

Background and Planning Evaluation

Background and Site Context

This proposed development is located in the Beltline community on the corner of 11 Avenue SW and 2 Street SW. The subject parcel is approximately 0.23 hectares (0.57 acres) in size and approximately 61 metres wide by 37 metres deep. The site is currently vacant land. Proposed vehicular access to the site will be via a lane proposed along the west edge of the development directly off of 11 Avenue SW, with the access to the parkade at the south portion of the lane.

Surrounding development is characterized by a mix of mid-rise commercial development and high-rise residential development. Directly to the south of the site is the Park Point development, a high-rise multi-residential tower. To the west and north of the site are mid-rise office buildings and to the east of the subject site is a low-rise commercial building.

The subject site is approximately 150 metres (a two-and-a-half-minute walk) from 4 Street SW, one of the primary pedestrian corridors in Beltline, lined with a multitude of neighbourhood commercial developments. The site is also in close proximity to the primary public open spaces in Beltline, including both Haultain Park, 200 metres to the southeast of the site (a three-minute walk), and Central Memorial Park, 100 metres to the south of the site (a two-minute walk). It is also near the Sheldon Chumir Health Centre, 250 metres to the southwest of the site (a three-minute walk).

Community Peak Population Table

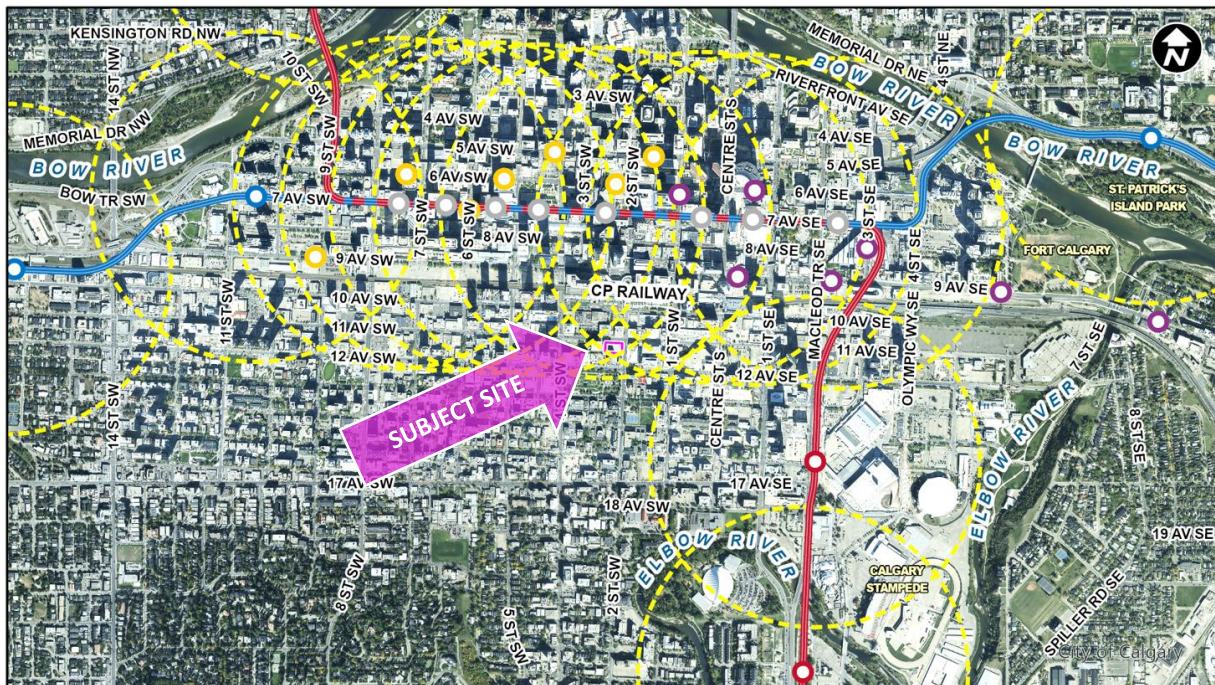
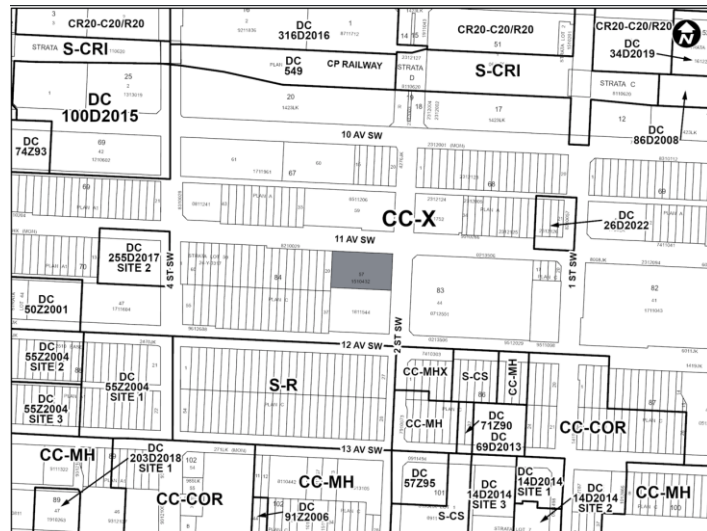
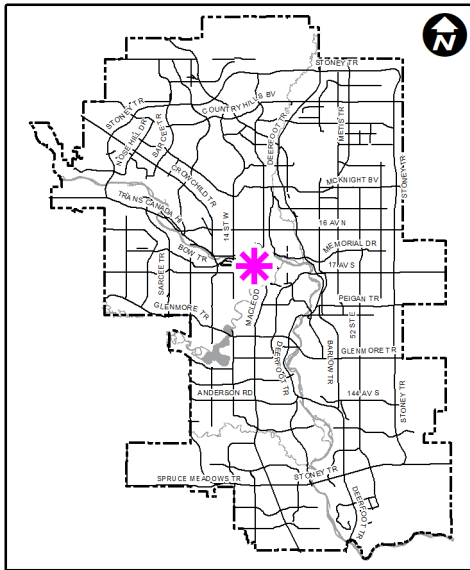
As identified below, Beltline reached its peak population in 2019.

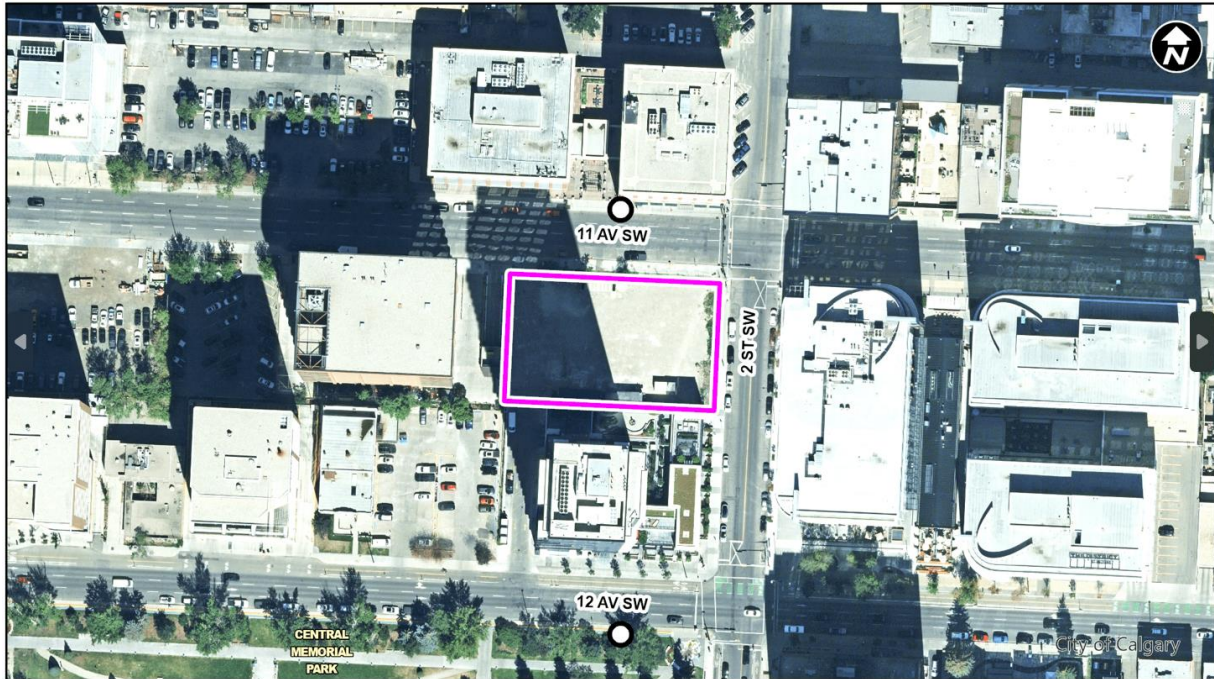
Beltline	
Peak Population Year	2019
Peak Population	25,129
2019 Current Population	25,129
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 designated the Centre City Mixed Use District (CC-X). This District allows for a base density of 8.0 Floor Area Ratio (FAR) for developments providing dwelling units, with the possibility of increasing that to a maximum of 12.0 FAR in accordance with the bonusing provisions as found within Part 11, Division 7 of Land Use Bylaw 1P2007. However, this proposal does provide for 31 three-bedroom units, and in accordance with the rules within the CC-X District as well as within the *Beltline Area Redevelopment Plan* (ARP), the gross floor area (GFA) of the three or more bedroom units provided can be excluded from the gross floor area ratio calculation, up to a total of 15 percent of the total units provided.

The proposed development aligns with the overall purpose of the CC-X District, as the development provides for:

- a building form that is street oriented at grade;
- opportunities for commercial uses at-grade and residential on upper floors; and
- a base density with the opportunity for a density bonus over and above the base density to achieve mixed-use and public benefit within the same community.

Bonus Density

The proposed FAR for this development is 12.29. In accordance with the rules as outlined in Land Use Bylaw 1P2007, bonusing is required for an FAR of above 8.0. As mentioned, this application proposes 31 three-bedroom units for a total GFA of 2795.58 square metres, which accounts for 1.24 FAR. Therefore, this application requires bonus provisions for the remaining 3.05 FAR. This application is proposing the provision of eight affordable housing units to account for this additional FAR.

Floor Area Ratio Summary		
Land Use Bylaw Section	Land Use Bylaw Provisions	Proposed Floor Area Ratio
1166(1)(c)(i)	5.0 FAR	5.0 FAR
1166(1)(c)(ii)	Additional 3.0 FAR for Multi-Residential Development	3.0 FAR
1166(4)	Three-bedroom GFA exclusion from total gross FAR	1.24 FAR
1166(3), 1200(b) & 1261.1 Table 6.1, Item 3.0	Bonus above 8.0 FAR up to maximum of 12.0 FAR – provided by provision of eight affordable housing units	3.05 FAR
Total Proposed FAR:		12.29 FAR

Development and Site Design

This application proposes a multi-residential high-rise tower with retail at grade. Key aspects of the development are described below.

Site and Building Design**Building (At-grade Level)**

Retail and Consumer Service uses line both the 2 Street SW and 11 Avenue SW frontages. There is approximately 514.38 square metres of commercial retail space proposed over three separate units. The primary residential entrance is located on the northeast corner of the building at the 11 Avenue SW and 2 Street SW corner. The vehicular entrance to the parkade is located via a lane at the west side of the building, with the parkade entrance at the southwest portion of the development. All back-of-house functions and waste and recycling are also located on, and accessed from, this lane.

Podium and Tower

The podium is proposed to be three storeys, for a total height of approximately 16.10 metres. The ground level contains the retail and consumer service units as well as the residential tower lobby, class 1 bicycle storage and the waste and recycling and back-of-house functions. Levels two and three of the podium contain the amenity spaces for the residents.

The exterior of the podium is composed of clear glazing, with black metal paneling, and gold metal paneling is used for the vertical “fins” that extend from grade and taper up to the top of the building along the north and east elevations. The overhangs above the retail entrances will be a glazed paneling system with illumination.

The tower is positioned towards the east side of the podium and extends an additional 34 storeys in height above the podium (for a total from ground to top of roof-peak of approximately 120.0 metres). Residential units are located on levels four to 36. The total unit count for the project is 277 units, with a mix of 59 one-bedroom units, 186 two-bedroom units, 31 three-bedroom units and one four-bedroom unit. The exterior of the tower is composed of spandrel paneling and vision glazing, with the prominent vertical “fin” feature composed of gold metal paneling.

Amenity Areas

Common amenity areas for the residents will be provided on levels two and three. Level two includes a pool, fitness centre, dance studio, meeting room, lounge, office space for residents, an interior winter garden, a virtual fitness centre and two small outdoor amenity areas with seating, landscaping and a hot tub area. The level three amenity space includes a bowling alley, a golf simulator, a movie theatre, three games rooms, a gourmet kitchen, a kid’s zone and an outdoor amenity area including seating and landscaping on the podium roof-top. Each residential unit in the development has a private amenity area in the form of a balcony.

Landscaping

Public Realm

This application proposes street trees along the 2 Street SW frontage. Street trees cannot be accommodated along 11 Avenue SW due to conflicts with utilities. Bicycle parking has also been provided between the street trees along 2 Street SW and along 11 Avenue SW. The City’s standard concrete has been provided for the finishing material for the sidewalk areas.

Private Realm

There are landscaped planters proposed adjacent to the edges of the building along both the 2 Street SW and 11 Avenue SW frontages which include wooden benches for seating. In addition, an art installation has been proposed adjacent to the main residential entrance along the 11 Avenue SW frontage.

Urban Design and Open Space (UDOS)

The proposed development was reviewed by the UDOS team. Their comments focused primarily on changes needed to the sidewalk strips of landscaping provided and the need for better visual integration and alignment with the architectural elements of the design. In addition, a better definition between the public and private spaces was requested with the landscaping design. The team also commented on the need for additional integration of CPTED principles into the overall design of the public realm, including additional glazing/openings, an increase in lighting in key areas and a review of the materials proposed to reduce hiding places and increase visibility.

In addition, the UDOS team commented on some of the architectural features of the development and suggested that additional pedestrian scale detailing could be provided, including additional canopies or overhangs, the recessing of individual retail entries and illumination and signage to animate the façade. In addition, the team requested additional articulation of the south and west facades with an extension of the gold “fins” on these edges of the building to complement the north and east elevations.

Urban Design Review Panel (UDRP)

Administration brought this application to UDRP on 2024 August 14. UDRP supported the project, but the panel did have some recommendations for improvements. One of the main elements that the panel commented on was the at-grade activation. The panel expressed concerns that while the “fins” are visually striking for the top portions of the building, they create some challenges at grade level. The close placement of the fins combined with the proposed landscaping inhibits the at-grade activation and limits engagement with the adjacent public area. In addition, the retail entry points appear to be hidden and that there may be challenges with visibility of commercial signage. The panel also commented on the significant articulation of the north and east facades, but that this articulation did not carry-over to the south and west facades. There were also concerns expressed that the “fins” may create CPTED issues, that they may also channel wind down to street level and that the ice and snow shedding from them may create issues at the pedestrian level. Additionally, the panel commented that the applicant should explore opportunities for further activation at the ground level by provision of an outdoor patio area in the public realm.

Administration worked with the applicant to refine this development permit in response to both the comments from the UDOS team and the comments from UDRP. Some of the above noted recommendations were implemented within the revised plans submitted. For example, the applicant revised some of the landscaping details and locations of bicycle racks to improve the visibility of the entryways.

No further review by UDRP was required.

Transportation

Pedestrian access is available from both the 11 Avenue SW frontage as well as the 2 Street SW frontage. The grid network of sidewalks throughout the neighbourhood provides multiple routing options for pedestrians.

The site benefits from strong connectivity for all mobility modes. Both local and rapid transit are available in relatively close proximity to the site. Route 3 – Sandstone/Elbow Dr SW is approximately 250 metres (a three-minute walk) to the west of the site and Route 90 – Bridgeland/University of Calgary is directly adjacent to the site. There are also three separate LRT stations approximately 900 metres (a 10-minute walk) from the site. In addition, there are on-street bicycle lanes along 12 Avenue SW and on 2 Street SW, starting directly south of the subject site.

Vehicular access to the site is available from 11 Avenue SW through the lane proposed at the west edge of the site. The proposal will provide 275 residential parking stalls over five parkade levels, in line with Land Use Bylaw rules.

Bicycle Parking Facilities

The development provides 170 class 1 bicycle parking stalls on the parkade P1 level and on the main level plan. There are 28 class 2 bicycle parking stalls located in the public right-of-way between the proposed street trees along 2 Street SW and along 11 Avenue SW.

Environmental Site Considerations

A Phase 2 Environmental Site Assessment was submitted and reviewed for this development and no concerns were noted.

Utilities and Servicing

Public water, sanitary and storm sewer mains exist in the adjacent public rights-of-way for development servicing purposes. Development servicing will be determined at the Development Site Servicing Plan circulation stage.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendations 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 development permit 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 – 2020)

The subject site is situated in the Greater Downtown area as shown on [Map 1: Urban Structure](#) of the [Municipal Development Plan \(MDP\)](#). This application is in alignment with the vision in the MDP for the Greater Downtown communities, that being mixed-use areas with high-density residential, that are vibrant destinations, connected with great streets and transit opportunities that are truly complete communities. These communities offer a variety of housing choices, diverse employment opportunities, are distinct neighbourhoods and have great public spaces for residents and Calgarians alike.

Climate Strategy (2022)

This development permit application specifically addresses Program Pathway F: Zero Emissions Vehicles – Accelerate the Transition to Zero Emissions Vehicle within the [Calgary Climate Strategy – Pathways to 2050](#), as there are 15 EV charging stations being provided within parkade levels one and two and there are 88 EV-ready stalls provided in parkade levels three to five.

Greater Downtown Plan (Non-Statutory 2021)

This application is supported by [Calgary's Greater Downtown Plan](#) as it will help to strengthen Beltline as a community that has variety in housing choice and a significant increase in commercial opportunities for residents and the broader public.

Beltline Area Redevelopment Plan: Part 1 (Statutory – 2006)

The site is located in the Urban Mixed Use planning policy area in the [Beltline Area Redevelopment Plan](#) (ARP). This development permit fulfils the policy objectives of this area by providing an active retail frontage at-grade and residential units above grade.

Tower and podium design (base, body and top of the building)

The design of the towers provides variation between the podium, body (middle) and tower top, through:

- Variation in the size and proportion of openings between the podium and the tower;

- Provision of canopies over retail entrances at grade – providing material variety between the podium and the tower; and
- Incorporating rooftop mechanical effectively into the top of the building and changing colours and materials at the tower top – providing variety in the massing between the body and top of the tower.

Wind Study

In line with the direction of the *Beltline ARP*, the applicant submitted a pedestrian wind study with this development permit application. The study examined the level of pedestrian comfort provided on adjacent sidewalks, laneways, nearby transit stops, parking and loading areas, building access points, and above grade amenity spaces.

The study concluded that wind conditions at-grade along the adjacent sidewalks, laneways and parking areas were overall acceptable and would be comfortable for standing and in most cases sitting throughout each seasonal period. All building access points would also continue to be comfortable for standing or better throughout the seasons. In addition, the outdoor amenity areas proposed on levels two and three will be comfortable for sitting and other sedentary activities throughout the year. The study concluded that there were no areas over the study site that were found to experience wind conditions that could be considered as too windy for walking or create unsafe conditions.

Shadow Study

In line with planning policy in the *Beltline ARP* the applicant submitted a shadow study for this development permit. The study demonstrates that the proposed development does not cast a shadow on historic assets, public spaces, or areas protected by Land Use Bylaw 1P2007 and the *Beltline ARP*.

Warehouse District

The proposed building is sharing Beltline's already mixed context with both contemporary building design (e.g. IBM building, Park Point, Two Park Central) and historic warehouse building character (north side of 11 Avenue SW). Administration feels that this proposal with strong landmark design qualities aligns with aspects of the *Beltline ARP* Warehouse Policy by providing facades with vertically accentuated glazing and façade texture and a compatibly warmly coloured material palette. As well, the proposed design highlights nearby Heritage buildings through contrast with them, while providing transitional massing elements on its south and west flanks. The constrained size of the site and design theme with strong vertical elements prevented a clearly defined podium/tower stepped arrangement without compromising the dimensions of the public realm, and it was felt that forcing the design into a more conventional massing would have negatively impacted the creativity and landmark quality of the design.

Land Use Bylaw (2007)

Administration would highlight this development permit requires the following relaxations to the Land Use Bylaw. Administration has reviewed each relaxation individually and considers each relaxation to be acceptable for the reasons outlined below.

Bylaw Relaxations		
Regulation	Standard	Provided
1169 Front Setback Area	Where the parcel shares a property line with a street, the front setback area must have minimum and maximum depth as noted. (1)(d) 11 Av W of Olympic Wy SE Min 1.5m, max 3.0m (4)(a) 2 St SW Min 3.0m, Max 6.0m	Plans indicate the maximum building setback from the North property line shared with 11 Av SW is 6.08m (+3.08m). - Administration supportive of relaxation, as additional setback allows for a generous public realm, opportunities for additional landscaping and space for potential future patio areas
		Plans indicate the minimum building setback from the North property line shared with 11 Av SW is 1.48m (-0.02m). - Administration supportive of relaxation, minimal variance to the Bylaw rule
	Where the parcel shares a property line with a street, the front setback area must have minimum and maximum depth as noted. (4)(a) 2 St SW Min 3.0m, Max 6.0m	Plans indicate the maximum building setback from the East property line shared with 2 St SW is 7.34m (+1.34m). - Administration supportive of relaxation as additional setback allows for a generous public realm and opportunities for additional landscaping
1157 Motor Vehicle Parking Stalls	(1)(b) 0.1 Visitor Parking Stalls per Unit	Plans indicate 0 (-28) visitor parking stalls are provided on site. - Administration supportive of relaxation as parking provided for residential units exceeds parking requirements
122 Standards for Motor Vehicle Parking Stalls	(11) Where structural columns encroach into a motor vehicle parking stall, such columns: (a) must not encroach into the width of the motor vehicle parking stall by more than a total of 0.3m; (c) must not encroach into a motor vehicle parking stall within 0.3m of a drive aisle.	Plans indicate that a structural column projects within the width of the parking stall, and within 0.30m of the drive aisle for parking stalls P2-43, P3-44, P4-45, & P5-45 of the parkade. - Administration supportive of relaxation as minor encroachment into the parking stalls and the parking provided exceeds the minimum required parking for the residential uses
Bicycle Class 2 Parking Stalls	28 Bicycle Class 2 Parking Stalls Required	Plans indicate 0 (-28) bicycle class 2 parking stalls are provided on site. - Administration supportive of relaxation, 28 Class 2 bicycle parking stalls are provided in the public realm area, positioned close to the retail entry-ways and to the main residential lobby entrance