

## Applicant's Submission

February 24, 2020

This application seeks to re-designate approximately  $\pm 1.18$ ha ( $\pm 2.92$  acres) of land just to the east of the southeast corner of 12<sup>th</sup> Avenue and Macleod Trail SE from a Direct Control (DC) district to a CC-X District. The subject site is comprised of the legal parcels described as Lots 5-36, Block 90, Plan C & Area A, Plan 0711603.

This Land Use Amendment (LUA) is being submitted on behalf of Calgary Municipal Land Corporation (CMLC) and Calgary Exhibition & Stampede Ltd., to re-designate the subject parcels and bring the site into better alignment with the Beltline ARP: Part 2 and the Rivers District Master Plan, that were both approved by Council in 2019.

The existing DC land use district is based on an older C-4 district of the previous 2P80 Land Use Bylaw, and this application serves to update the subject site's land use to conform with the current 1P2007 Land Use Bylaw. Furthermore, the existing land use offers little discretion to the height and density limits that are set well under what is currently supported by current policy such as the Beltline ARP: Part 2. It also does not allow the fulfillment of the vision of the Rivers District Master Plan on this important corner of the Stampede lands. The proposed land use amendment will serve to address the current discrepancy between the applicable Land Use provisions and the approved Policy framework.

In summary, the proposed land use re-designation serves to implement the intent of the Beltline ARP: Part 2 and the Rivers District Master Plan and is in perfect alignment with Council's objectives for the Stampede Grounds.