

Land Use Amendment in Beltline (Ward 8) at 1401 – 1 Street SE, LOC2022-0017

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.27 hectares ± (0.67 acres ±) located at 1401 – 1 Street SE (Plan 0311438, Block 106, Lot 41) from Direct Control (DC) District to Direct Control (DC) District to accommodate additional uses within an existing building, with guidelines (Attachment 2).

HIGHLIGHTS

- The application seeks to redesignate the subject site to a Direct Control (DC) District, based on the Centre City Multi-Residential High Rise Support Commercial District (CC-MHX), in order to allow for additional commercial uses within an existing non-residential building while maintaining the primarily residential integrity of the area.
- The proposed land use amendment is compatible with the surrounding land uses and developments and is in keeping with applicable policies of the *Municipal Development Plan* (MDP) and the *Beltline Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? This application would allow for a variety of new uses within an established and continually growing residential and employment area.
- Why does this matter? Additional and compatible uses within existing buildings offer greater tenant flexibility and contributes to the goal of complete communities.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment application was submitted on 2022 February 03 by QuantumPlace Developments on behalf of the landowner, M-Tech Properties Inc. The site is located in the community of Beltline on the northeast corner of 1 Street SE and 14 Avenue SE. As noted in the Applicant Submission (Attachment 3), the intent is to increase tenant flexibility within the existing commercial building while preserving the remainder of the site as primarily residential. No changes to the building's exterior are proposed or are being contemplated at this time. The proposed DC District includes additional commercial and institutional uses not listed in the base CC-MHX District that are intended to allow for the expansion of business opportunities within the existing building. Rules have been included to maintain the approved non-residential state of the building while considering the potential for residential uses at a future date. Any future redevelopment of the site would be governed by the rules and uses included within the base CC-MHX District, which is consistent with the surrounding area and policy context.

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

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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 this application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the respective community association was appropriate. In response, the applicant contacted the Beltline Neighbourhoods Association (BNA) to inform them of the application and gather feedback. 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 and published [online](#). Notification letters were also sent to adjacent landowners.

The Beltline Neighbourhood Association (BNA) did not provide a formal response letter; however, they have indicated to Administration that they do not have any concerns with the proposal.

Administration received two letters of opposition, and one letter neither in opposition nor support from the public regarding this application. The areas of concern include:

- potential increased traffic and parking constraints with further or new development of the site;
- environmental concerns if the existing building which is fairly new is immediately demolished and redeveloped; and
- potential negative impacts associated with increased building height and shadowing if a new building is constructed.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The proposed additional uses and use rules are compatible with the area and are accommodated only within the existing non-residential building. Any new development of the site will be in alignment with the proposed base district (CC-MHX) which is in keeping with the surrounding land use and policy context and would be fully assessed through the development permit review process.

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

The proposal would allow for additional services in the community.

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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 approval stages.

Economic

The ability to provide additional uses within an existing office building at this location would provide greater tenant flexibility and business opportunities within the Beltline community.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENTS

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

Department Circulation

| General Manager/Director | Department | Approve/Consult/Inform |
|--------------------------|------------|------------------------|
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