

Background and Planning Evaluation

Background and Site Context

There are two sites included within the proposed Direct Control (DC) District. For the purposes of transferring heritage density, there is one source site (DC Site 2) and one receiving site (DC Site 1), both of which are located in the southwest community of Beltline.

The source site is located midblock on the south side of 13 Avenue SW between 6 Street SW and 7 Street SW. This site totals 0.08 hectares (0.20 acres) in size and is approximately 20.0 metres wide and 40.0 metres deep. It is currently occupied by the [Moxam Apartments](#), a designated Municipal Historic Resource. To the east of this site is [Lougheed House](#) National and Provincial historic site, and to the west of this site is [Houlton House Apartments](#), another Municipal Historic Resource site. To the south of the source site, across the lane, is a seven storey multi-residential development and to the north is a 26 storey multi-residential development.

The receiving site is located on the corner of 14 Avenue SW and 12 Street SW. This parcel is approximately 0.1 hectares (0.24 acres) in size and is approximately 25.0 metres wide by 39.0 metres deep. The site was subdivided from the parcel to the west in 2023 and is currently an undeveloped lot. Surrounding development is predominantly characterized by a mix of mid-rise to high-rise residential development. Directly to the west of the site is the Chelsea Estates, a 20-storey multi-residential development. To the east of the subject site is a single-storey commercial building. To the north of the site is a seven-storey multi-residential development and to the south is a single detached dwelling and a 10-storey multi-residential development.

The receiving site is located in close proximity to the active pedestrian corridor of 14 Street SW, which also provides significant neighbourhood commercial development. The receiving site is also near existing public open spaces. For example, Thomson Family Park is 180 metres (a four-minute walk) to the south.

Community Peak Population Table

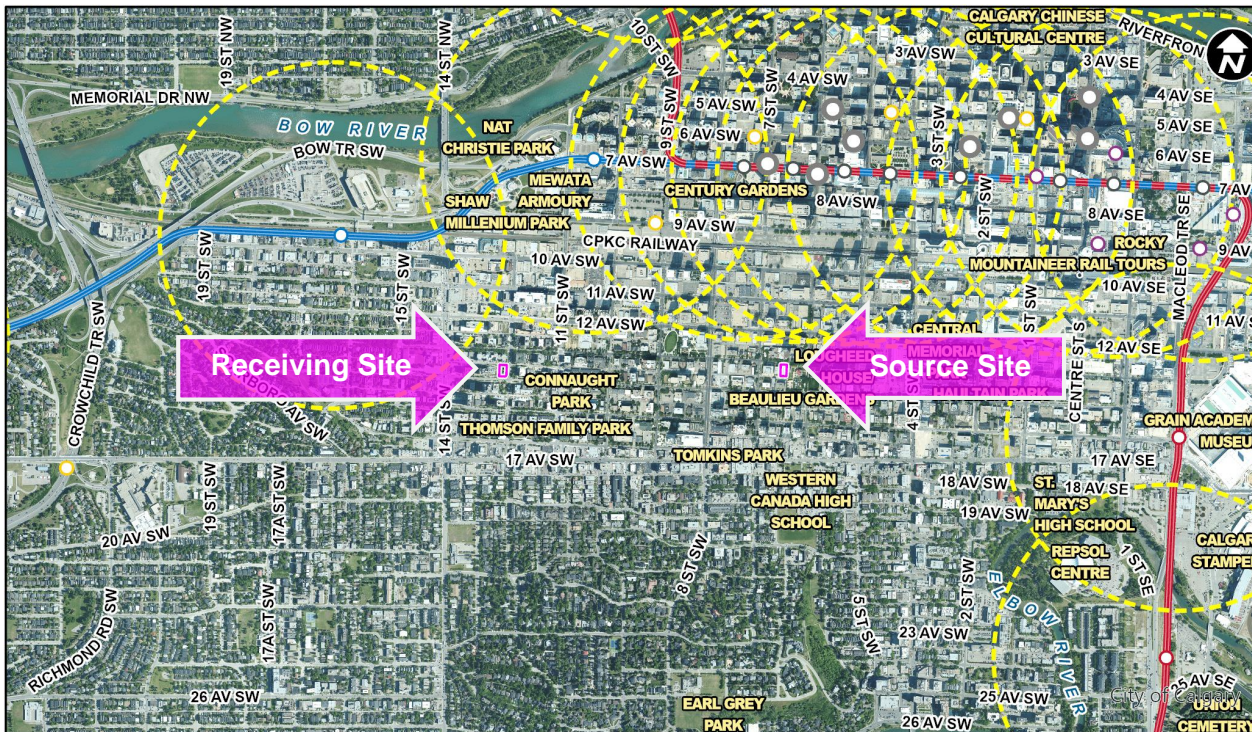
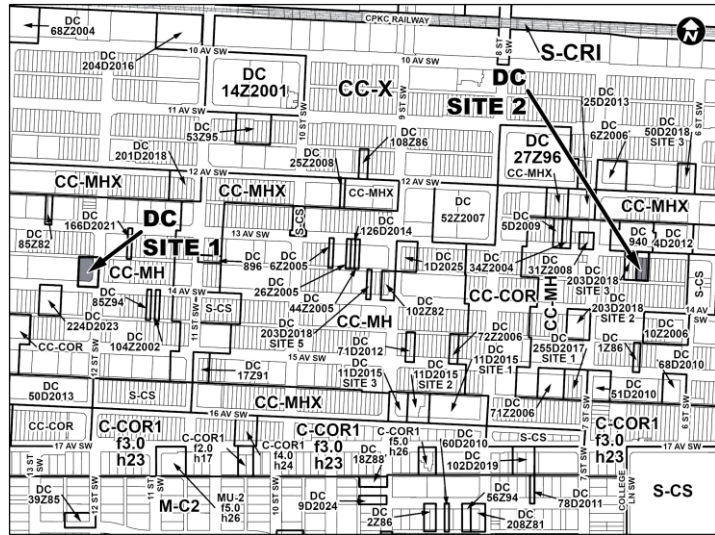
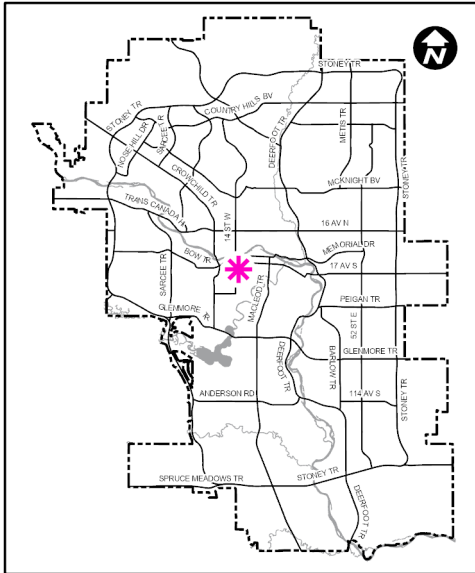
As identified below, the community of Beltline reached its peak population in 2019.

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

At the 2008 February 04 Combined meeting of Council, through LPT2007-64, Council adopted the Calgary Heritage Strategy. The approved content of the Strategy states that significant historic resources “can and should be protected through designation bylaws”.

Council approved the *Beltline Area Redevelopment Plan* (ARP) in 2007 with the provision of density transfer for heritage preservation as an acceptable bonusing initiative. The amendments approved to the ARP in 2024 April 9 made no change to these bonusing provisions. An accompanying DC Bylaw is used to track the reduction of buildable Floor Area Ratio (FAR) on municipally designated source parcels and the increase in buildable base FAR on the receiving parcels.

For a heritage site to transfer its unused density, it must be legally protected at the municipal level. The designation of the Moxam Apartments as a Municipal Historic Resource was approved at the 2018 April 17 Regular Public Hearing Meeting of Council under [Bylaw 21M2018](#).

Planning Evaluation

Land Use

The Moxam Apartments, on the source site (721 – 13 Avenue SW), is a designated Municipal Historic Resource. A third-party private agreement between landowners will transfer unused development rights from the source site (in the form of gross floor area (GFA) allowed under their existing land use designation but surplus relative to the existing building) to the receiving site. The proposed guidelines for development on the source site will maintain the current base land use district of the Centre City Multi-Residential High Rise District (CC-MH).

The proposed development guidelines for the source site include a decrease in density from the maximum FAR of 4.14 to a maximum FAR of 1.53. As the Moxam Apartments have a GFA of approximately 1,224 square metres (1.53 FAR), this leaves no further density available for future heritage density transfer after this DC District Bylaw is approved by Council.

The receiving site (1302 – 14 Avenue SW) will also maintain its current land use district of the CC-MH District as the base district in the proposed DC District.

The proposed development guidelines for the receiving site (1302 – 14 Avenue SW) transfers 2,090 square metres of GFA from the source site to the receiving site. This transfer increases the receiving site's maximum density from 5.0 FAR to 7.1 FAR which may be further increased to 7.7 FAR in accordance with the bonus density provisions for Heritage Density Transfer Increase as outlined in Part 11 of Land Use Bylaw 1P2007. The proposed DC District guidelines are included in Attachment 2.

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 DC District is necessary. While this application does not directly relate to the criteria as outlined under Section 20, this is the means established by City Council to track the transfer of this density from a designated Municipal Historic Resource and therefore was supported.

The proposed DC District includes a rule that allows the Development Authority to relax Section 7 of the DC District Bylaw. This section 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.

Development and Site Design

Council approval of this application will transfer density development rights in the form of FAR from the source site to the receiving site, however, it does not guarantee that the intended development will materialize, nor does this land use amendment constitute an approval of development and/or building permits.

The rules of the proposed DC District would provide guidance for the future redevelopment of the receiving site, including appropriate uses, building height and massing, landscaping and site access. Additional items that will be considered thought the development permit process would include:

- ensuring an engaging built interface along 14 Avenue SW and 12 Street SW frontages of the development;
- integration of new development with the public realm;
- ensuring high quality finishes and materials that are in keeping with the surrounding context; and
- any bonusing provisions that are provided.

Transportation

For the receiving site, pedestrian access is available from both the 14 Avenue SW frontage as well as the 12 Street SW frontage. The grid network of sidewalks throughout the neighbourhood provides multiple routing options for pedestrians.

There is a bus stop approximately 190 metres to the north of the receiving site (a two-minute walk) both Route 90 and Route 7, providing service to Marda Loop/City Centre. Both routes stop at 12 Avenue SW and 12 Street SW. In addition, there are on-street bicycle lanes along both 14 Avenue SW and 15 Avenue SW.

Vehicular access to the receiving site is available from the lane to the north, off of 12 Street 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 of the receiving site. Ultimate development servicing will be determined at the future development permit stage.

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 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 conservation and protection of heritage resources.

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 will help to maintain one of Beltline's heritage assets.

Beltline Area Redevelopment Plan (Statutory – 2006)

The subject parcels are governed by the [Beltline Area Redevelopment Plan](#) (ARP). Density transfer for heritage conservation is encouraged in the ARP; a receiving site may exceed their maximum allowable floor area by up to an additional 10 percent with the transfer of heritage density from a source site. This application meets the policies as outlined in the ARP specific to the use of the heritage density transfer bonus.