

**Policy and Land Use Amendment in Beltline (Ward 8) at multiple addresses,
 LOC2024-0192**

RECOMMENDATIONS:

That Calgary Planning Commission:

1. Forward this report (CPC2025-0034) to the 2025 February 04 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendments to the Beltline Area Redevelopment Plan Part 1 (Attachment 2); and
3. Give three readings to the proposed bylaw for the redesignation of 0.87 hectares \pm (2.16 acres \pm) located at 1520 – 4 Street SW and 332, 338 and 340 – 17 Avenue SW (Plan 1910115, Block 120, Lot 51; Plan C, Block 120, Lots 41 to 46) from Commercial – Corridor 1 f3.0h46 (C-COR1f3.0h46) District and Direct Control (DC) District to Direct Control (DC) District to accommodate mixed-use development, with guidelines (Attachment 3).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025
 JANUARY 9:**

That Council:

1. Give three readings to **Proposed Bylaw 19P2025** for the amendments to the Beltline Area Redevelopment Plan Part 1 (Attachment 2); and
2. Give three readings to **Proposed Bylaw 36D2025** for the redesignation of 0.87 hectares \pm (2.16 acres \pm) located at 1520 – 4 Street SW and 332, 338 and 340 – 17 Avenue SW (Plan 1910115, Block 120, Lot 51; Plan C, Block 120, Lots 41 to 46) from Commercial – Corridor 1 f3.0h46 (C-COR1f3.0h46) District and Direct Control (DC) District to Direct Control (DC) District to accommodate mixed-use development, with guidelines (Attachment 3).

HIGHLIGHTS

- This application proposes a new Direct Control (DC) District to allow for the development of mixed-use high-rise towers, increasing the total allowable floor area ratio in exchange for provision of public amenity items.
- This application is supported, as the intent of the DC District remains much the same as the existing land use and will facilitate development that is in keeping with the context of the area. This application also aligns with the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This will provide new opportunity for development that will help to revitalize an older, established community.
- Why does it matter? By providing new housing options, which may include affordable housing, and additional commercial spaces, development may support the growth of a diverse population as well as existing businesses within the community.

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- An amendment to the *Beltline Area Redevelopment Plan* (ARP) is required to accommodate the proposal.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the southwest community of Beltline, was submitted by O2 Planning and Design on behalf of the landowner, 2597864 Alberta Ltd. (Vesta Properties (Broadway) Ltd.), on 2024 July 19. No development permit has been submitted at this time.

The subject site consists of four parcels of land with a total site area of approximately 0.87 hectares (2.16 acres). This site encompasses approximately two thirds of the city block facing 15 Avenue SW, and one third of the block facing 17 Avenue SW, with primary frontages on both of those streets as well as along 4 Street SW. The site is primarily vacant land, with two small commercial developments remaining, one adjacent to 17 Avenue SW and one adjacent to 15 Avenue SW.

As identified in the Applicant Submission (Attachment 4), this application proposes to redesignate the site to a new DC District to allow for an increase in the total floor area ratio allowed on site. The proposed DC District includes two sites, Site 1 with a maximum FAR of 14.0 and Site 2 with a maximum FAR of 11.0. When calculated comprehensively, the total FAR across the entirety of the Direct Control District should be no greater than 12.0. A minor amendment is required to the *Beltline Area Redevelopment Plan* to allow for this increase in density (Attachment 2).

A detailed planning evaluation of this 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 the respective community association was appropriate. The applicant team developed several different ways to connect with the public. For example, signage was placed on-site to notify the general public of the proposed project in addition to the standard notice posting signage. The site was activated by pop-up events such as DJ Fridays and free yoga sessions, where members of the applicant team were also available to discuss the proposed project. The applicant team also created a project website to inform the public and provide updates on the changes being proposed for this site. Please refer to the Applicant Outreach Summary, Attachment 5, for additional details on the engagement undertaken.

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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 one letter in opposition from the public, which stated concerns regarding increased traffic congestion in the area and safety issues related to the proposed concentration of parkade entrances, loading and servicing functions along 15 Avenue SW.

Administration also received one letter in support from the public, which cited support for the mass and scale of development being proposed for this major intersection.

No comments from the Beltline Neighbourhoods Association were received. Administration contacted the Community Association to follow up, however, no response was received.

Administration reviewed the comments that were submitted and has confirmed that the land use amendment application will allow for a very similar type of development as to what would have been allowed with the existing land uses on site. In terms of the "back-of house" functions for this development, there is no other alternative location for waste and recycling, loading and unloading other than 15 Avenue SW, as both 4 Street SW and 17 Avenue SW could not facilitate these types of functions, and no lane exists on this block.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use and policy amendment application will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

This application allows for new development in an established community that may accommodate the housing needs of a wide range of age groups, lifestyles and demographics and could include a number of affordable housing units as well. In addition, new commercial development in the area will also attract and service additional residents.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The proposed land use would allow for more efficient use of land, existing infrastructure and services, and provide more compact housing and commercial uses in the community.

Planning and Development Services Report to
Calgary Planning Commission
2025 January 09

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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 Bylaw 19P2025**
3. **Proposed Bylaw 36D2025**
4. Applicant Submission
5. Applicant Outreach Summary
6. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform