

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Beltline on the northeast corner of 4 Street SW and 17 Avenue SW. The site totals approximately 0.87 hectares (2.16 acres) in size and is an “L” shaped parcel of land, with its widest depth at approximately 83 metres and longest length of approximately 132 metres. It is currently vacant land, with the exception of two small commercial buildings still onsite, one adjacent to 15 Avenue SW and one adjacent to 17 Avenue SW.

Surrounding development is characterized by a mix of commercial and residential development. Directly to the west of the site across 4 Street SW is small-scale commercial development and the [Memorial Park Chapel](#), which is listed on the City of Calgary’s Inventory of Evaluated Historic Resources. Directly to the south of the site along 17 Avenue SW are also small-scale commercial developments. To the east of the site, adjacent to 17 Avenue SW, is the Fortis Alberta building, and to the east of the subject site adjacent to 15 Avenue SW is a mid-rise multi-residential development. To the north of the site, across 15 Avenue SW, is a mix of single-family homes, mid-rise multi-residential development and small-scale commercial development.

The subject site is directly adjacent to both 17 Avenue SW and 4 Street SW, two of the main pedestrian as well as vehicular corridors in Beltline. The site is near existing public open spaces, including both Haultain Park, 150 metres to the north east of the site (a two-minute walk), and Central Memorial Park, 200 metres to the north of the site (a three-minute walk). In addition, the site is well served by local transit, as there are two bus stops (Route 3 - Sandstone/Elbow Dr SW) and (Route 7 – Marda Loop) less than 50 metres away from the subject site (less than a one-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](#).



Previous Council Direction

None.

Planning Evaluation

Land Use

There are three separate land uses covering the subject parcels of this land use redesignation application. The three smaller parcels that are located along 17 Avenue SW are currently zoned the Commercial – Corridor 1 (C-COR1) District. The C-COR1 District in this location allows for a maximum Floor Area Ratio (FAR) of 3.0 and a maximum height of 46 metres. The southwest corner of the site is designated a Direct Control (DC) District, [Bylaw 159D2019](#) which is based on the Centre City Mixed Use (CC-X) District. This DC District has a base density of 7.9 FAR with the possibility of increasing that to a maximum of 9.0 FAR in accordance with the bonusing provisions as found within Part 11, Division 7 of Land Use Bylaw 1P2007. The remainder of the subject parcel fronting onto 15 Avenue SW and 4 Street SW is also zoned a DC District, [Bylaw 50D2018](#), based on the Centre City Multi-Residential High Rise Support Commercial (CC-MHX) District. This DC District has a base density of 7.55 FAR and allows for a maximum of 9.0 FAR with bonusing.

The proposed DC District is based on the CC-X District and has been separated into Site 1 and Site 2. Both sites allow for a base density of 7.0 FAR, while Site 1 allows for a total maximum density of 14.0 FAR and Site 2 allows for a total maximum density of 11.0 FAR with bonusing. However, the total cumulative density across all parcels under this DC District can only be increased to a maximum of 12.0 FAR in accordance with the bonus provisions as found within Schedule C of the DC District, and this is highlighted in the amendments made to the *Beltline Area Redevelopment Plan* (ARP), as discussed below.

This DC District also outlines setback rules specific to this location, changes to the rules around use area for restaurants and the opportunity for tower floor plate sizes to be a maximum of 800 square metres for the majority of the development, with a small portion allowing a maximum of 950 square metres. There has also been an additional bonusing item added to Schedule C that will allow for improvements to the public realm to be counted as a bonus item, at the discretion of the Development Authority and only if those items cannot be achieved through other mechanisms, such as standard requirements at time of development permit. Examples of this could include planting of street trees in soil cells and enhancement of surface materials provided.

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 Direct Control District is necessary to provide for the applicant's proposed development due to the site specific regulations required to allow for this development. This proposal allows for the applicant's intended development while maintaining the CC-X District base. The same result could not be achieved through the use of a standard land use district in the Land Use Bylaw.

The proposed DC District includes a rule that allows the Development Authority to relax Section 7 of the DC District Bylaw. Section 7 incorporates the rules of the base district 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. Site specific rules for floor plate restrictions, setbacks, use areas and tower separation are also listed as rules that may be relaxed, subject to Section 36 of the Land Use Bylaw being met to the satisfaction of the Development Authority.

Development and Site Design

If the land use redesignation is approved by Council, the rules of the proposed DC District would provide guidance for the future redevelopment of the site, including appropriate uses, building height and massing, landscaping and site access. Additional items that will be considered through the development permit process would include:

- ensuring an engaging built interface along all frontages of the development, including 15 Avenue SW, 17 Avenue SW and 4 Street SW;
- integration of new development with the public realm; and
- ensuring high quality finishes and materials that are in keeping with the surrounding context.

Transportation

Pedestrian access is available from the 17 Avenue SW frontage, the 15 Avenue SW frontage as well as the 4 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. The site is well served by Calgary Transit, with a bus stop directly adjacent to the site along 4 Street SW (Route 3 - Sandstone/Elbow Dr SW) (less than a one-minute walk) and a bus stop in very close proximity along 17 Avenue SW (Route 7 – Marda Loop) (less than a one-minute walk). In addition, there is the 5 Street SW cycle track to the east of the site in very close proximity.

Vehicle access to the site will be available from 15 Avenue SW, where the access to the underground parkade will be located. There is on-street parking also available along 15 Avenue and 17 Avenue SW. 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

Public water, sanitary, and storm deep main utilities exist within the adjacent public right-of-way. Ultimate development servicing will be determined at the future development permit stage.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation is aligned 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 policy and 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 site is 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 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 application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

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 a variety of housing choices and helps to increase commercial opportunities for residents and the broader public.

Beltline Area Redevelopment Plan (Statutory – 2006)

The subject parcel is governed by the [Beltline Area Redevelopment Plan](#) (ARP). This application meets the objectives as outlined in the ARP, for example, providing high-density residential development that will create additional amenities for the community. However, a policy amendment is required to support this application. A new Special Policy Area, Special

Policy Area 2, has been carved out of the existing Special Policy Area 1 to cover the subject lands. Policy has been added under this new Section 4.7.2 to highlight the tower floor plates that will be allowed within this area as well as the addition of the bonus item for public realm enhancements. In addition, an amendment to Table 5: Density Areas has been made to allow for a base density of 7.0 FAR (which can be increased to 12.0 through bonusing) across the entirety of Special Policy Area 2. Map 5: Density Areas has also been updated to highlight the boundaries of Special Policy Areas 1 and 2.

Administration is supportive of this policy amendment, as it is in keeping with the overall policies of the ARP and will enable the type of development that is anticipated within Beltline.