

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the community of Beltline, on the corner of 14 Avenue SW and 1 Street SW. The site totals approximately 0.35 hectares (0.86 acres) in size and is approximately 43 metres wide and 82 metres deep. It is currently occupied by two low-rise office buildings, a retail and consumer service building, and a surface parking lot.

Surrounding development is characterized by a mix of commercial and residential development. Directly to the west of the site across 1 Street SW is a surface parking lot and a one-storey commercial development. To the south of the subject site is a high-rise residential tower. To the east of the site is a six-storey residential development, and to the north of the site, across 14 Avenue SW, there is a four-storey residential development and a designated Municipal Historic Resource, the [Findlay Apartments](#).

The subject site is directly adjacent to 1 Street SW, an active pedestrian corridor in Beltline, lined with a multitude of neighbourhood commercial developments. The site is near existing public open spaces, including both Haultain Park, 50 metres to the west of the site (a one-minute walk), and Central Memorial Park, 300 metres to the northwest of the site (a five-minute walk).

## Community Peak Population Table

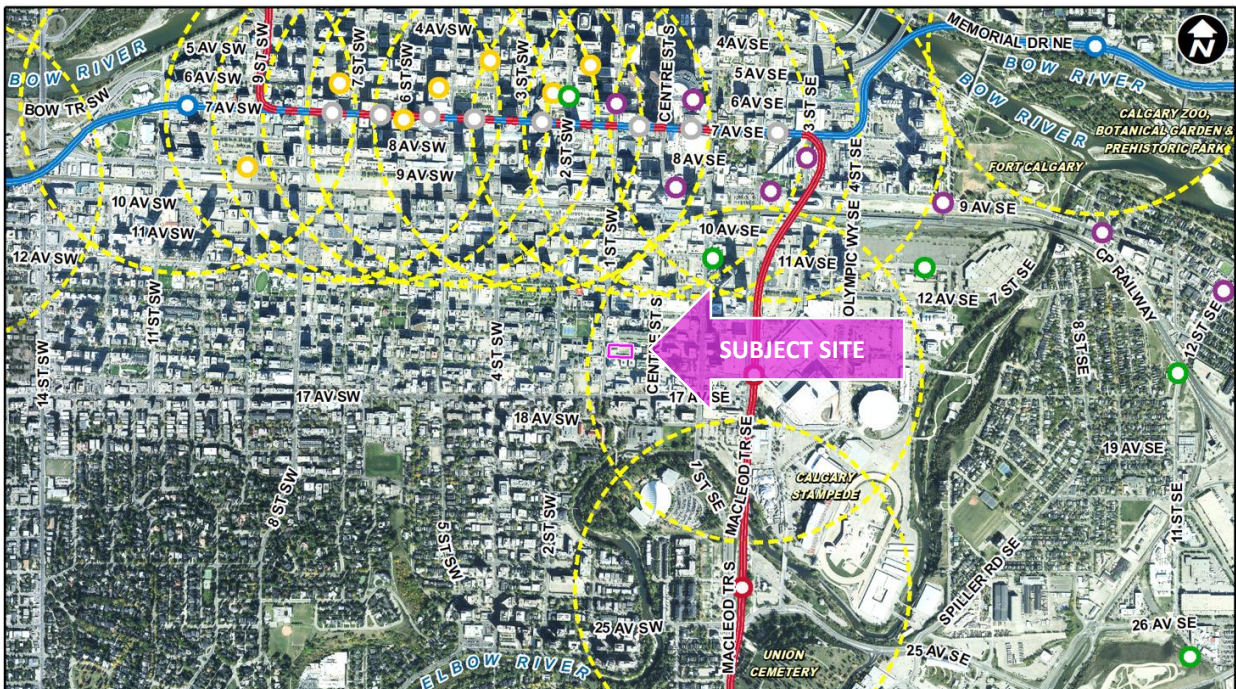
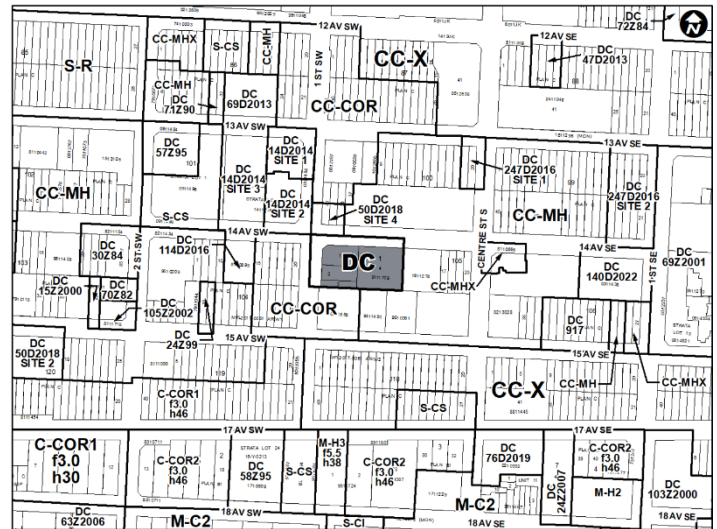
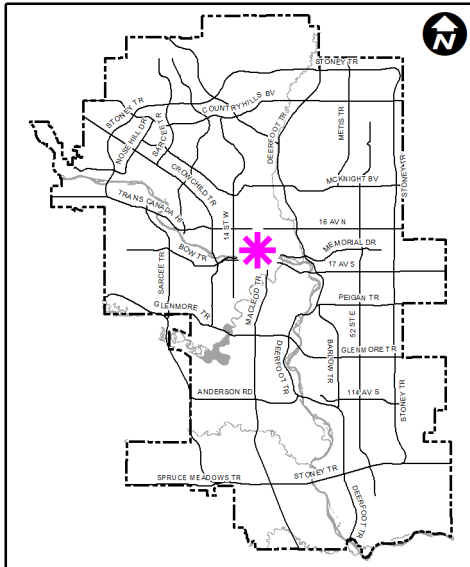
As identified below, Beltline reached its peak population in 2019.

<b>Beltline</b>	
Peak Population Year	2019
Peak Population	25,129
2019 Current Population	25,129
Difference in Population (Number)	0
Difference in Population (Percent)	0%

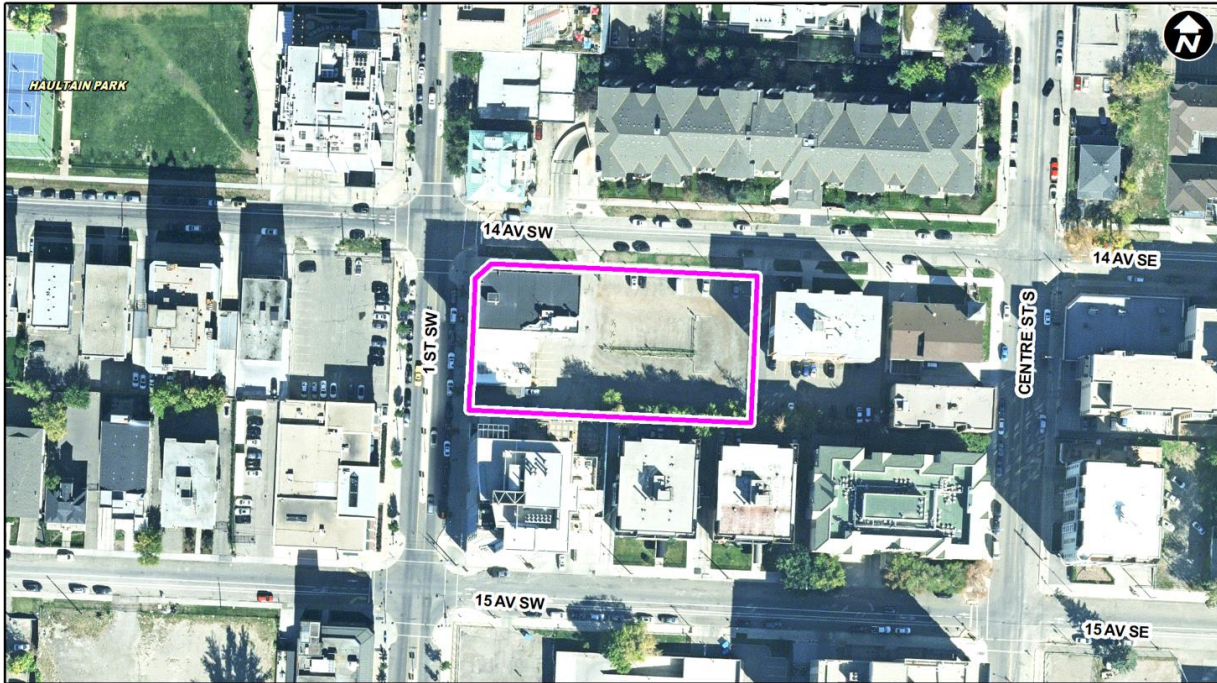
Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Beltline Community Profile](#).

## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

Approximately half of the subject parcel is designated as the Centre City Commercial Corridor District (CC-COR) and the remainder is designated a Direct Control (DC) District ([Bylaw 76D2013](#)). The CC-COR District allows for a base floor area ratio (FAR) of 5.0 for developments providing dwelling units, which increases 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 existing DC District is based on the Centre City Multi-Residential High Rise District (CC-MH), and it has a base density of 5.0 FAR, with the possibility of increasing that to a maximum of 7.0 FAR, in accordance with the bonusing provisions found within Part 11, Division 7 of Bylaw 1P2007.

The proposed DC District is based on CC-COR and allows for a base density of 5.0 FAR when dwelling units are provided within the development. The base density can be increased to a maximum of 9.0 FAR in accordance with the bonus provisions contained in Schedule C of the DC District which are the same as those found within Part 11, Division 7 of Bylaw 1P2007. The DC also includes some adjustments to the setback rules, allowing for more flexibility with the placement of buildings, as well as changes to the rules around location of uses to add clarity as to where residential uses can and cannot be located on the ground floor of developments. There have also been some minor adjustments to the use areas allowed on the ground floor, allowing for an increase in the use area for some commercial uses, as well as increasing the allowable tower floor plates from 650.0 square metres to 800.0 square metres. Administration supports

this larger floor plate, as this will have minimal additional shadowing impact on adjacent properties.

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 the same maximum density across the site as well as the increased floor plate size. This proposal allows for the applicant's intended development while maintaining the CC-COR 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, building orientation, location of uses within buildings, tower separation and use areas 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 both 1 Street SW and 14 Avenue SW;
- public realm enhancements within the 2.134 metre bylaw setback along 1 Street SW; and
- building massing and the relationship between any new development and the adjacent residential developments.

### **Transportation**

The site fronts onto 14 Avenue SW, which is classified as a residential street and 1 Street SW, classified as a Neighborhood Boulevard. Pedestrian connectivity to the site and within the neighborhood is provided through sidewalks adjacent to the site and to the surrounding area.

The subject site is adjacent to the current 5A (Always Available for All Ages & Abilities) cycling/wheeling network with on-street bikeways along 14 Avenue SW and 15 Avenue SW, extending to 2 Street SW, which is currently a protected on-street bikeway. The site is approximately 500 metres (eight-minute walk) from the Elbow River pathway system.

The proposed development is served by nearby Calgary Transit routes, with the northbound Route 6 (Killarney/26 Av SW) located 150 metres (two-minute walk) away on 1 Street SW and the westbound transit Route 7 (Marda Loop) located 190 metres (three-minute walk) away on 17 Avenue SW. The Victoria Park/Stampede LRT Station is also 550 metres (eight-minute walk) directly to the east of the subject site.

Vehicle access to the subject site is currently from 14 Avenue SW and will be further reviewed upon redevelopment. On-street parking is available on 14 Avenue SW, currently restricted to two or three hours, and two-hour restrictions on 1 Street SW.

The subject site is also within the 14 Avenue SW and 15 Avenue SW Mobility Improvements project which will see protected two-way bike lanes on 15 Avenue SW, and two-way traffic lanes and parking on both sides of 14 Avenue SW.

### **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.

### **Municipal Development Plan (Statutory – 2020)**

The subject site is situated in the Greater Downtown 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 policies as outlined in the ARP, for example, providing high-density residential development that will create additional amenities for the community and allowing for residential uses at-grade, while limiting this use along the active commercial frontage on 1 Street SW. However, policy amendments to Part 1 are required to support this application to ensure that the east portion of the subject site is identified as part of the "Urban Mixed-Use Area" on Map 3: Land Use Concept in the ARP. An amendment is also required to Map 5:

Density Areas to allow for the entire site to be part of Area B, with an allowable maximum density of 9.0 FAR. In addition, Table 4.2: Floor Plate Size Restrictions, will be updated to allow for an 800.0 square metre floor plate specific to this site. Administration is supportive of these policy amendments, as they are in keeping with the overall policies as found within the ARP and will enable the type of development that is anticipated within Beltline.