

LAND USE AMENDMENT  
BELTLINE (WARD 8)  
15 AVENUE SW AND 1 STREET SW  
BYLAW 384D2017

Item # 8.1.15

MAP 15C

**EXECUTIVE SUMMARY**

This land use amendment application seeks to redesignate a single parcel from Commercial – Corridor1 f3.0h46 (C-COR1 f3.0h46) District to Centre City Multi-Residential High Rise (CC-MH) District to allow for multi-residential high rise development. The subject parcel is a component of a larger site area proposed for comprehensive mixed-use development comprising a high density residential tower along 15 Avenue SW, and a commercial building along 17 Avenue SW. The subject parcel forms part of the residential site area.

A development permit application for proposed mixed-use development on the larger site area, including the subject site, was submitted on 2016 January 21 and is currently under review.

**PREVIOUS COUNCIL DIRECTION**

None.

<b>ADMINISTRATION RECOMMENDATION(S)</b>	2017 October 19
That Calgary Planning Commission recommends <b>APPROVAL</b> of the proposed Land Use Amendment.	
<b>RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION</b>	
That Council hold a Public Hearing on Bylaw 384D2017; and	
<ol style="list-style-type: none"><li><b>ADOPT</b> the proposed redesignation of 0.03 hectares ± (0.07 acres ±) located at 209 – 15 Avenue SW (Plan C, Block 119, Lot 16) from Commercial – Corridor 1 f3.0h46 (C-COR1 f3.0h46) District <b>to</b> Centre City Multi-Residential High Rise District (CC-MH), in accordance with Administration's recommendation; and</li><li>Give three readings to the proposed Bylaw 384D2017.</li></ol>	

**REASON(S) FOR RECOMMENDATION:**

Administration supports the proposed land use as the proposed redesignation of the site from Commercial – Corridor1 f3.0h46 (C-COR1 f3.0h46) District to Centre City Multi-Residential High Rise District (CC-MH) conforms to the policies and is consistent with the intent of the Beltline Area Redevelopment Plan and Part 11 of Bylaw 1P2007. The redesignation of the subject parcel would facilitate high density mixed-use development on the overall site.

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**Item # 8.1.15**

**MAP 15C**

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Redesignation of the subject parcel from C-COR1 to CC-MH allows a floor area ratio (FAR) increase for the residential component from the current 3.0 FAR maximum to 5.0 FAR maximum and would facilitate the proposed mixed-use development on the site.

**ATTACHMENT**

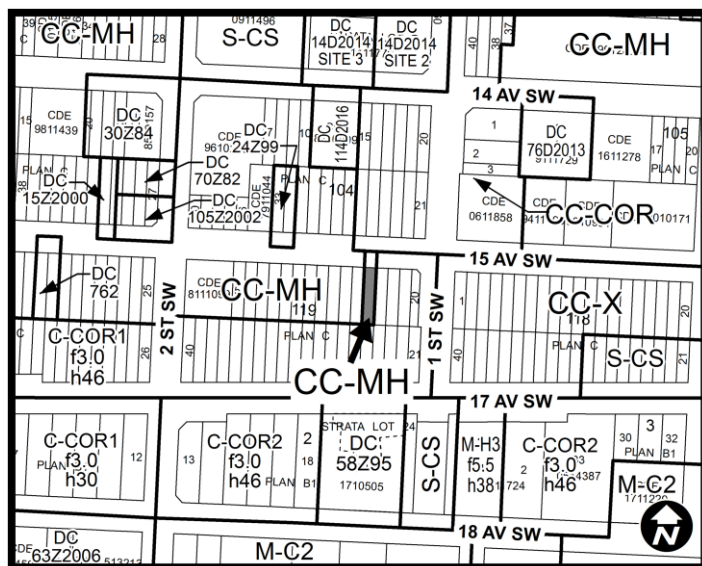
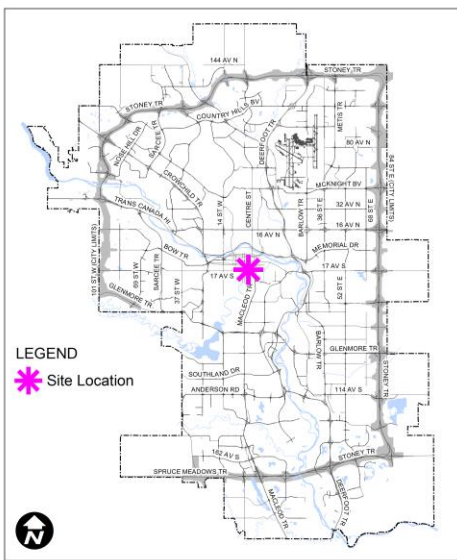
1. Proposed Bylaw 384D2017

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Item # 8.1.15

MAP 15C

LOCATION MAPS



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15 AVENUE SW AND 1 STREET SW  
BYLAW 384D2017

Item # 8.1.15

MAP 15C

**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.03 hectares  $\pm$  (0.07 acres  $\pm$ ) located at 209 – 15 Avenue SW (Plan C, Block 119, Lot 16) from Commercial – Corridor 1 f3.0h46 (C-COR1 f3.0h46) District **to** Centre City Multi-Residential High Rise District (CC-MH).

**Moved by: A. Palmiere**  
Absent: L. Juan

**Carried: 8 – 0**

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MAP 15C

**Applicant:**

Gibbs Gage Architects

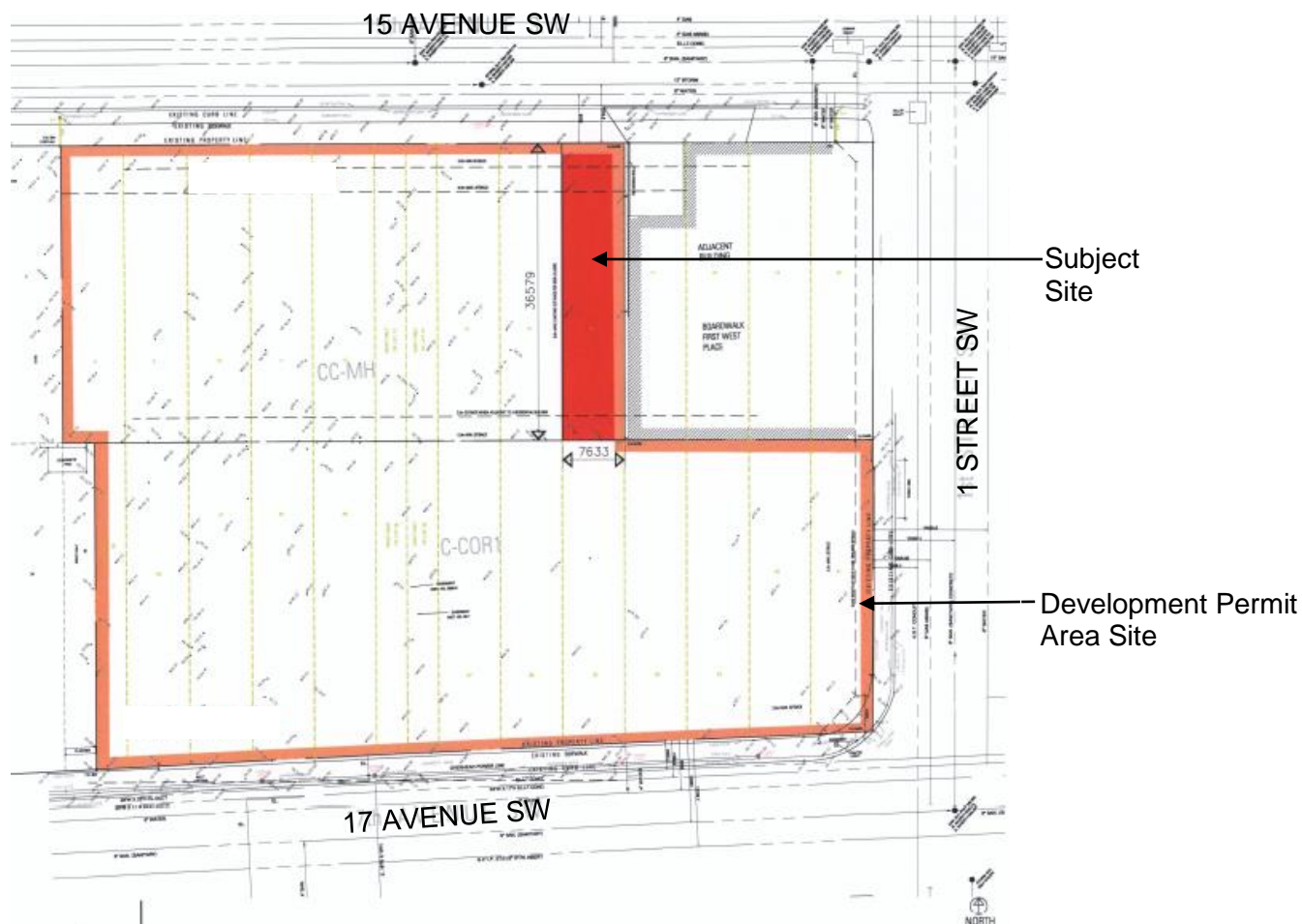
**Landowner:**

1414234 Alberta Ltd (PBA Land  
Development Ltd)

**PLANNING EVALUATION**

**SITE CONTEXT**

The subject site is a rectangular parcel measuring approximately 0.03 hectares (0.07 acres) in size. It is located in the Beltline along 15 Avenue SW, adjacent to a series of vacant parcels to the west, an existing building to the east, and vacant commercial parcels to the south.



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**Item # 8.1.15**

**MAP 15C**

The subject site is designated C-COR1 and is currently vacant. It is a component of a larger site area comprising vacant CC-MH parcels to the west and C-COR1 parcels to the south, for which a comprehensive mixed-use development is proposed consisting of a high density residential tower along 15 Avenue SW, and a commercial building along 17 Avenue SW. A development permit application submitted in January 2016 is currently under review but is on hold pending the outcome of this land use redesignation.

Redesignation of the subject parcel from C-COR1 to CC-MH will provide a consistent residential character along this portion of 15 Avenue SW, while maintaining commercial use along 17 Avenue SW and 1 Street SW. It will also allow a density increase on the subject site from the current 3.0 FAR maximum to 5.0 FAR maximum and enable further progress on the development permit application.

<b>Beltline</b>	
Peak Population Year	2017
Peak Population	23,219
2017 Current Population	23,219
Difference in Population (Number)	0
Difference in Population (Percent)	0%

## **LAND USE DISTRICTS**

This application seeks the redesignation of approximately 0.03 hectares of land within the Beltline community from Commercial – Corridor1 f3.0h46 (C-COR1 f3.0h46) District to Centre City Multi-Residential High Rise District (CC-MH). Centre City Multi-Residential High Rise Districts (CC-MH) are intended to provide for high intensity residential development on sites within the Centre City area. Administration finds that the redesignation to CC-MH for the subject parcel is appropriate as it reinforces the intent of the Beltline ARP to maintain the subject and adjoining site as an “Urban Mixed Use District” to ultimately compliment the comprehensive development of the site.

## **LEGISLATION & POLICY**

### South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

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**Item # 8.1.15**

**MAP 15C**

Municipal Development Plan (MDP)

The proposed land use aligns with MDP policies relating to site and building design (section 2.4.2) and Centre City intensification (3.2.1).

Beltline Area Redevelopment Plan (ARP)

The subject site is located within the “Urban Mixed Use District Area” as identified on Map 3 of the Beltline Area Redevelopment Plan (ARP). “Urban Mixed Use District” areas are intended to allow for a wide range and mix of uses in many possible configurations, both within buildings and within the local context, resulting in vibrant pedestrian streets. Administration finds that the proposed redesignation of the subject parcel to Centre City Multi-Residential High Rise District (CC-MH) is appropriate and conforms to the intent of the Beltline ARP.

**TRANSPORTATION NETWORKS**

Access to the subject parcel is from 15 Avenue SW. The parcel provides vehicular access to both residential and commercial components of the proposed mixed-use development. A Transportation Impact Assessment submitted for the development permit application is under review.

**UTILITIES & SERVICING**

Development servicing will be determined at the development permit and Development Site Servicing Plan circulation stage(s), to the satisfaction of Water Resources.

**ENVIRONMENTAL ISSUES**

An Environmental Site Assessment was not required.

**ENVIRONMENTAL SUSTAINABILITY**

Sustainability measures will be evaluated at the development permit stage.

**GROWTH MANAGEMENT**

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

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**PUBLIC ENGAGEMENT**

**Community Association Comments**

The land use amendment was not circulated as comments from the development permit application circulation for the proposed comprehensive mixed-use development are applicable to the subject parcel:

- Beltline Planning Group very supportive of proposed mixed-use development which includes the subject site; and
- Victoria Park BRZ expressed support for the proposed development.

**Citizen Comments**

- No comments received during development permit application circulation for overall site area; and
- Land use amendment application was not circulated.

**Public Meetings**

No public meetings were held.



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Item # 8.1.15

MAP 15C

APPENDIX I

APPLICANT'S SUBMISSION

THIS LAND USE APPLICATION IS TO RE-DESIGNATE A MID-BLOCK SLIVER OF VACANT LAND ON THE SUBJECT PROPERTY THAT IS CURRENTLY DESIGNATED AS C-COR1 TO CC-MH. THE SLIVER OF LAND IS 25' WIDE BY 120' DEEP FRONTING 15TH AVENUE SW. THE WEST PROPERTY LINE IS SHARED WITH A SERIES OF VACANT PARCELS ALREADY DESIGNATED CC-MH, AND THE EAST PROPERTY LINE IS SHARED WITH AN EXISTING BUILDING. THE CURRENT DESIGNATION IS CONSISTENT WITH THE COMMERCIAL LAND USE DESIGNATION ON 17TH AVE AND 1ST STREET SW, AND IS REQUIRED TO BE RE-DESIGNATED SO IT IS CONSISTENT WITH THE PREDOMINANT RESIDENTIAL FRONTAGE ON 15TH AVENUE IN ORDER TO CORRECT AN ANOMALOUS COMMERCIAL ZONING ON THE SUBJECT PARCEL.

APPROVAL OF THIS LAND USE APPLICATION WILL PROVIDE A CONSISTENT RESIDENTIAL ZONING ALONG 15TH AVE SW, A STREET THAT IS PREDOMINANTLY RESIDENTIAL IN NATURE, WHILE MAINTAINING THE COMMERCIAL USE ALONG 1ST STREET SW.

