

Applicant's Submission



March 9, 2018

Re: Land Use Redesignation (LOC2017-0015) - Centre City Multi-Residential High Rise District (CC-MH) and DC Direct Control District to DC Direct Control District

This land use redesignation is City initiated. The application proposes a Direct Control (DC) District that allows the transfer of heritage density from three donor sites (725 - 13 Avenue SW - Houlton House (Congress) Apartments; 1010 - 14 Avenue SW - West End Telephone Exchange, and 721 - 13 Avenue SW - Moxam Apartments) to two receiver sites (524, 528 and 536 - 14 Avenue SW, and 805 - 14 Avenue SW, 1407, 1409 - 7 Street SW), which is supported by policy direction of the Beltline Area Redevelopment Plan and the Land Use Bylaw (1p2007).

Donor Sites:

The proposed guidelines for development on the Congress Apartments and Moxam Apartments sites maintain the current base land use district of Centre City Multi-Residential High Rise District (CC-MH). The proposed guidelines for the West End Telephone Exchange site modernize an existing DC Direct Control District to align with the current Land Use Bylaw. The buildable floor area ratio of all three donor sites will be reduced to 1.62, 4.04 and 0.55 respectively.



725 - 13 Avenue SW
Houlton House (Congress) Apartments



721 - 13 Avenue SW
Moxam Apartments



1010 - 14 Avenue SW
West End Telephone Exchange

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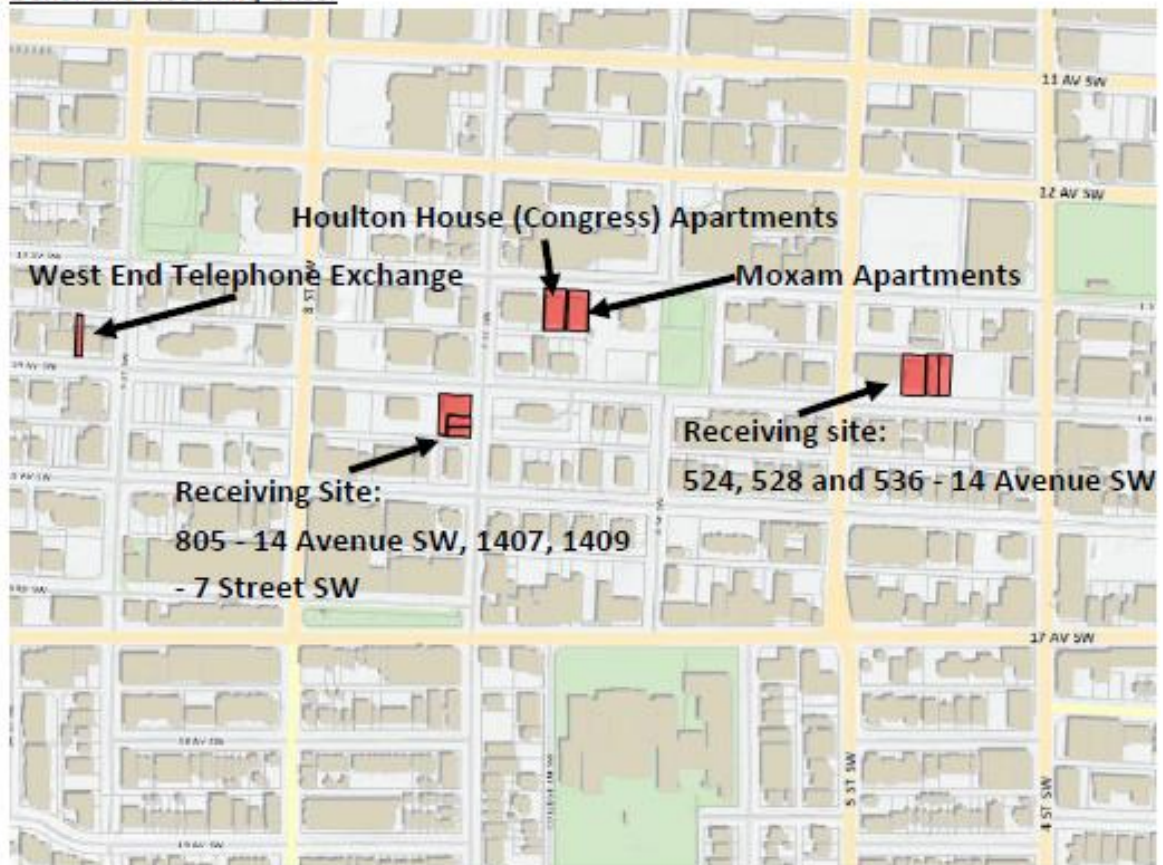
Receiving Sites:

The proposed guidelines for development on the two receiver sites maintain the current base land use district of Centre City Multi-Residential High Rise District (CC-MH) and increase the base floor area ratio to 7.95 (524, 528 and 536 - 14 Avenue SW) and 7.92 (805 - 14 Avenue SW, 1407, 1409 - 7 Street SW).

If this application is approved by City Council, the overall distribution of buildings, building design, mix and size of uses, and site layout details such as parking, landscaping, and site access will be determined later at the development permit review stage.

A development permit application (DP2017-5640) for a Multi-Residential Development at 524, 528 and 536 - 14 Avenue SW has been submitted. No decision will be made on the development permit until City Council has made a decision on this redesignation application.

Donor and Receiving Sites:



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What is an Area Redevelopment Plan?

An Area Redevelopment Plan guides the redevelopment of a specific area or neighbourhood by providing direction that is used for subsequent land use, subdivision and development decisions that collectively determine the form that the plan area will take.

What is heritage density transfer?

Conserving historic buildings is a recognized best practice in heritage planning, and is supported by the Calgary Heritage Strategy, Calgary Municipal Development Plan and Beltline Area Redevelopment Plan. The Beltline Area Redevelopment Plan contains heritage conservation incentives that support the transfer of unused density development rights from properties that are designated as Municipal Historic Resources to other development sites within the Beltline.

Visit our webpage to stay up to date about the application and provide feedback:
developmentmap.calgary.ca/#property/LOC2018-0015

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