

**LAND USE REDESIGNATION (BELTLINE)
BYLAW 14D2014**

SUMMARY/ISSUE

To redesignate 0.68 ha \pm (1.68 ac \pm) located at 215 and 221 – 13 Avenue SW and 208 and 212 – 14 Avenue SW (Portion of Condo Plan 0911532; CS, Portion of Plan 0911496, Block 101, Lot 1 and Strata Lot 3; Plan 0911496, Block 101, Strata Lot 5) from DC Direct Control District to DC Direct Control District to accommodate residential development and support commercial.

PREVIOUS COUNCIL DIRECTION

None

**RECOMMENDATION OF THE
ADMINISTRATION:**

That Council hold a Public Hearing on Bylaw 14D2014.

RECOMMENDATION(S) OF CPC:

That Council:

1. **ADOPT** the proposed redesignation of 0.68 hectares \pm (1.68 acres \pm) located at 215 and 221 – 13 Avenue SW and 208 and 212 – 14 Avenue SW (Portion of Condo Plan 0911532; CS, Portion of Plan 0911496, Block 101, Lot 1 and Strata Lot 3; Plan 0911496, Block 101, Strata Lot 5) from DC Direct Control District to DC Direct Control District to accommodate residential development and support commercial, in accordance with the Corporate Planning Applications Group recommendation, as amended; and
2. Give three readings to the proposed Bylaw 14D2014.

APPLICANT(S)

BKDI Architects and The City of Calgary

OWNER(S)

Canadian Rocky Mountain Resorts LTD
The City of Calgary
Various Owners

INVESTIGATION

The intent of this land use re-designation application is to replace the existing tied-to-plans Direct Control District (Bylaw 61Z2005) with a new tied-to-plans Direct Control District. The stated purpose of the new Direct Control District is to bring the 2005 DC Bylaw more in line with current Policies and Development Rules as well as recognizing changing demographics and trends. No changes are being sought regarding the permitted or discretionary uses contained within the 2005 Bylaw nor the previously approved Floor Area Ratio (FAR) of 11.5.

Changes within this new DC include removing the cap on the maximum number of units allowed, removing the parking requirements for ground floor commercial uses, discretionary Use of office on the second floor of the development and continuing to allow an underground parking structure beneath a portion of Haultain Park previously approved in the 2005 DC Bylaw.

The existing Phase 1 building is a 27 storey residential development, fronting onto 1 Street SW and adjacent to 13 Avenue SW. This proposed Direct Control District Bylaw will have no impact on the built condition of this development. The proposed Phase 2 building will also front onto 1 Street SW and 14 Avenue SW. The building will consist of a 2 storey podium with 3 townhouse units (fronting onto Haultain Park), at-grade commercial units and office space on the second level with a 27 storey residential tower above.

ATTACHMENT(S)

1. Proposed Bylaw 14D2014
2. CPC Report LOC2013-0060
3. **Public Submissions**