

**Policy and Land Use Amendment in Beltline (Ward 8) at 1319 – 14 Ave SW,
 LOC2023-0161**

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Beltline Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.15 hectares \pm (0.37 acres \pm) located at 1319 – 14 Avenue SW (Plan 2111581, Block 98, Lot 41) from Direct Control (DC) District to DC District to accommodate additional non-residential uses in an existing building, with guidelines (Attachment 3).

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for non-residential uses at grade in an apartment building in the Beltline, currently under construction.
- The proposal seeks to provide additional amenities in an existing building in a high density neighbourhood, contributing to a complete community – in alignment with the *Municipal Development Plan (MDP)*.
- What does this mean to Calgarians? Additional non-residential uses will be of benefit to residents in the existing building, nearby properties and the Beltline community by providing greater choice for local goods and services.
- Why does this matter? The proposal will cater to market demand, complementing the existing building and local community.
- A minor amendment to the *Beltline Area Redevelopment Plan (ARP)* is required to accommodate the proposed land use.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This land use amendment application in the southwest community of Beltline was submitted by Battistella Developments on behalf of the landowner Nude by Battistella Inc. on 2023 June 21.

The approximately 0.15 hectare (0.37 acre) midblock site is located half a block east of 14 Street SW and three blocks north of 17 Avenue SW. The site is occupied by an 18 storey apartment building which is currently under construction. The site is surrounded by high density residential development.

As indicated in the Applicant Submission (Attachment 4), the proposed land use district allows for the introduction of non-residential uses at grade in a building currently being constructed on site. A minor map amendment to the Beltline ARP is required and accompanies this land use amendment application (Attachment 2). No development permit application for new ground-floor uses has been submitted.

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

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties were 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 the public/interested parties and respective community association was appropriate. In response, the applicant contacted the Ward 8 Councillor and the Beltline Neighbourhoods Association informing them of the details of the application. The Applicant Outreach Summary can be found in Attachment 5.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received three letters of opposition and one letter of support from the public. The letters of opposition included the following areas of concern:

- the proposal will create additional demand on the local on-street parking, where parking is already limited;
- the proposal would create additional traffic; and
- there is no need for the proposal – the community is well served by non-residential uses in walking distance on 14 Street SW and 17 Avenue SW.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate.

No comments from the Beltline Neighbourhoods Association were received. Administration contacted the Neighbourhoods Association to follow up and no response was received.

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

This land use amendment would create the opportunity to provide additional non-residential uses within an existing high density apartment building and would provide additional goods and services to residents of the building and local residents in the surrounding community. Allowing

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for convenient goods and services for local residents will increase opportunities for local social interaction.

Environmental

This application does not include actions that specifically address objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

This land use amendment would allow for the creation of small-scale non-residential uses of benefit to the Beltline community, allowing opportunity for supporting local small businesses.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with the proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Proposed Amendment to Beltline Area Redevelopment Plan
3. Proposed Direct Control District
4. Applicant Submission
5. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform