

Background and Planning Evaluation

Background and Site Context

There are two sites included within the proposed Direct Control (DC) District. For the purposes of transferring heritage density, there is one source site (DC Site 2) and one receiving site (DC Site 1), both of which are located in the southwest community of Beltline.

The source site is located at the southeast corner of 9 Street SW and 13 Avenue SW. This site totals 0.11 hectares (0.27 acres) and is approximately 30.0 metres wide by 40.0 metres deep. It is currently occupied by the [Riviera Apartments](#), a designated Municipal Historic Resource. To the east of this site is a six storey, multi-residential development, to the south across the alley is a 16 storey, multi-residential development, to the west across 9 Street SW is a 14 storey multi-residential development and to the north, across 13 Avenue SW, is Barb Scott Park.

The receiving site is located on the corner of 14 Avenue SW and 4 Street SW. This parcel is approximately 0.17 hectares (0.42 acres) in size and approximately 40.0 metres wide by 41.0 metres deep. It is currently occupied by a single storey commercial development and an at-grade surface parking lot. Surrounding development is characterized by a mix of low to mid-rise commercial and residential development. Directly to the west of the site is a three-storey residential building but will be developed in future as the second phase of this comprehensive development. To the south of the subject site, a high-rise multi-residential development is under construction. To the east of the site is a mid-rise residential development, and to the north of the site, there is the First Baptist Church and affiliated buildings.

Both the source and receiving sites are located in close proximity to the active pedestrian corridors of 4 Street SW and 8 Street SW. Both sites are also in close proximity to or along streets with significant neighbourhood commercial development, for example, 4 Street SW and 17 Avenue SW. These sites are also near existing public open spaces. For example, as mentioned, Barb Scott Park is directly north of the source site and Haultain Park is 150 metres to the east of the receiving site (a three-minute walk), with Central Memorial Park 75 metres to the north of the receiving site (a one-minute walk).

Community Peak Population Table

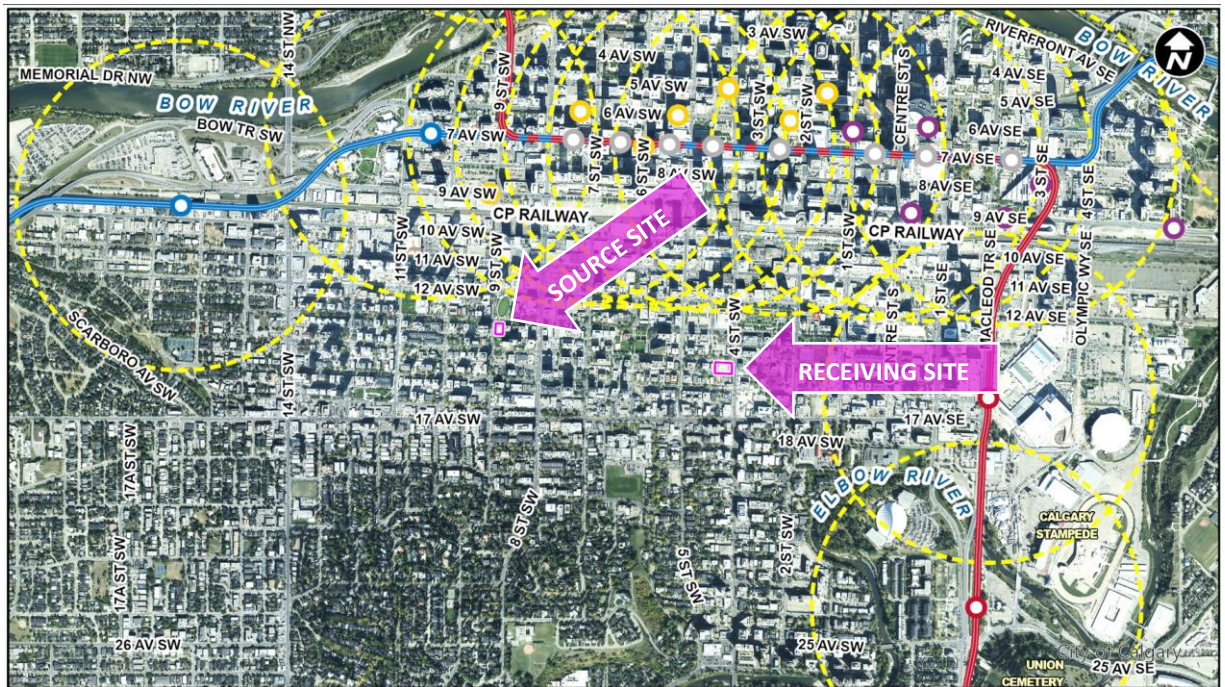
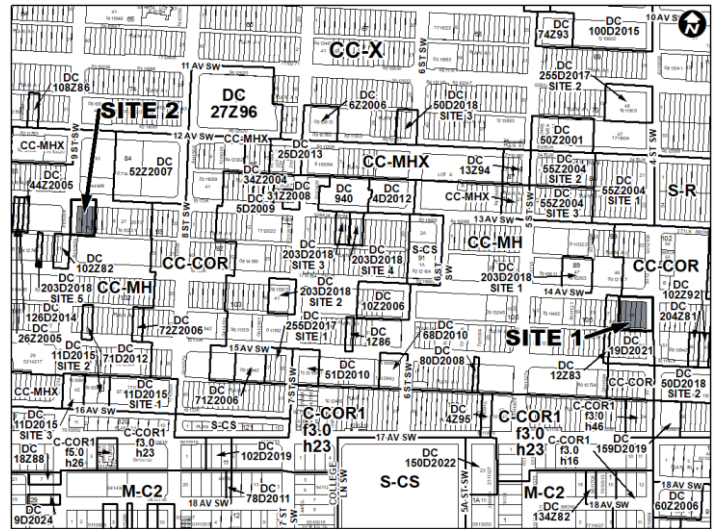
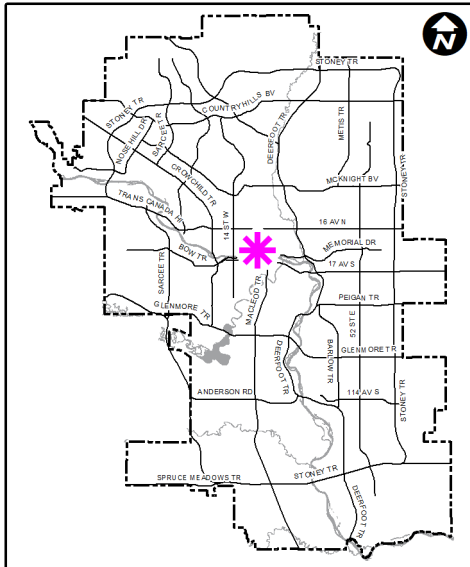
As identified below, the community of Beltline reached its peak population in 2019.

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

At the 2008 February 04 Combined Meeting of Council, through LPT2007-64, Council adopted the Calgary Heritage Strategy. The approved content of the Strategy states that significant historic resources “can and should be protected through designation bylaws”.

Council approved the *Beltline Area Redevelopment Plan* (ARP) in 2007 with the provision of density transfer for heritage preservation as an acceptable bonusing initiative. The amendments approved to the ARP in 2024 April 9 made no change to these bonusing provisions. An accompanying DC Bylaw is used to track the reduction of buildable FAR on municipally designated source parcels and the increase in buildable base FAR on the receiving parcels.

For a heritage site to transfer its unused density, it must be legally protected at the municipal level. The designation of the Riviera Apartments as a designated Municipal Historic Resource was approved at the 2018 December 10 Public Hearing of Council under [60M2018](#).

Planning Evaluation

Land Use

The Riviera Apartments on the source parcel (1310 – 9 Street SW) is a designated Municipal Historic Resource, and a third party private agreement between landowners will transfer unused development rights from the parcel (in the form of gross floor area allowed under their existing land use designation but surplus relative to the existing building) to the receiving parcel. The proposed guidelines for development on the source site will maintain the current base land use district of the Centre City Multi-Residential High Rise District (CC-MH) and the receiving parcel (1405 – 4 Street SW) will maintain its current base land use district of the Centre City Commercial Corridor District (CC-COR).

The proposed development guidelines for the source parcel includes a decrease in density from the maximum FAR of 4.26 to a maximum FAR of 2.89. As the Riviera Apartments has a gross floor area (GFA) of approximately 1,409.00 square metres (1.29 FAR), this leaves a subsequent balance of approximately 1,739.00 square metres of GFA (1.60 FAR) available for future heritage density transfer after the DC District Bylaw is approved by Council.

The proposed development guidelines for the receiving parcel (1405 – 4 Street SW) transfers 1,487.00 square metres of GFA from the source site to the receiving site. This transfer increases the receiving site's maximum density from 9.0 FAR to 9.9 FAR in accordance with the bonus density provisions outlined in Part 11 of Land Use Bylaw 1P2007. The proposed DC District guidelines are included in Attachment 2.

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. While this application does not directly relate to the criteria as outlined under Section 20, this is the means established by City Council to track the transfer of this density from a designated Municipal Historic Resource, and therefore was supported.

The proposed DC District includes a rule that allows the Development Authority to relax Sections 8 and 13 of the DC District Bylaw. Both of these sections incorporate the rules of the base districts 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

Council approval of this application will transfer density development rights in the form of FAR from the source site to the receiving site, however, it does not guarantee that the intended development will materialize, nor does this land use amendment constitute an approval of development and/or building permits.

A development permit for a new multi-residential tower on the receiving parcels was approved by Calgary Planning Commission on 2024 August 15 ([DP2021-07019](#)). 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. The approved development is for a 24 storey multi-residential tower with 219 units and will have a total FAR of 9.9. The development is generally in alignment with relevant policies (*Municipal Development Plan, Beltline Area Redevelopment Plan: Part 1*) and development guidelines (Part 11 of Land Use Bylaw 1P2007).

The approved development achieves its density as follows:

- Base density - 5.0 FAR
- Contribution to the Beltline Community Investment Fund - 4.0 FAR
- Heritage density transfer - 0.9 FAR
- Total density - 9.9 FAR

Transportation

For the source site, pedestrian access is available from 9 Street SW. For the receiving site, pedestrian access is available from both the 14 Avenue SW frontage as well as the 4 Street SW frontage. For both parcels, the grid network of sidewalks throughout the neighbourhood provides multiple routing options for pedestrians.

There are two bus routes approximately 150 metres to the north of the source site (two-minute walk) along 12 Avenue SW, both Route 7 (Marda Loop) and Route 90 (Bridgeland/University) of Calgary. For the receiving site, the site benefits from strong connectivity for all mobility modes. Both local and rapid transit Route 3 (Sandstone/Elbow Dr SW) are available immediately adjacent to the site, and there are three separate LRT stations approximately 900 metres (a 10-minute walk) from the site. In addition, there are on-street bicycle lanes along both 14 and 15 Avenues SW.

Vehicular access to the source site is from 9 Street SW along the back lane. Vehicular access to the receiving site is available from the lane to the south, off 4 Street SW. The proposal will provide 165 residential parking stalls, four commercial parking stalls and 18 visitor parking stalls over five parkade levels, in line with Land Use Bylaw rules. A Transportation Impact Assessment (TIA) was submitted by the applicant in support of the application. The TIA was reviewed and accepted by Administration.

Environmental Site Considerations

No environmental concerns have been identified at this time.

Utilities and Servicing

There are no utilities or servicing implications with this application. However, in relation to the associated approved development permit, public water, sanitary, and storm deep main utilities exist within the adjacent public right-of-way. Ultimate development servicing has been determined with the approved development permit.

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 – 2020)

The subject sites are situated in the Centre City 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 conservation and protection of heritage resources. In addition, in relation to the associated approved development permit, this application is in alignment with the policy directions for the Greater Downtown communities, that being development of high-density residential buildings in mixed-use areas, 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 application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). However, the associated approved development permit application addresses Program Pathway F: Zero Emissions Vehicles – Accelerate the Transition to Zero Emissions Vehicle within this Climate Strategy, as ten EV charging stations will be provided within Parkade Level 2.

Calgary's Greater Downtown Plan (Non-Statutory 2021)

This application is supported by [Calgary's Greater Downtown Plan](#), as it will help to maintain one of Beltline's heritage assets. In addition, the associated development permit will help to strengthen Beltline as a community that has a variety of housing choices and helps to increase commercial opportunities for residents and the broader public.

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

The subject parcels are governed by the [Beltline Area Redevelopment Plan: Part 1](#) (ARP). This application meets the policies as outlined in the ARP specific to the use of the heritage density transfer bonus. In addition, this application helps to facilitate the provision of high-density residential development that will create additional amenities for the community and an increase in the range of housing options available in Beltline.