

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Beltline, located mid-block along 14 Avenue SW. The site is approximately 38 metres wide and 39 metres long, with an area of approximately 0.15 hectares (0.37 acres).

Surrounding development is characterized by high density development, with a 17 storey apartment building to the north, a 10 storey apartment building to the east, a two-storey semi-detached property to the west, and a mix of two-storey buildings, mid-rise apartments and high density apartment buildings to the south, beyond the lane. The site is in close proximity to other businesses along 14 Street SW (to the west) and 17 Avenue SW (to the south).

Community Peak Population Table

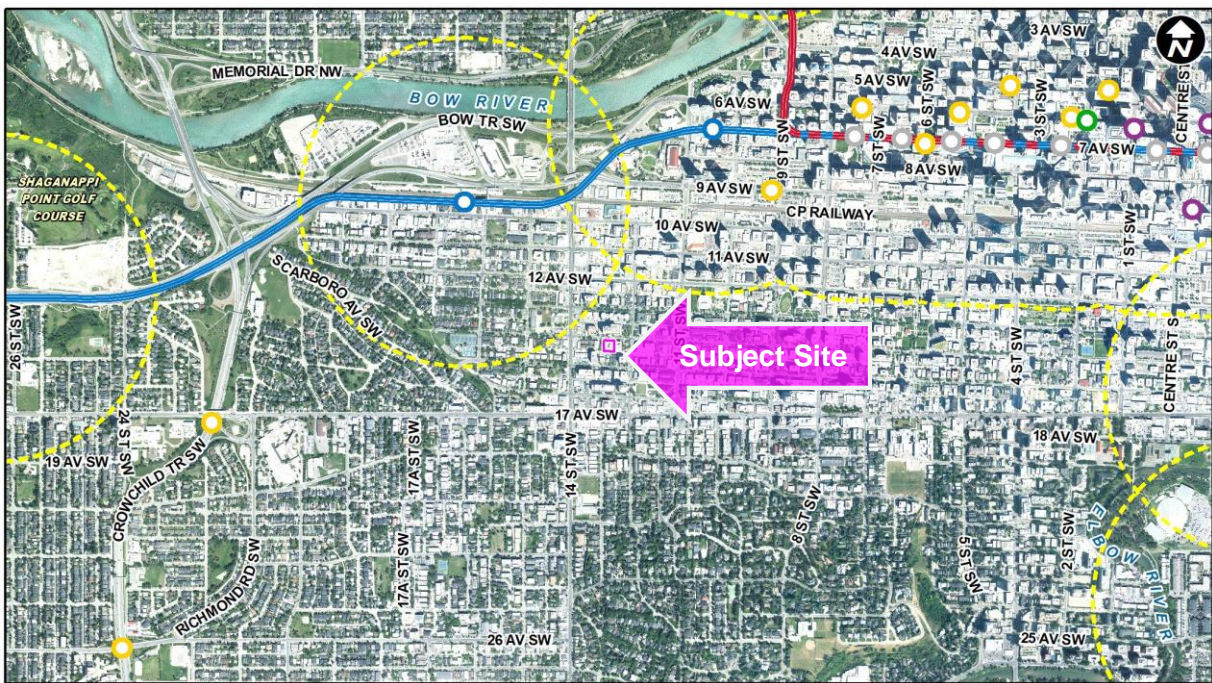
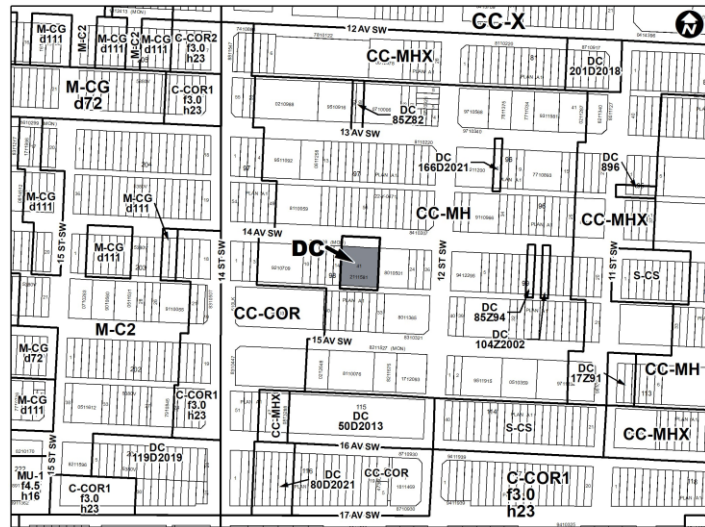
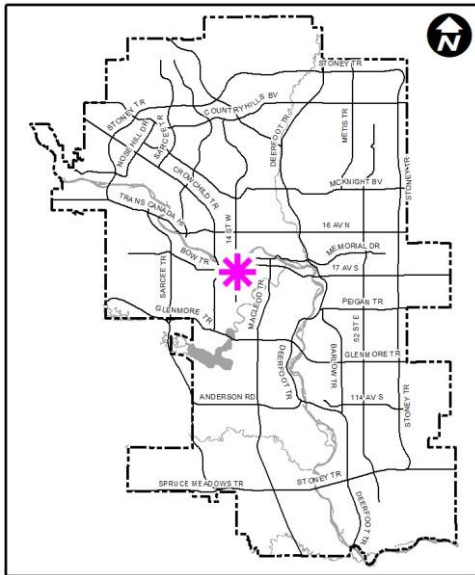
As identified below, the community of Beltline reached its peak population in 2019.

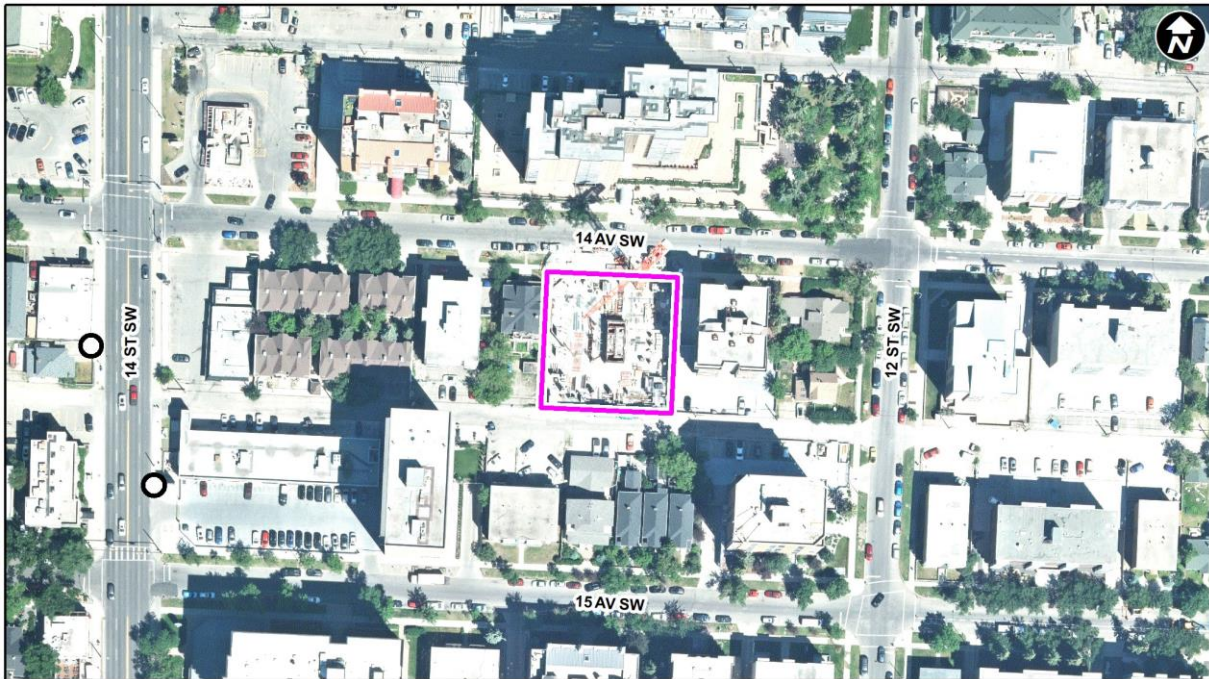
Beltline	
Peak Population Year	2019
Peak Population	25,129
2019 Current Population	25,129
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the Beltline Community [Profile](#)

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The subject parcel is currently designated as a Direct Control (DC) District (7D2019). This DC District is based on the Centre City Multi-Residential High Rise District (CC-MH) and provides the opportunity to transfer heritage density from one source parcel designated as a municipal heritage resource (in this case 1310 – 9 Street SW) to five receiving parcels in the Beltline.

The land use rules from the existing Direct Control District, together with the existing base district which allowed for construction of an 18 storey apartment building on the parcel, have been carried forward to this new land use. In addition, new rules have been created to allow for seven townhouse units at grade in the existing apartment building to be occupied by non-residential uses (which include various sales and leisure uses as noted in rule 7 of the proposed Direct Control District).

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration and the use of a Direct Control District is necessary to provide for the applicant's proposed development due to the unique characteristics and innovative ideas proposed by the applicant. This proposal allows for the applicant's intended development to proceed while maintaining the Centre City Multi-Residential High Rise District (CC-MH) base to accommodate the existing high rise apartment and regulate floor area ratio (FAR) associated with a previous heritage density transfer. The same result could not be achieved through the use of a standard land use district in the Land Use Bylaw.

The proposed DC District includes a rule that allows the Development Authority to relax Section 8 of the DC District Bylaw. Section 8 incorporates the rules of the base district in Bylaw 1P2007 where the DC District does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way that they would be in a standard district.

Development and Site Design

The rules of the Centre City Multi-Residential High Rise District (CC-MH) applied by Direct Control District 7D2019 continue to regulate the development form and FAR of the apartment building which occupies the site and are carried forward to this Direct Control District, in addition this Direct Control District allows for additional uses in the apartment building at grade, which have the ability to provide goods and services to residents of the apartment building and local community.

Transportation

The site is fronted by 14 Avenue SW, a residential street. Direct pedestrian access to the site is available via the existing sidewalks on 14 Avenue SW. Direct vehicular access to the site will be from the rear lane. On-street parking presently falls under the RPP Zone "P". Parking is unrestricted on 14 Avenue SW, directly adjacent to the subject parcel.

The subject site is well-served by Calgary Transit. Bus Stops on 14 Street SW are located 150 metres (2-minute walk) from the subject parcel, servicing Route 6 (Killarney/26 Avenue), Route 7 (Marda Loop), and Route 22 (Richmond Road).

The subject parcel is located one block from 15 Avenue SW which includes an existing on-street bikeway, forming part of the Always Available for All Ages and Abilities (5A) Network. Additionally, it is located one block from 14 Avenue SW, which is recommended for an on-street bikeway.

Environmental Site Considerations

At this time, there are no known outstanding environmental concerns associated with the site and/or proposal.

Utilities and Servicing

Water, sanitary and storm (deep) utilities exist adjacent to the site (within public road rights-of-way). Servicing requirements will be determined at the time of development.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Growth Plan (2022)

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site falls in the Greater Downtown Activity Centre in Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). Greater Downtown MDP planning policies emphasize this area of the city as the primary hub for business, employment, living, culture, recreation and entertainment, through supporting the greater downtown as a concentration of employment, with high density residential development which includes support services. This land use amendment aligns with MDP planning policy, as the additional uses at grade will provide additional opportunities for goods and services to the existing community, while at the same time complementing the primary residential use of the building under construction and will be in keeping with the character of the local area.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the Calgary [Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Beltline Area Redevelopment Plan (Statutory – 2018)

The [Beltline Area Redevelopment Plan](#) (ARP) identifies the subject site as being within the primarily residential land use typology in the Land Use Concept Map (Map 3). Residential development is the predominant focus of this area with compatible accessory retail, personal service and institutional uses to support the local residential population. The *Beltline ARP* provides further specific planning policy direction to encourage residential uses at grade and discourage non-residential uses above the first floor of the building and provides a map which identifies where non-residential uses may be considered appropriate (Map 3B).

A minor amendment to Map 3B of the *Beltline ARP* is required and accompanies this application. Administration considers this minor ARP amendment and land use amendment to be acceptable because the proposed non-residential uses are incorporated at grade, within an existing building and the site is in close proximity to other commercial development on 14 Street SW and 17 Avenue SW.