

**Calgary Planning Commission Report to
Public Hearing Meeting of Council
2018 July 23**

**ISC: UNRESTRICTED
CPC2018-0648
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**Land Use Amendment in the Beltline (Ward 8) at 1207 - 12 Avenue SW, LOC2018-0017,
Bylaw 201D2018**

EXECUTIVE SUMMARY

This application was submitted by Belyea Consulting Ltd on 2018 January 24 on behalf of Opus Properties Corporation. The application proposes a land use designation through a Direct Control District on this site to allow for:

- The additional discretionary use of Restaurant: Neighbourhood in an existing building on the site;
- Retention of the existing permitted and discretionary uses in the Centre City Multi-Residential High Rise Support Commercial District (CC-MHX).

The proposed land use amendment enables the expansion of the existing restaurant business in an existing building, while retaining the stock CC-MHX land use district.

A Direct Control District is required as expansion of the existing restaurant cannot be dealt with through the development permit process and the proposed use of Restaurant: Neighbourhood does not exist in the CC-MHX land use district.

The proposal is deemed appropriate and in keeping with applicable policies identified in the Municipal Development Plan, Centre City Plan and Beltline Area Redevelopment Plan.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT** by bylaw, the proposed redesignation of 0.16 hectares \pm (0.40 acres \pm) located at 1207 -12 Avenue SW (Plan A1, Block 81, Lots 15 to 20) from Centre City Multi-Residential High Rise Support Commercial District (CC-MHX) **to** DC Direct Control District to accommodate the additional use of Restaurant: Neighbourhood within an existing building; and
2. Give three readings to the proposed bylaw.

Moved by: A. Palmiere

Carried: 6 – 0

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION, DATED 2018 MAY 31:

That Council hold a Public Hearing on Bylaw 201D2018; and

1. **ADOPT** the proposed redesignation of 0.16 hectares \pm (0.40 acres \pm) located at 1207 - 12 Avenue SW (Plan A1, Block 81, Lots 15 to 20) from Centre City Multi-Residential High Rise Support Commercial District (CC-MHX) **to** DC Direct Control District to

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accommodate the additional use of Restaurant: Neighbourhood within an existing building, in accordance with Administration's recommendation; and

2. Give three readings to the proposed Bylaw 201D2018.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

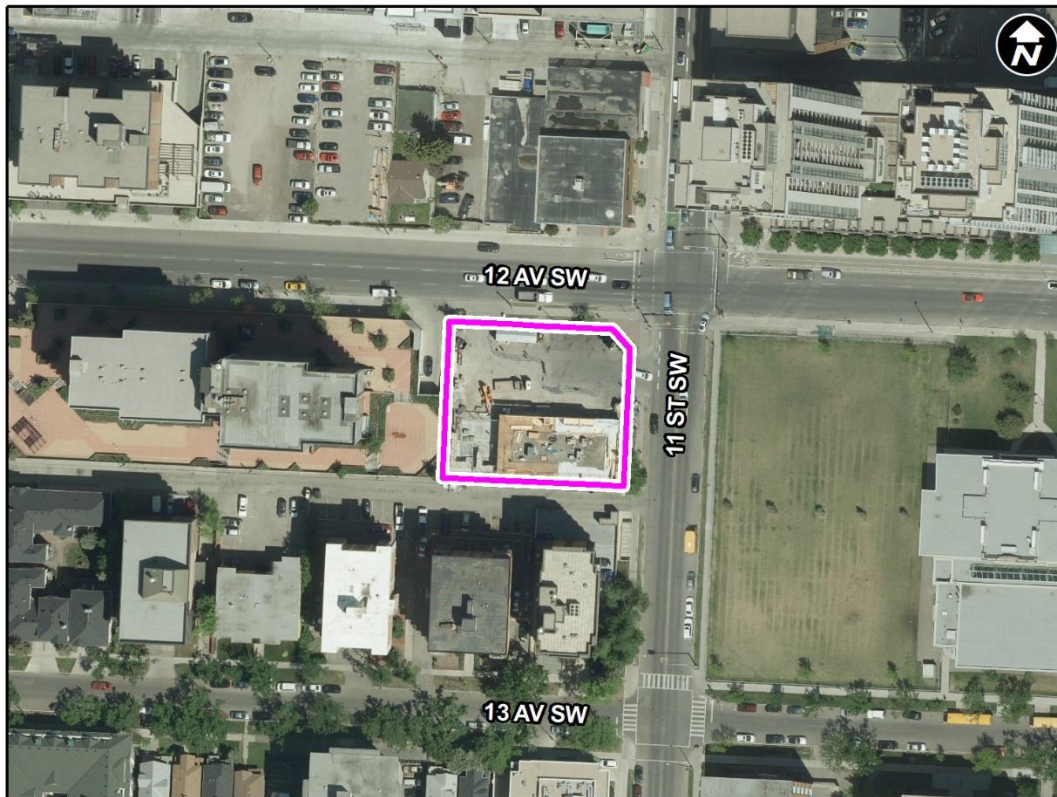
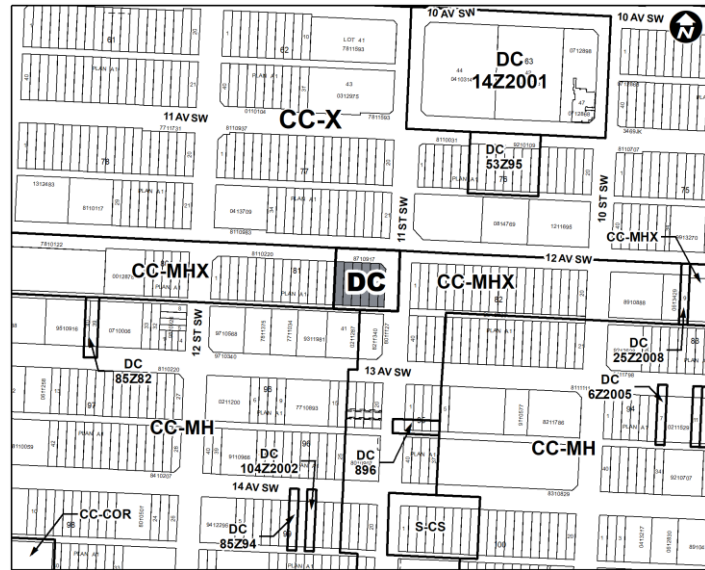
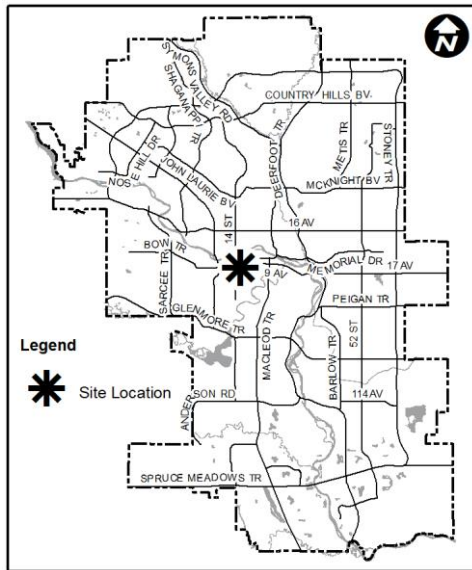
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BACKGROUND

Location Maps



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Site Context

The subject site is located in the Beltline community and comprises a single storey retail building at the corner of 12 Avenue SW and 11 Street SW, with at grade parking associated with existing commercial uses to the front (north) elevation accessed from 12 Avenue SW. Located to the north of the site is an existing two storey commercial building (occupied by a fitness centre), with high rise residential development to the north west, south and further west. To the east lies the playing fields of Connaught School, with the school building further east.

The site's total area is approximately 0.16 hectares \pm (0.40 acres \pm) in size.

As identified in *Figure 1*, the community of Beltline reached its peak population in 2017

Figure 1: Community Peak Population

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

Source: *The City of Calgary 2017 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Land Use

This land use amendment application proposes to redesignate the subject site from CC-MHX to a Direct Control District based on CC-MHX, adding an existing defined use from the Land Use Bylaw of Restaurant: Neighbourhood to this site. This application would allow for expansion of the public area (seating area) of an existing restaurant in the retail building to occur.

A site specific Direct Control District is required to allow for expansion of an existing restaurant in the CC-MHX land use district. By increasing the public area of the restaurant, the existing definition which applies to the site (Restaurant: Food Service Only – Small) would no longer be suitable and there is no larger restaurant use listed in the CC-MHX land use district which would be compatible for expansion of a restaurant.

The circumstances of the application warrant a Direct Control District in line with Section 20 of the Land Use Bylaw. The proposed additional use of Restaurant: Neighbourhood does not currently exist in the CC-MHX land use district; further the public area of the existing Restaurant Food Service – Only: Small (of 75 square metres) cannot be relaxed through the development permit process.

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Infrastructure

Transportation Networks

The subject site fronts onto 12 Avenue SW, which is a one way Arterial class roadway, with 11 Street SW on the east side of the site, which is a Boulevard class roadway in the Centre City Mobility Plan.

A Transportation Impact Assessment was not required due to the minor scale of this land use amendment.

Utilities and Servicing

Water, sanitary and storm sewer mains are available to service the site and can accommodate the proposed land use without the need for off-site improvements at this time.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application was advertised online.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

Administration circulated this land use amendment to the Beltline Neighbourhood Association, with comments due on 2018 April 26. As of the date of writing this report, no comments had been received.

Engagement

No public meetings were held by the applicant or Administration.

No citizens' comments were received by the report submission date.

Strategic Alignment

South Saskatchewan Regional Plan (Statutory – 2014)

While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

Municipal Development Plan (Statutory – 2009)

The site is located in the Centre City land use typology in the MDP Urban Structure map. The proposed Direct Control District to allow for the discretionary use of Restaurant: Neighbourhood that will contribute to local employment in an existing established mixed use neighbourhood in

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alignment with (section 3.2.1) Centre City planning policy in the MDP, which seeks to reinforce the Centre City as the focus of business, employment, cultural, recreational, retail and high density housing in Calgary.

Centre City Plan (Non-statutory – 2007)

The site is located in the high density urban residential mixed-use neighbourhood of West Connaught in the Centre City plan. This land use amendment aligns with the policies of the Centre City Plan by reinforcing the neighbourhood centre along 11 Street SW and supporting existing local retail development in alignment with policy 4.2.8(2).

Beltline Area Redevelopment Plan (Statutory – 2006)

The site is in a primarily residential land use typology area in the Beltline ARP land use concept (map 3) and is in a non-residential use policy area (map 3b). The Beltline ARP allows the provision of compatible commercial developments (specifically listing restaurants) in primarily residential land uses, such as the CC-MHX land use district; and encourages these compatible commercial developments to locate along major streets and avenues.

This land use district to facilitate the expansion of an existing restaurant is considered to be complimentary to existing commercial and residential uses in close proximity to the subject site, and the impacts of noise, light and traffic can be regulated through the development permit process. It is notable that there is an existing restaurant on the subject site; the use being introduced will not be licensed nor will there be a significant increase to the floor area of the new restaurant use proposed by this land use amendment (i.e. this land use amendment does not introduce a Restaurant: Medium or a Restaurant: Large).

Social, Environmental, Economic (External)

An environmental site assessment was not required for this application.

Financial Capacity

Current and Future Operating Budget:

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget:

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

Risk Assessment

There are no significant risks associated with this proposal.

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REASON(S) FOR RECOMMENDATION(S):

The proposed land use redesignation to a Direct Control District based on CC-MHX to facilitate expansion of an existing established restaurant is aligned with applicable policies identified in the *Municipal Development Plan, Centre City Plan and Beltline ARP* and is therefore recommended for approval.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Direct Control District Guidelines
3. Proposed Bylaw 201D2018