

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Beltline on the southwest corner of 15 Avenue SW and 2 Street SW. The site totals approximately 0.26 hectares (0.64 acres) in size and is a rectangular shaped site with a width of approximately 42 metres and length of approximately 50 metres. The Broward, a six-storey multi-residential development, was recently constructed on the site.

Surrounding development is characterized by primarily residential development with some small scale offices to the north of the subject site. Directly to the east of the site across 2 Street SW is a Place of Worship. To the south of the site is multi-residential development, and to the west of the site is a single detached dwelling. The 17 Avenue Neighbourhood Main Street is located 100 metres (a two-minute walk) south of the site.

Community Peak Population Table

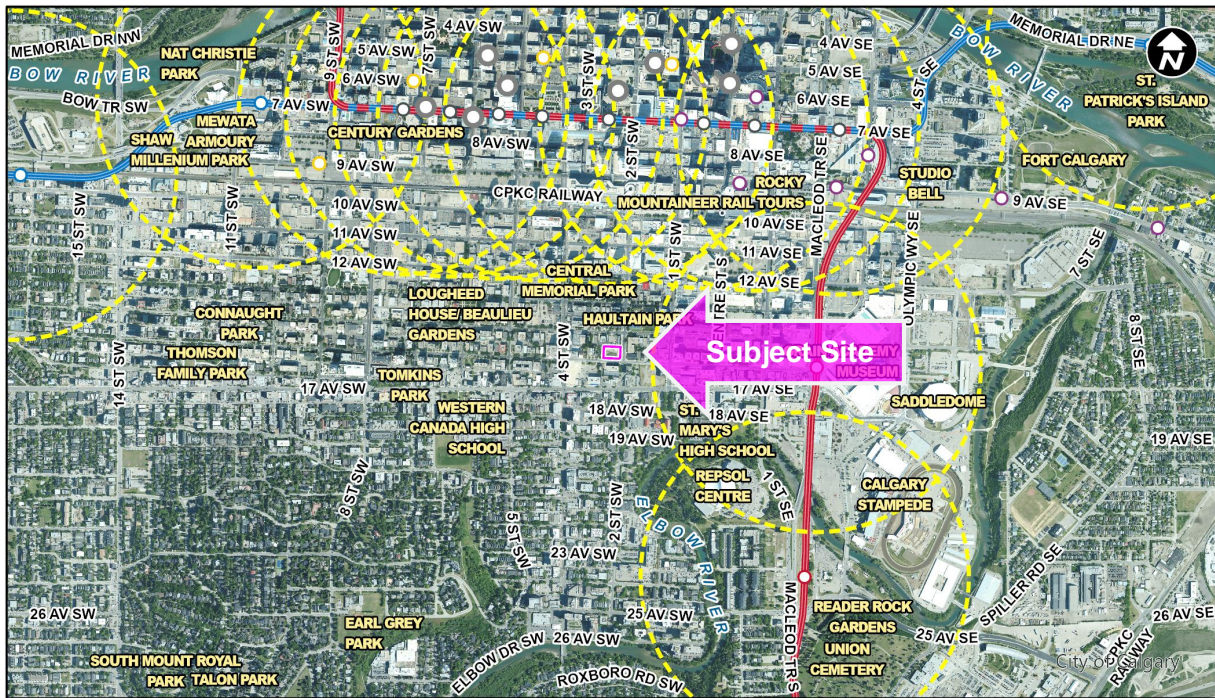
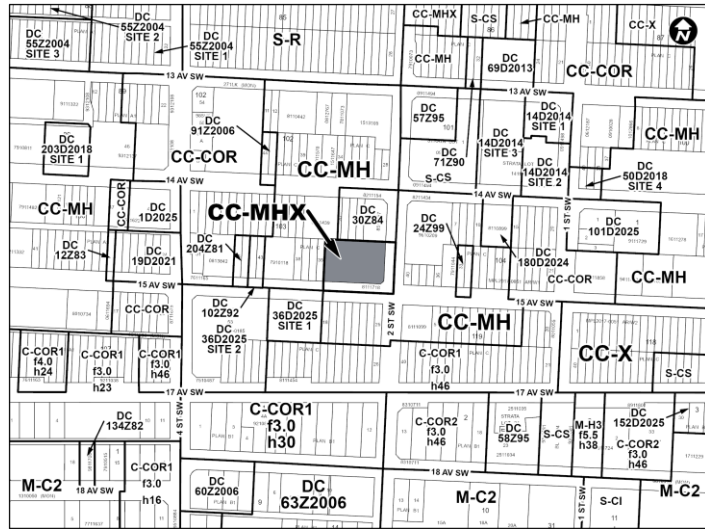
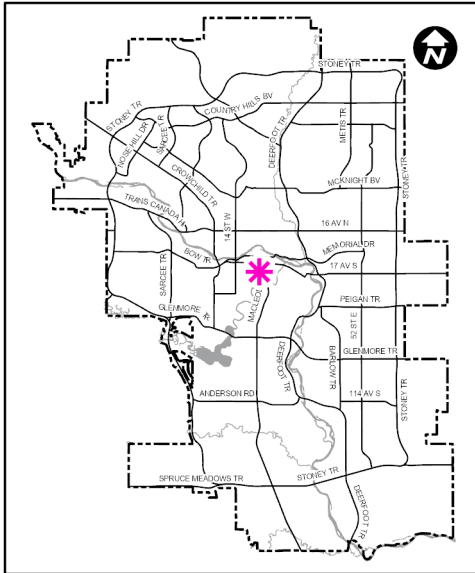
As identified below, the community of Beltline reached its peak population in 2019.

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](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The subject site is currently split zoned with three Direct Control (DC) Districts and Centre City Multi-Residential High Rise District (CC-MH). The first DC District ([Bylaw 70Z82](#)) is based on the RM-7 Residential High Density Multi-Dwelling District of the previous 2P80 Land Use Bylaw. This DC District allows for Multi-Residential Development with the additional uses of professional offices other than dental and medical offices. The second DC District ([Bylaw 15Z2000](#)) is also based on the RM-7 District of the 2P80 Land Use Bylaw, allowing for offices within the existing building on site on the date of passage of the bylaw. The third DC District ([Bylaw 105Z2002](#)) is also based on the RM-7 District of the 2P80 Land Use Bylaw, allowing for offices and retail store uses with a maximum floor area of 440 square metres. The CC-MH District allows for primarily residential uses with a very limited range of uses in the Care and Health group.

The proposed Centre City Multi-Residential High Rise Support Commercial District (CC-MHX) provides for primarily residential uses with some small scale commercial uses such as retail, restaurants and outdoor cafés.

This application has been evaluated in the context of surrounding developments. Given the existing built form and land uses in the area, additional supportive commercial uses are considered appropriate for this site, with minimal anticipated impact on neighbouring properties.

Development and Site Design

If the land use amendment is approved by Council, the rules of the proposed CC-MHX District would provide guidance for the future occupancy within The Broward. The existing development has a corner unit that has been used as the Residential Sales Centre, which would be the location for a future change of use to small scale commercial. Additional items that may be considered through a development permit process would include:

- integration of the development with the public realm;
- signage; and
- parking.

Transportation

Pedestrian access is available from 15 Avenue SW and 2 Street SW. The grid network of sidewalks throughout the neighbourhood provides multiple routing options for pedestrians. In addition, the 13 Avenue Greenway is two blocks north of the site and runs east-west through Beltline. 15 Avenue SW and 2 Street SW both have on-street bike lanes connecting to the cycle track network.

The site benefits from strong connectivity for all transportation modes. The site is well served by Calgary Transit with westbound and eastbound 17 Avenue SW at 4 Street SW bus stop 200 metres (four-minute walk) away with access to multiple routes providing service to downtown and beyond.

Environmental Site Considerations

No environmental concerns have been identified at this time.

Utilities and Servicing

Public water, sanitary and storm utility connections exist along 2nd Street SW and 15 Avenue SW. The existing building includes all necessary connections.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns 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 – 2009)

The subject site is situated in the Greater Downtown Activity Centre 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.

Calgary 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.

Calgary's Greater Downtown Plan (Non-Statutory 2021)

This application is supported by [Calgary's Greater Downtown Plan](#), as it enables neighbourhoods for vibrant urban life by allowing for supportive commercial uses within the residential development.

Beltline Area Redevelopment Plan (Statutory – 2006)

The subject parcel is governed by the [Beltline Area Redevelopment Plan](#) (ARP). The site falls within Part 1 of the Plan and is in the Primarily Residential area. This application meets the objectives as outlined in the ARP, as the CC-MHX District is intended to allow for developments that remain primarily residential while allowing for small scale commercial that create additional amenities for the community.