

Land Use Amendment in Beltline (Ward 8) at 473 – 12 Avenue SE, LOC2022-0126

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.47 hectares ± (1.15 acres ±) located at 473 – 12 Avenue SE (Plan 0810020, Block 3, Lot 2) from Direct Control (DC) District to Centre City Mixed Use District (CC-X).

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject site to Centre City Mixed Use District (CC-X) to accommodate a more intense mixed-use development than is currently allowed.
- This land use amendment aligns with the applicable policies of the *Beltline Area Redevelopment Plan* (ARP) and *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? Additional dwelling units and commercial uses would contribute to housing diversity and provide more goods and services for Calgarians.
- Why does this matter? Additional housing options and commercial uses will welcome more people into an established community that is well serviced by existing amenities, infrastructure and transit.
- 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 July 13 by IBI Group on behalf of the landowner, Calgary Exhibition and Stampede Limited. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the intent for this application is to enable a more intense form of mixed-use development on the site through a stock district under Land Use Bylaw 1P2007.

The 0.47-hectare (1.15-acre) site is located in the community of Beltline at the southwest corner of 12 Avenue SE and Olympic Way SE. The site is located in close proximity to amenities and infrastructure including the Scotiabank Saddledome, BMO Centre, Stampede Park, Victoria Park/Stampede Red Line LRT Station and the future 4 Street SE Green Line LRT Station.

The proposed CC-X District is better aligned with the *Beltline ARP* and would allow for a more intense mixed-use development than the existing Direct Control (DC) District. The purpose of the CC-X District is 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 would result in minor changes to the allowable uses on this site including additional commercial uses.

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

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PUBLIC ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
 Public was informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with relevant public groups and the respective community association was appropriate. They determined that no outreach would be undertaken. Please refer to the Applicant Outreach Summary (Attachment 3) for rationale why outreach was not conducted.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to relevant public groups, notice posted on site and published [online](#). Notification letters were also sent to adjacent landowners. In response, Administration did not receive any letters from the public. The Beltline Neighbourhoods Association (BNA) was also circulated and indicated that they have no concerns.

Following Calgary Planning Commission, notifications for a 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 proposed application enables growth in the Beltline community and provides a framework for mixed-use development in alignment with the *Beltline ARP*. The development of this site may enable more efficient use of land and infrastructure and could support surrounding land uses while introducing additional amenities for the community and greater area.

Environmental

This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Opportunities to enhance the development on this site with applicable climate strategies have been identified and shared with the applicant and will be pursued at the development permit stage.

Economic

The proposed land use amendment would enable a mixed-use development on the site in alignment with the *Beltline ARP*. The development would provide housing opportunities, support local business and provide employment opportunities. It would also provide for an efficient use of existing infrastructure including allowing for additional development intensity near a future Green Line LRT station.

Service and Financial Implications

No anticipated financial impact.

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RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform