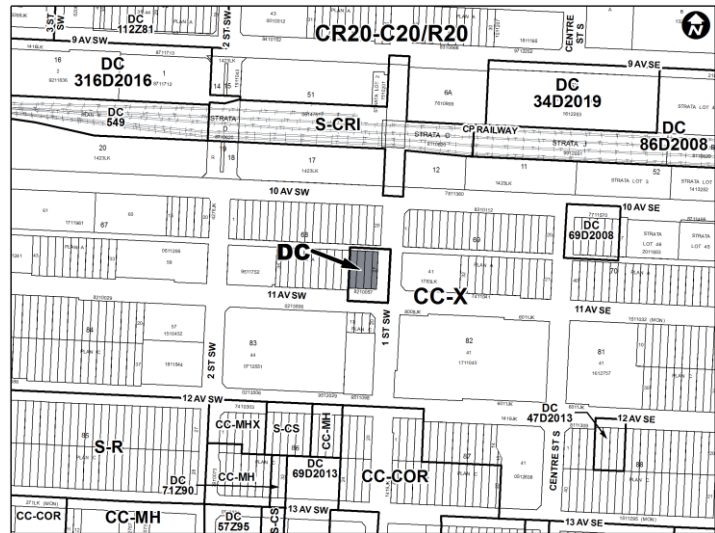
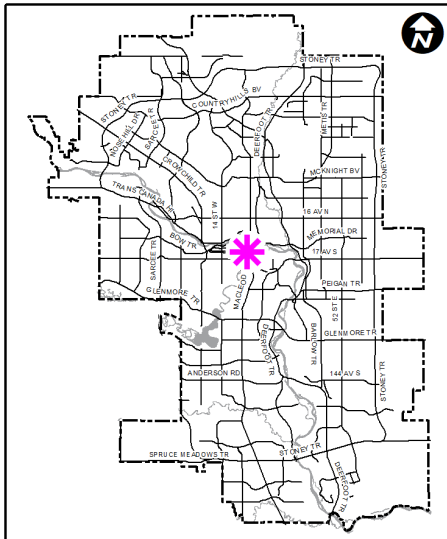
As identified below, the community of Beltline reached its peak population in 2019.

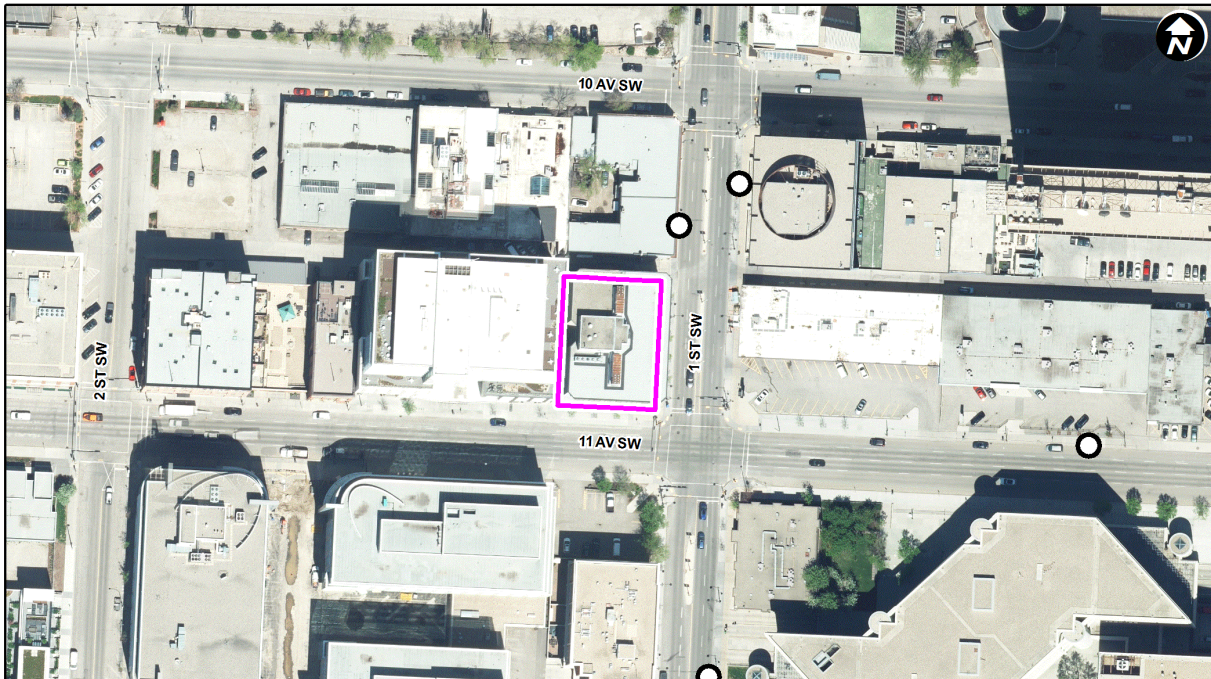
Beltline	
Peak Population Year	2019
Peak Population	25,129
2019 Current Population	25,129
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 existing CC-X District is a Centre City designation that is intended to provide for a mix of commercial, residential and a limited range of light industrial uses on sites within the Centre City area. The CC-X District does not have a maximum height restriction and allows for a maximum floor area ratio (FAR) of 5.0.

The proposed DC District is based on the existing Centre City Mixed Use District (CC-X) with the additional use of Self Storage Facility. In accordance with the Land Use Bylaw, DC Districts must only be used in certain situations and must not be used in substitution of any other land use districts. The only standard districts in the Land Use Bylaw that allow for a Self Storage Facility are industrial districts, which are not a suitable option for this site and therefore a DC District has been proposed. The proposed DC District includes the majority of the rules of the CC-X District.

Rules relating specifically to the Self Storage Facility use have been incorporated into the proposed DC District. Each storage compartment must be accessed through the internal hallways and no storage compartments are allowed on the ground floor. Additionally, a maximum floor area of 95 square metres is allowed on the ground floor for ancillary uses associated with the storage facility including public entrance, business administration activities and a storefront. These rules have been designed specifically for a commercial context to ensure that active uses remain at-grade.

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

If this application is approved by Council, the rules of the proposed DC District and the applicable rules of CC-X District will provide guidance for the future redevelopment of the site including appropriate uses, massing, landscaping, and parking.

The subject site is located within the Centre City Enterprise Area (CCEA) which was approved by Council (Bylaw 30P2017) on 2017 June 12 and provides rules to address high vacancy rates in the downtown core, and to facilitate change of uses to support business changeover and reinvestment in the CCEA. The Bylaw allows development permit exemptions for change of use, exterior alterations and additions up to 1000 square meters (gross floor area) to existing buildings.

The applicant has indicated that there will be some minor internal changes required to accommodate the Self Storage Facility use. Additionally there will be exterior changes which will require a development permit these will include:

- changes to parking and loading areas; and
- relocation of waste and recycling facilities.

Transportation

Direct vehicular access to the subject parcel is currently via the rear lane, accessed from 1 Street SW.

The subject site is well-served by Calgary Transit. The site is located within 450 metres of the 1 Street SW LRT Station. There are two bus stops (serviced by Routes 6 and 7) located less than 50 metres away to the north along 1 Street SW.

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 stages.

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, 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 can be explored and encouraged at subsequent development permit and building permit stages.

Beltline Area Redevelopment Plan (2007)

The [Beltline Area Redevelopment Plan](#) (ARP) identifies the property as Urban Mixed-Use, which intends to allow for a wide range and mix of uses in many possible configurations that support and serve the local and broader population. Key objectives of the Mixed-Use area are to encourage and support innovation and experimentation in how different uses can be combined within new and existing buildings. The proposed DC District with the additional Self Storage Facility use is consistent with the applicable policies in the *Beltline ARP*.