

Land Use Amendment in Beltline (Ward 8) at 1310 – 9 Street SW and 1405 – 4 Street SW, LOC2024-0162

RECOMMENDATION:

That Calgary Planning Commission:

1. Forward this report (CPC2024-1024) to the 2025 January Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 0.28 hectares \pm (0.69 acres \pm) located at 1310 – 9 Street SW and 1405 – 4 Street SW (Plan A1, Block 93, Lots 1 to 3 and a portion of Lot 4; Plan A1, Block 106, Lots 19 to 23 inclusive and a portion of Lot 18) from Direct Control (DC) District and Centre City Commercial Corridor District (CC-COR) to Direct Control (DC) District to accommodate a heritage density transfer, with guidelines (Attachment 2).

HIGHLIGHTS

- This application proposes a new Direct Control (DC) District to allow for the transfer of density from a source site (1310 – 9 Street SW), which is a designated Municipal Historic Resource, to a receiving site (1405 – 4 Street SW), through the mechanism of heritage density transfer as outlined in Land Use Bylaw 1P2007.
- This application is supported, as it aligns with the direction for use of heritage density transfer as found in the *Beltline Area Redevelopment Plan: Part 1* (ARP) and policies within the *Municipal Development Plan* (MDP) in relation to preservation of heritage resources.
- What does this mean to Calgarians? This will help to ensure that the source site continues to be preserved as a Municipal Historic Resource and facilitates new opportunities for development on the receiving site.
- Why does it matter? Ensuring the continued preservation of heritage resources in Beltline helps to maintain the community's unique character and sense of place. In addition, by providing new housing options and additional commercial spaces within the community on the receiving site, this will encourage a more diverse population to come and live in Beltline and will help support the existing businesses within the community.
- A development permit (DP) was approved by Calgary Planning Commission on the receiving site on 2024 August 15 (under DP2021-7019).
- The designation of the source site (the Riviera Apartments) as a Municipal Historic Resource was approved at the 2018 December 10 Public Hearing of Council.

DISCUSSION

This land use amendment application in the southwest community of Beltline was submitted by The City of Calgary on 2024 June 14 on behalf of the landowners, Beltline Brownstones Inc. and 2157113 Alberta Ltd. (GWL Realty Advisors). This application proposes a Direct Control (DC) District that transfers heritage density from a source site that is a designated Municipal

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Historic Resource (1310 – 9 Street SW known as the Riviera Apartments), to a receiving site (1405 – 4 Street SW). More information can be found in the Applicant Submission (Attachment 3).

The proposed guidelines for development in the proposed DC Districts on both sites maintain the current base land use district of the Centre City Multi-Residential High Rise District (CC-MH) for the source parcel and the Centre City Commercial Corridor District (CC-COR) for the receiving parcel. The proposed DC District reduces the maximum allowable density on the source site and increases the maximum allowable base density on the receiving site.

Calgary Planning Commission approved DP2021-7019 for a multi-residential development on the receiving site on 2024 August 15. Development permit approval could proceed ahead of approval of this land use, as Bylaw 1P2007 does not explicitly state in the rules pertaining to heritage density transfer that a DC District must be passed prior to approval of a DP, but simply that a DC must be passed. Administration was comfortable moving forward with DP approval, as DP2021-7019 included specific Prior to Release conditions that require the remaining steps of the heritage density transfer be completed prior to release of the DP. This ensures that the building could never be built without these remaining steps being completed.

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. However, as this is a City-initiated land use application required solely to allow for, and track, the transfer of density between the source site and the receiving site, no outreach was undertaken. This is stated in the Applicant Outreach Summary which can be found in Attachment 4.

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 two letters from the public. However, both letters were asking for clarification on details of the land use application and were neither in support nor opposition of this application. No comments from the Beltline Neighbourhoods Association were received. Administration contacted the Neighbourhoods Association to follow up and no response was received.

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Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use 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 application helps facilitate the transfer of additional density for new development in an established community that will encourage and accommodate the housing needs of a wider range of age groups, lifestyles, and demographics.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. However, the approved Development Permit (DP2021-7019), related to this land use application, specifically addresses Program Pathway F: Zero Emissions Vehicles – Accelerate the Transition to Zero Emissions Vehicles, as 10 EV charging stations will be provided within Parkade Level 2.

Economic

This application will help facilitate new development in Beltline that will allow for more efficient use of land, existing infrastructure and services, and provide more compact housing and commercial uses in the 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 Direct Control District
3. Applicant Submission
4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform