

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 30 metres wide and 42 metres long, with an area of approximately 0.13 hectares (0.32 acres). The site is opposite Haultain Park (to the north) with high density development comprising existing apartment buildings to the east, west and south. The site is 2 blocks north of 17 Avenue SW.

Community Peak Population Table

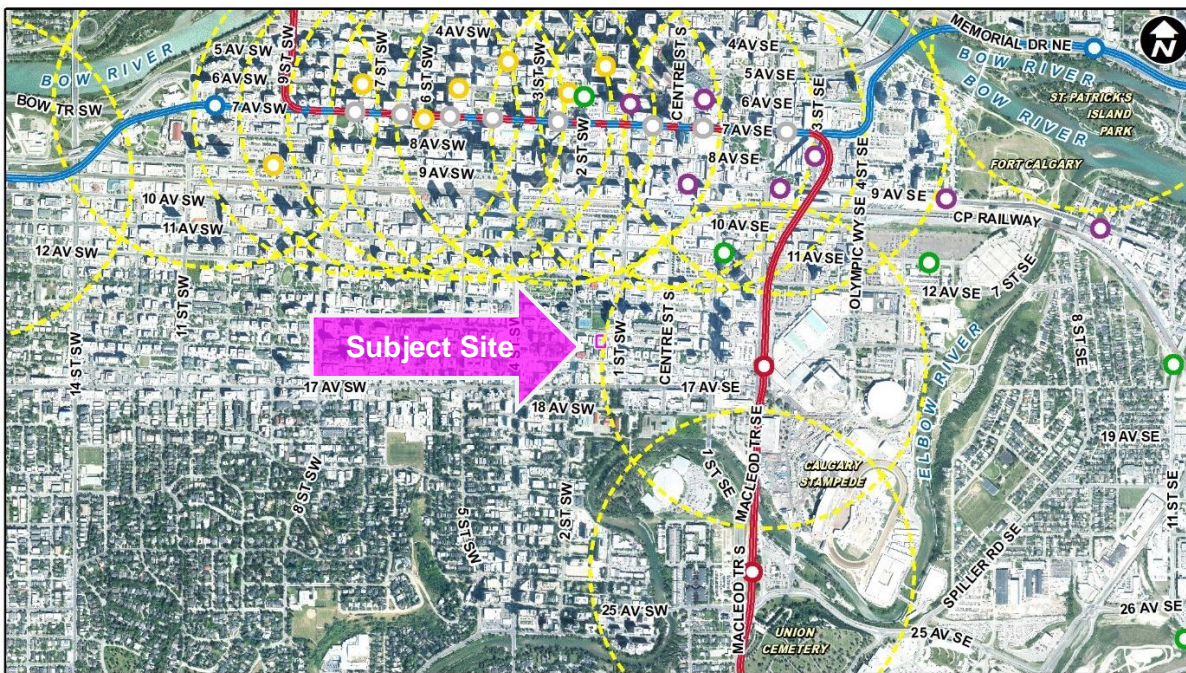
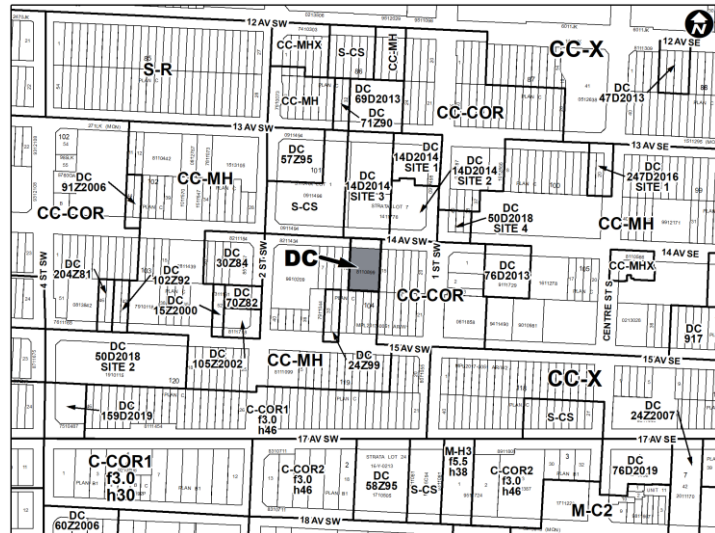
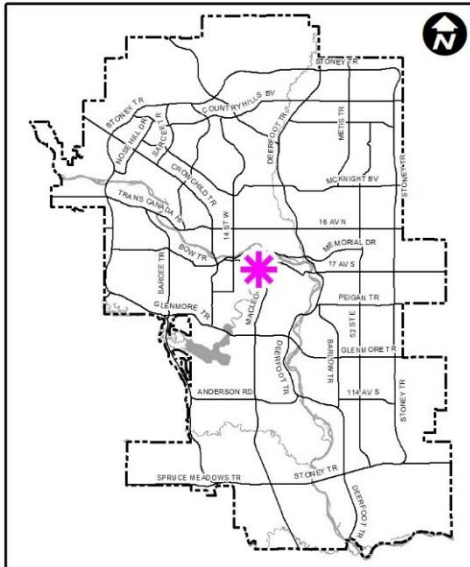
As identified below, the community of Beltline reached its peak population in 2019.

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 ([Bylaw 114D2016](#)). This DC District is based on the Centre City Multi-Residential High Rise District (CC-MH) and provides the additional discretionary uses of office, food kiosk and outdoor café in an existing building, with development rules related to the maximum size and location of these uses.

The land use rules from the existing DC District, together with the existing base district, have been carried forward to this proposed DC District. In addition, new rules have been created to allow a Performing Arts Centre use to operate at or below grade in the existing apartment building.

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 DC 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 new use of a Performing Arts Centre to operate in the basement of the existing apartment building while maintaining the CC-MH District to accommodate the existing high rise. 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 6 of the DC District Bylaw. Section 6 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 CC-MH District applied by the existing DC District continue to regulate the development form and density of the apartment building which occupies the site and are carried forward to the proposed DC District. In addition, this DC District allows for the additional use of a Performing Arts Centre, at grade or in the basement of the existing apartment building, which can provide a service to residents of the apartment building and the local community. The number of residential units in the building will remain unaffected.

Transportation

Pedestrian access to the site is from 14 Avenue SW which is classified as a Residential Street. Nearby Calgary Transit routes include Route 7 (Marda Loop) which has a stop on 17 Avenue SW, 280 metres (a five-minute walk) south of the site and Route 17 (Renfrew/Ramsay) with a stop on 4 Street SW which is 350 metres west (a six-minute walk) from the site. The on-street bikeways on 2 Street SW and 15 Avenue SW are within 100 metres and 150 metres from the site, respectively. The site is 700 metres (a 12-minute walk) from the Elbow River pathway system. This segment of 14 Avenue SW has a two-hour time limit parking restriction Monday through Friday between 7:30 a.m. and 6:00 p.m.

Environmental Site Considerations

No environmental concerns were noted for this site.

Utilities and Servicing

Water, storm and sanitary sewers are available for connection. The parcel is partially in the Bylaw Flood zone and will need to adhere to the bylaw flood requirements during redevelopment.

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). 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 use of Performing Arts Centre will provide an additional service to the existing community, while at the same time complementing the primary residential use of the building 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 Performing Arts Centre will be incorporated at and below grade in an existing building and the site is in close proximity to other commercial development on 17 Avenue SW.