

**Policy and Land Use Amendment in Beltline (Ward 8) 215 – 14 Avenue SW,
 LOC2023-0392**

RECOMMENDATIONS:

That Calgary Planning Commission:

1. Forward this report CPC2024-0431 to the 2024 June 4 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendment to the Beltline Area Redevelopment Plan (Attachment 2); and
3. Give three readings to the proposed bylaw for the redesignation of 0.13 hectares \pm (0.32 acres \pm) located at 215 – 14 Avenue SW (Condominium Plan 8110899, Units 1 to 55) from Direct Control (DC) District to Direct Control (DC) District to accommodate a Performing Arts Centre, with guidelines (Attachment 3).

RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2024 MAY 9:

That Council:

1. Give three readings to **Proposed Bylaw 44P2024** for the amendment to the Beltline Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 180D2024** for the redesignation of 0.13 hectares \pm (0.32 acres \pm) located at 215 – 14 Avenue SW (Condominium Plan 8110899, Units 1 to 55) from Direct Control (DC) District to Direct Control (DC) District to accommodate a Performing Arts Centre, with guidelines (Attachment 3).

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for a Performing Arts Centre use in an existing apartment building in the Beltline.
- The proposal seeks to provide an additional amenity in an existing building in a high density neighbourhood, contributing to a complete community, in alignment with the *Municipal Development Plan*.
- What does this mean to Calgarians? The proposed additional Performing Arts Centre use will be of benefit to residents in the existing building, nearby properties, and the Beltline community by providing an additional service.
- Why does this matter? The proposal will complement the residential uses in the existing building and the local community.
- A minor amendment to the *Beltline Area Redevelopment Plan* 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.

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DISCUSSION

This policy and land use amendment application in the southwest community of Beltline was submitted by Dobbin Consulting on behalf of the landowner, Condominium Corporation 811 0899, on 2023 December 18. As indicated in the Applicant Submission (Attachment 4), the proposed land use district allows for the introduction of an ancillary Performing Arts Centre use in an existing residential building. The predominant residential nature of the building will remain. A minor map amendment to the Beltline Area Redevelopment Plan (ARP) is required and accompanies this land use amendment application (Attachment 2).

The approximately 0.13 hectare (0.32 acre) midblock site is located half a block west of 1 Street SW and fronts 14 Avenue SW, located 2 blocks from 17 Avenue SW. The site is occupied by a nine-storey apartment building. The site is surrounded by high density development with apartment buildings to the east, west and south, with Haultain Park to the north.

No development permit application has been submitted at this time.

A detailed planning evaluation of the application, including the 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 created an engagement website where neighbours could submit feedback on the project, delivered flyers to 35 residences and commercial businesses surrounding the development site as well as contacted the Ward 8 Councillor, the Beltline Neighbourhood Association (NA) and the Victoria Park Business Improvement Area (BIA) to inform them of the details of the application. The Applicant Outreach Summary can be found in Attachment 5. The applicant considered feedback received to be broadly supportive.

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.

One letter was received noting that the proposed use should have suitable measures to protect occupiers of the existing apartment building from undue noise.

Administration considers this to be a development permit concern and considers this land use amendment to be appropriate.

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No comments from the NA were received at the time of writing this report. Administration contacted the NA to follow up and no response was received.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment and policy amendment 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 a service within an existing high density apartment building, to the benefit of occupiers of the existing building and surrounding community.

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 a Performing Arts Centre business to the benefit of the Beltline community.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 44P2024**
3. **Proposed Bylaw 180D2024**
4. Applicant Submission
5. Applicant Outreach Summary
6. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform