

Applicant Submission

2024 February 23

This application proposes to re-designate a property located at 215 14 Avenue SW, Fontainebleu Estates, in the community of Beltline, from to a Direct Control bylaw to add a Performing Art Centre Use to the existing Direct Control bylaw 114D2016.

The existing nine-storey 55-unit residential building was built in 1980 then was converted to a mixed-use building in 2016 when the residential pool was removed to create a commercial bay area that was then sold to a commercial owner who has developed the space into an intimate 70-seat theatre venue. Previously, the development and building permits issued were approved under the Office use in the DC, however the owner was subsequently informed that a Performing Arts Centre use was required for operation of the theatre space that has now been fully constructed.

The immediate zoning context area is characterized by a wide range of multi-residential and commercial developments in various forms and densities. The site faces Haultain Park across 14 Avenue SW and adjoins existing mid- to high-density residential development along its remaining edges.

The existing Direct Control Bylaw 114D2016 is based on the Centre City Multi-Residential High Rise District (CC-MH) zoning with the addition of three (3) non-residential uses: Office, Food Kiosk and Outdoor Café.

The CC-MH base district allows for a wide range of residential uses of various forms and density, and a limited range of non-residential uses that support the local area and complement the primarily residential building forms of the Beltline Community.

The benefits of this re-designation include offering Beltline Community residents access to art and cultural opportunities in alignment with the Greater Downtown Plan principles including:

- Creating opportunities for “Social Interaction: Build gathering places for civic, arts, cultural, recreation and entertainment activities, and neighbourhood get-togethers.” (pg 26)
- Celebrate diversity, culture, art and history and allowing greater access to arts, culture and education. [And to] Support the development of spaces that provide artistic and cultural uses as a method for advancing the long-term economic and social sustainability goals for Greater Downtown communities and residents. (pg 35)