

Calgary Planning Commission Member Comments



For CPC2025-0034 / LOC2024-0192
heard at Calgary Planning Commission
Meeting 2025 January 09



Member	Reasons for Decision or Comments
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This application would amend the Beltline Area Redevelopment Plan (ARP) and change the current Land Use District from the Commercial – Corridor 1 f3.0h46 (C-COR1f3.0h46) District and Direct Control (DC) District based on the Centre City Mixed Use (CC-X) District to a Direct Control (DC) District based on the Centre City Mixed Use (CC-X) District. <p>The proposed Beltline ARP Amendment creates a new Special Policy Area (Special Policy Area 2), which introduces Public Realm Improvements as a new form of Density Bonusing, and replaces the Land Use Concept map, Density Areas table, and Density Areas map.</p> <p>The proposed DC allows for a future subdivision by separating the lots into 2 sites. Site 1 has a base Floor Area Ratio (FAR) of 7 and allows density bonusing to increase the FAR to 14. Site 2 had a base FAR of 7 and allows density bonusing to increase the FAR to 11. The cumulative FAR of both sites cannot exceed 12. Consistent with the CC-X District, there is no maximum building height.</p> <p>This DC also:</p> <ul style="list-style-type: none"> - Regulates the building setbacks, size of specific uses, and distances between towers, - Allows larger floor plates closest to the corner of 4 Street and 15 Avenue SW, and - Sets bonus density calculation method and items based on Part 11, Division 7 of the Land Use Bylaw with the new bonus density item Public Realm Improvements (see Attachment 3, pages 16-17). <p>This site is within the Greater Downtown, which the Municipal Development Plan (MDP) calls “Calgary’s primary Activity Centre” (MDP, 2020, 3.3). It is located at the intersection of 4th Street SW and 17th Avenue SW, both of which are Neighbourhood Main Streets and part of the Primary Transit Network (MDP, 2020, Map 1: Urban Structure and Map 2: Primary Transit Network). This application supports the visions</p>

	<p>of the Municipal Development Plan (MDP) and Calgary Transportation Plan (CTP), especially Council’s direction in the Municipal Development Plan’s Key Direction 3 to “Direct land use change within a framework of nodes and corridors” (MDP, 2.2).</p> <p>The applicant suggests that this proposal “can act as a catalyst for changes of use and street frontage improvements along the east end of 17th Avenue,” (Attachment 4, page 1). I can see how this application and applications to the east can help improve the 4th Street SW and 17th Avenue SW Neighbourhood Main Streets and better connect them with Stampede Park, all of which are key places within the Greater Downtown Activity Centre.</p>
Commissioner Montgomery	<p>Reasons for Approval</p> <ul style="list-style-type: none">• Highly visible and important intersection along 17th Avenue.• Believe the vibrancy of this project will help enhance the east corridor from 4th street to Macleod Trail.• Excellent and unique approach to public engagement.