

Background and Planning Evaluation

Background and Site Context

The subject site is located in the inner-city Beltline community on the southwest corner of 14 Avenue SE and 1 Street SE. The site is approximately 0.27 hectares (0.67 acres) in size and is approximately 63 metres wide by 42 metres deep. The site is currently developed with a surface parking lot and a seven-storey commercial building which contains primarily office uses. Vehicular access to the site is via 14 Avenue SE.

The surrounding lands contain a mix of residential and commercial uses with mixed-use high-rise development to the east, mid-rise residential development to the west, and to the north and south, combinations of stand-alone low to mid-rise residential and commercial development.

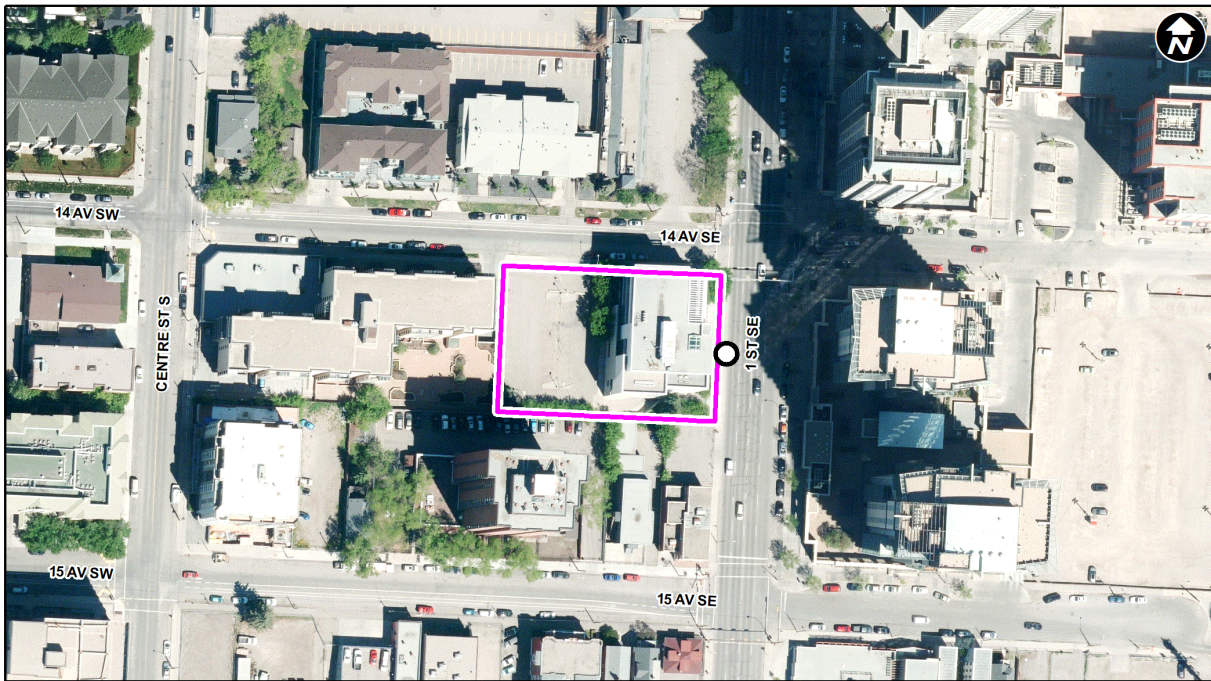
Community Peak Population Table

As identified below, the Beltline community 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](#).



Previous Council Direction

None.

Planning Evaluation

Land Use

The existing DC District ([Bylaw 112Z2005](#)) is based on the RM-7 Residential High Density Multi-Dwelling District of Land Use Bylaw 2P80. It contains rules to accommodate the existing seven-storey commercial building on the east side of the site while providing for future residential development on the remainder. The District has a maximum height of 46 metres and there is no maximum floor area ratio (FAR).

The proposed DC District is based on the Centre City Multi-Residential High Rise Support Commercial District (CC-MHX) of current Land Use Bylaw 1P2007. It proposes additional non-residential uses and rules to accommodate those uses throughout the existing building while maintaining the uses and rules of CC-MHX for any new development proposal. Supported by applicable [Beltline Area Redevelopment Plan](#) (ARP) policy, additional non-residential uses, including but not limited to Instructional Facilities, Veterinary Clinics, and Accessory Food Services, would be accommodated above the second storey of the existing building without the requirement for a residential component. In the event of a residential conversion, consideration has been given and rules included to provide for potential residential uses at a future date.

The CC-MHX District is compatible with existing land use designations within the vicinity and does not have a maximum height but rather a maximum FAR of 5.0 which may be increased up to 9.0 with various available bonus provisions.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration, and the use of a DC District is necessary to provide for the applicant's proposed development due to the unique characteristic of the site. This proposal allows for the expansion of allowable non-residential uses within the existing building while ensuring future development of the site is in keeping with the primarily residential vision for the area. The same result could not be achieved through a standard land use district in the Land Use Bylaw.

The proposed DC District includes a rule that allows the Development Authority to relax Sections 6 through 15 of the Bylaw. These sections incorporate the rules of the base district in Bylaw 1P2007 where the DC does not provide for specific regulation as well as rules specific to the DC. 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 the various aspects of development 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 the base CC-MHX 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. It provides rules to address high vacancy rates within Greater Downtown and facilitates business changeover and reinvestment in the CCEA. Bylaw 1P2007 allows development permit exemptions for change of use, exterior alterations and additions up to 1000 square meters of gross floor area to existing buildings.

Transportation

Direct vehicular access to the subject parcel is currently via 14 Avenue SE. The subject site is well served by Calgary Transit. The site is located within 200 metres (a two-minute walk) of the Victoria Park/Stampede LRT Station. A bus stop is located adjacent to the site along 1 Street SE and is serviced by southbound Route 10 (City Hall/Southcentre).

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm mains are available to service the subject parcel. Site servicing details for any new development will be reviewed at the development permit stage.

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 Greater Downtown area as identified on Map 1: Urban Structures in the [Municipal Development Plan](#) (MDP). The applicable MDP policies support the development of distinct, vibrant, mixed-use neighbourhoods in Greater Downtown that are well connected and easily accessible to the Downtown Core, to one another and their surroundings. Redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit, 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 the 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 land use concept (Map 3) of the [Beltline Area Redevelopment Plan](#) (ARP) identifies the site as Primarily Residential, which is intended to accommodate a variety of residential developments along with compatible and accessory retail, personal service and institutional uses to support the local population. Administration may consider non-residential uses above the first two storeys of a building, provided they are situated at the corner of a block and would not detract from the essentially residential character of the immediate vicinity. The site's existing seven-storey commercial building is located on a corner in alignment with this policy. Expanding the number of allowable uses within the building alone would not detract from the residential character of the immediate vicinity but would provide for additional uses to support the local population. If the building and site are redeveloped at a future date, the rules of the CC-MHX District would be implemented and would comply with the intent of the ARP, including rules for non-residential uses above the first two storeys.