

Calgary Planning Commission Member Comments



For CPC2024-1024 / LOC2024-0162
heard at Calgary Planning Commission
Meeting 2024 October 3



Member	Reasons for Decision or Comments
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This Land Use Amendment would transfer 1,487m² of gross floor area from 1310 – 9 Street SW (Riviera Apartments) to 1405 – 4 Street SW as a heritage density transfer. This is consistent with the Municipal Development Plan’s heritage conservation objectives (2.3.3) and the Beltline Area Redevelopment Plan’s heritage transfer policies (5.3.1). <p>A number of policies and approvals have led to this item (See Attachment 1, page 3):</p> <p>4 February 2008: Council approved the Calgary Heritage Strategy, which allows significant historic resources to “be protected through designated bylaws.”</p> <p>18 December 2018: Council designated 1310 – 9 Street SW (Riviera Apartments, a small-scale modernist apartment building) as a Municipal Historic Resource.</p> <p>14 January 2019: Council approved the first heritage density transfer from 1310 – 9 Street SW (Riviera Apartments).</p> <p>9 April 2024: Council updated the Beltline Area Redevelopment Plan (ARP) and retained policies for density transfer for heritage preservation that were approved in 2007.</p> <p>15 August 2024: Calgary Planning Commission approved a Development Permit at 1405 – 4 Street SW. The Applicant contributed to the Beltline Community Investment Fund to increase the Floor Area Ratio (FAR) from 5.0 to 9.0. An additional 0.90 FAR would be transferred through a heritage density transfer (this Land Use Amendment application). Condition 4 of the Development Permit requires a copy of “a Council approved direct control district that regulates the heritage density transfer” prior to the release of the Development Permit.</p> <p>3 October 2024: Calgary Planning Commission recommended this Land Use Amendment to transfer the floor area from 1310 – 9 Street SW (Riviera Apartments) to 1405 – 4 Street SW.</p>

	<p>This would meet Condition 4 of the above Development Permit.</p> <p>In the future, an additional 1,739m² of gross floor area (1.60 FAR) could be transferred from 1310 – 9 Street SW (Riviera Apartments) to a third site.</p>
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