

LAND USE AMENDMENT
BELTLINE - WARD 8
1 STREET SE AND 15 AVENUE SE
BYLAW 29D2014

MAP 15C

EXECUTIVE SUMMARY

The intent of this land use redesignation application is to change the land use on a site in the Beltline from Centre City Multi-Residential High Rise District (CC-MH) to Centre City Multi-Residential High Rise Support Commercial District (CC-MHX). There currently is an existing two storey commercial building on this site containing retail uses on the ground floor and office on the second floor. With this redesignation, it will bring the current commercial uses on the site into conformance while meeting the goals and objectives of the Beltline ARP.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2014 February 27

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

RECOMMENDATION (S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 29D2014; and

1. **ADOPT** the proposed redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 1415 - 1 Street SE (Plan C, Block 106, Lots 21 and 22) from Centre City Multi-Residential High Rise District (CC-MH) **to** Centre City Multi-Residential High Rise Support Commercial District (CC- MHX), in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 29D2014.

REASON(S) FOR RECOMMENDATION:

Administration finds the proposal to adaptively re-use an existing building to support commercial uses in primarily residential precincts and is in keeping with the policies of the Beltline ARP.

ATTACHMENT

1. Proposed Bylaw 29D2014

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ADMINISTRATION'S RECOMMENDATION TO CALGARY PLANNING COMMISSION

1. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 1415 - 1 Street SE (Plan C, Block 106, Lots 21 and 22) from Centre City Multi-Residential High Rise District (CC-MH) **to** Centre City Multi-Residential High Rise Support Commercial District (CC- MHX).

Moved by: R. Wright

Carried: 8 – 0

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Applicant:

Leno Investments Inc

Landowner:

Leno Investments Inc

Planning Evaluation Content	*Issue	Page
Density <i>Is a density increase being proposed.</i>	No	
Land Use Districts <i>Are the changes being proposed housekeeping or simple bylaw amendment.</i>	Yes	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	6
Growth Management <i>Does this site have the appropriate growth management direction.</i>	N/A	7
Public Engagement <i>Were major comments received from the circulation</i>	No	7

*Issue - Yes, No or Resolved

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PLANNING EVALUATION

SITE CONTEXT

The subject site is located at the corner of 1 Street SE and 15 Avenue SE in the Beltline. The character of the community at this location is a mix of both primarily residential uses with some at grade commercial uses fronting onto 1 Street SE. This site is directly adjacent to a major vehicular corridor (1 Street SE) providing access out of the downtown core to south Calgary.

To the south and west of the subject site, there are several older single detached dwellings as well as some low to mid-rise multi-family development. To the east of the site is the “Stampede Station” block with multi-residential, high-rise, mixed-use development. To the north of the site, there is a mid-rise office development. The majority of sites within close proximity to the subject site are Direct Control Districts, with the exception of the block directly South that is zoned Centre City Mixed Use (CC-X) District.

LAND USE DISTRICTS

The subject site is currently zoned Centre City Multi-Residential High Rise (CC-MH) District. This is a primarily residential district with the intent of providing for multi-residential development that is street oriented at grade, with additional landscaping requirements intended to minimize the potential impacts of these developments on neighbouring parcels or residents.

The proposed redesignation is to the Centre City Multi-Residential High Rise Support Commercial (CC-MHX) District, also a primarily residential district. However, this district does allow for a limited range of support commercial uses with certain size and location restrictions. The intent of this district is to provide for multi-residential development which is street-oriented at grade.

LEGISLATION & POLICY

Municipal Development Plan

Centre City Section 3.2.1 –

- a. *“Reinforce the Downtown’s position as Calgary’s principal business centre, premier urban living environment.”*
- b. *“Support the development of distinct, vibrant, mixed-use neighbourhoods in the Centre City, well connected and easily accessible to the Downtown and to one another.”*

Beltline Area Redevelopment Plan

The subject site is currently located within the Primarily Residential area, as shown on Map 3: Land Use Concept of the ARP. This land use redesignation will not change this. As per policy

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4.2.1, a range of uses are supported in the Primarily Residential area, including residential, office and retail and personal services. As per policy 4.2.4., non-residential uses are allowed in

the area, provided they meet certain criteria, such as only being located on the first two floors of a building.

TRANSPORTATION NETWORKS

No parking studies were required as part of this application.

UTILITIES & SERVICING

Site Servicing and Utilities

City records confirm that water, sanitary and storm connections exist to the site. Upon future redevelopment, servicing arrangements shall be to the satisfaction of the City. At the Development Permit stage, a wastewater monitoring access point is required to service the proposed industrial, commercial or institutional developments as per Part VIII of the *Wastewater Bylaw 14M2012*. Such an access point allows for the observation, sampling and flow measurement of wastewater entering the wastewater system, and includes a test manhole. Monitoring access points should be, wherever possible, located outside the property line on public property. If the access point cannot be located on public property, an easement access is required. The easement access is to be a minimum 5m x 5m surrounding the test manhole and include a standard R/W for the sewer pipe leading to the manhole. More information will be provided at the Development Permit stage. As a result, at the Development Permit stage, a Development Site Servicing Plan (DSSP) circulation is required in order to ensure that the development is sufficiently serviced and to ensure that said wastewater monitoring access point is designed and located to the satisfaction of the City.

Environmental Issues

During the application review process, Environmental and Safety Management confirmed that there are no outstanding contamination issues related to the site, and therefore no Environmental reports (of any kind) were required during said process.

Flood Risk Regulations

The existing building is located within the “overland flow zone” flood risk area, as per Council approved Flood Risk mapping. As such, ultimate redevelopment shall comply with current flood risk regulations at that time.

ENVIRONMENTAL ISSUES

No Environmental Site Assessment (ESA) was required as part of this application.

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ENVIRONMENTAL SUSTAINABILITY

Not Applicable

GROWTH MANAGEMENT

Not Applicable

PUBLIC ENGAGEMENT

Community Association Comments

Both the Beltline Planning Group and the Victoria BRZ have given support for this application.

Citizen Comments

Administration has not received any comments from neighbours or citizens as of the date of this report.

Public Meetings

Public meetings were not required or held as part of the review of this proposal.

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APPENDIX I

APPLICANT'S SUBMISSION

The reason why we would like to re-zone the building from CCHM to CCHMX is to accommodate for a nail salon for the second level of the building. Currently the space is being use as office space.

The reasons why we feel that this application should be approved are as follows:

- CCMHX will still allow for residential use
- CCMHX will allow for the existing uses in the building to be conforming
- Historically this building has been used for commercial purposes and the owner is unaware of ever having any residential use for this site
- We have support from the community and neighbours for the land use change
- Retail on second floor will encourage more pedestrian traffic in the area than office use
- CCMHX zoning for this property is in line with the Beltline Area Re-Development Plan as well as the Victoria Park Planning and Policy Guide
- Building location is on corner of First Street SE and 15 Avenue which is one of Calgary's busiest streets, which residential use for second floor may not be practical
- The previous zoning on the building was RM-7 which allowed for commercial on main and second floor
- CCMH leaves us very little options to use the property to the intent that it was built

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APPENDIX II

COMMUNITY ASSOCIATION COMMENTS

Colleen,

The Victoria Park BRZ supports the LOC2013-0103 as this building has been historically used for commercial purposes up to this point.

Best,

Julie Brache, M.Arch
Urban Planning and Development Coordinator

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