

**LAND USE AMENDMENT
BELTLINE (WARD 8)
13 AVENUE & 10 STREET SW
BYLAW 126D2014**

MAP 16C

EXECUTIVE SUMMARY

The applicant seeks the redesignation of a 603 square metres residential parcel from Centre City Multi-Residential High-Rise District (CC-MH) to DC Direct Control District to accommodate office uses within the existing single-detached dwelling unit. The proposed redesignation would allow for a modest office use and align with similar non-residential uses within the primarily residential community.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2014 September 25

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 126D2014; and

1. **ADOPT** the proposed redesignation of 0.03 hectares \pm (0.07 acres \pm) located at 1017 – 13 Avenue SW (Plan A1, Block 94, Lot 12) from Centre City Multi-Residential High Rise District (CC-MH) **to** DC Direct Control District to accommodate office use within existing building, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 126D2014.

REASON(S) FOR RECOMMENDATION:

The proposed land use is consistent with the non-residential land use policies for primarily residential areas of the Beltline Community as found within its Area Redevelopment Plan.

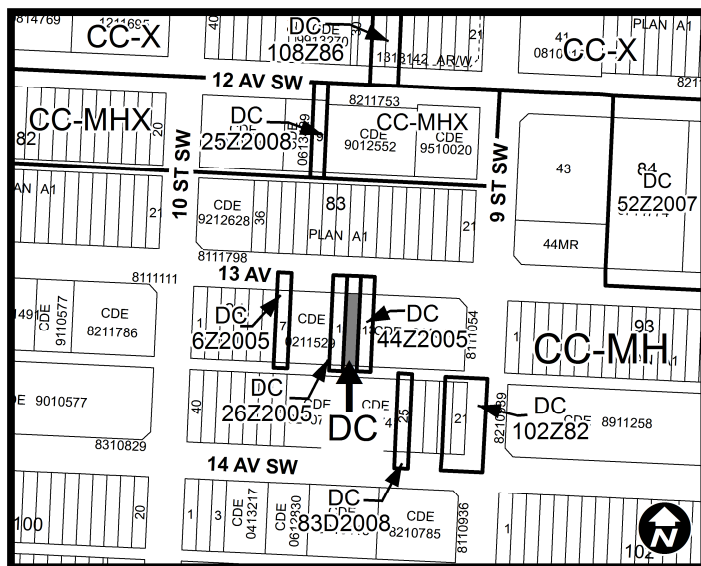
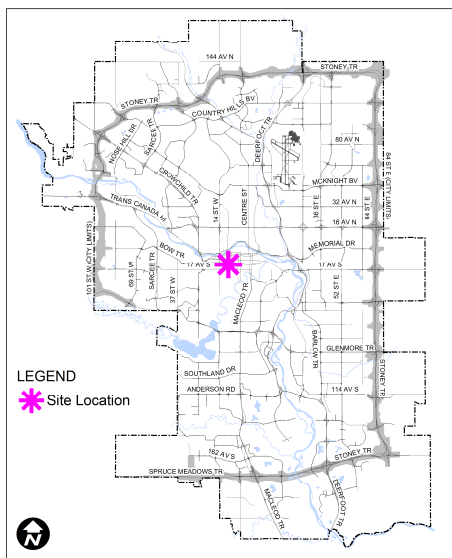
ATTACHMENT

1. Proposed Bylaw 126D2014

LAND USE AMENDMENT
BELTLINE (WARD 8)
13 AVENUE & 10 STREET SW
BYLAW 126D2014

MAP 16C

LOCATION MAPS



LAND USE AMENDMENT
BELTLINE (WARD 8)
13 AVENUE & 10 STREET SW
BYLAW 126D2014

MAP 16C

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.03 hectares \pm (0.07 acres \pm) located at 1017 – 13 Avenue SW (Plan A1, Block 94, Lot 12) from Centre City Multi-Residential High Rise District (CC-MH) **to** DC Direct Control District to accommodate office use within existing building with guidelines (APPENDIX II).

Moved by: M. Logan

Carried: 6 – 0

LAND USE AMENDMENT
BELTLINE (WARD 8)
13 AVENUE & 10 STREET SW
BYLAW 126D2014

MAP 16C

Applicant:

Brown & Associates Planning Group

Landowner:

1525287 Alberta Ltd (Greg Burrows)
Maison Mazel Ltd

Planning Evaluation Content	*Issue	Page
Density <i>Is a density increase being proposed.</i>	No	N/A
Land Use Districts <i>Are the changes being proposed housekeeping or simple bylaw amendment.</i>	No	5
Legislation and Policy <i>Does the recommendation create capital budget impacts or concerns.</i>	No	5
Transportation Networks <i>Do different or specific mobility considerations impact this site</i>	No	6
Utilities & Servicing <i>Is the site in an area under current servicing review and/or has major infrastructure (water, sewer and storm) concern</i>	No	6
Environmental Issues <i>Other considerations eg. sour gas or contaminated sites</i>	No	7
Growth Management <i>Does this site have the appropriate growth management direction.</i>	Yes	7
Public Engagement <i>Were major comments received from the circulation</i>	No	7

**LAND USE AMENDMENT
BELTLINE (WARD 8)
13 AVENUE & 10 STREET SW
BYLAW 126D2014**

MAP 16C

PLANNING EVALUATION

SITE CONTEXT

The site is surrounded by a mix of medium to high density residential development within a primarily residential neighbourhood with the Beltline Community. A number of modest residential conversions to office uses have been endorsed by Council within the past decade in this community.

The subject site is located with a primarily residential district within the Beltline Community. Residential development within the immediate area range from medium to high density apartment buildings. There are pockets of existing single detached dwelling units which have been converted to stand-alone office uses through various DC Direct Control Districts established over the past 10 years.

LAND USE DISTRICTS

The proposed DC Direct Control District is to maintain all land use provisions of the site's existing district (Centre City Multi Residential High Rise District) while adding a non-residential use: office. The DC Direct Control District is necessary to accommodate this non-residential use that does not exist in the parcel's current district. The DC Direct Control District is to be evaluated against the policies of the Beltline Area Redevelopment Plan.

LEGISLATION & POLICY

Beltline Area Redevelopment Plan (2006)

Section 4.2.4 Non-Residential Uses

The evaluation of the proposed DC Direct Control District considered the following policies as stated below:

- “4.2.4 b) The Development Authority may also consider (through land use amendment) a non-residential use where the use would:
- allow for the adaptive re-use of a building on the Heritage Inventory;
 - promote varied building form and historic character by encouraging the retention and productive use of a structure built prior to 1950; or
 - help meeting the design and diversity objectives of a Character Area as identified in Section 8 of this Plan.”

**LAND USE AMENDMENT
BELTLINE (WARD 8)
13 AVENUE & 10 STREET SW
BYLAW 126D2014**

MAP 16C

The existing building on the subject site is not on the Heritage Inventory nor located within a Character Area found within the Beltline ARP. However, the building was constructed before 1950. For this reason, the proposed DC Direct Control District is found to align with the above policy.

- “4.2.4 c) Individual commercial uses such as retail, service commercial, office and restaurant/food service uses should generally not exceed 300 square metres in size. In considering such uses, the Development Authority shall have regard to the character of the immediate area, and the impacts that such uses may create particularly with respect to noise, light and local traffic impacts.”

The floor area within the existing building (built in 1909) on the subject parcel is 270 square metres and thus is found to be within the threshold for modest non-residential uses. The impact generated by the proposed uses is not projected to be significant enough to create additional noise, light and burden to local traffic.

“4.2.5 Residential Conversions

When considering a proposed conversion through a Land-Use redesignation or a Development Permit, the following criteria shall be considered:

- Residential structure is on the Heritage Inventory or is a single-detached, duplex or semi-detached dwelling built prior to 1950 (*single detached dwelling unit built in 1909*),
- The structure is within a Character Area as defined in Section 8 of this Plan (*not within character area*);
- Proposed use must not, in the opinion of the Development Authority, generate an excessive amount of localized traffic or detract from the residential character of the immediate area (*no change in traffic impact expected*); and
- Any proposed signage has a total surface area of less than 1.0 square metres.”

The proposed DC Direct Control does provide for maximum of one Sign- Class A on site with maximum sign area of 1.0 square metre, thus conforming to the criteria above.

TRANSPORTATION NETWORKS

No specific mobility considerations were required since no change to local area traffic is projected as a result of the proposed redesignation.

UTILITIES & SERVICING

**LAND USE AMENDMENT
BELTLINE (WARD 8)
13 AVENUE & 10 STREET SW
BYLAW 126D2014**

MAP 16C

Water, Sanitary and Storm connections exist for the parcel.

ENVIRONMENTAL ISSUES

Not applicable.

ENVIRONMENTAL SUSTAINABILITY

Not Applicable

GROWTH MANAGEMENT

This application does not create capital budget impacts or concerns.

PUBLIC ENGAGEMENT

Community Association Comments

The Beltline Planning Group had no objections during the external circulation period.

Citizen Comments

No comments received by CPC Report submission date

Public Meetings

Not Applicable

**LAND USE AMENDMENT
BELTLINE (WARD 8)
13 AVENUE & 10 STREET SW
BYLAW 126D2014**

MAP 16C

APPENDIX I

APPLICANT'S SUBMISSION

This proposed land use reclassification would allow for the existing older building to be used as an office with limited changes to the exterior of the building and site. The building is xxx square metres in floor area. The parking is provided on site with lane access.

This proposed land use for offices would retain the current CC-MH district uses and development regulations. The proposed DC bylaw is substantially similar to the DC bylaws approved on the surrounding and adjacent sites and in numerous locations in the Beltline.

LAND USE AMENDMENT
BELTLINE (WARD 8)
13 AVENUE & 10 STREET SW
BYLAW 126D2014

MAP 16C

APPENDIX II

PROPOSED DC DIRECT CONTROL GUIDELINES

Purpose

- 1 This Direct Control District is intended to:
 - (a) provide for **Office uses** as a **discretionary use** within the existing **building**.

Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

Reference to Bylaw 1P2007

- 3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

Permitted Uses

- 4 The **permitted uses** of the Centre City Multi-Residential High Rise District (CC-MH) are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 (1) The **discretionary uses** of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.
 - (2) The following **uses** are additional **discretionary uses** in this Direct Control District if they are located within the existing **building**:
 - (a) **Office**.

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Centre City Multi Residential High Rise District (CC-MH) of Bylaw 1P2007 apply in this Direct Control District.

Signage

- 7 A maximum of one **Sign - Class A** per **building**, with a maximum **sign area** of 1 square metre is allowed.