

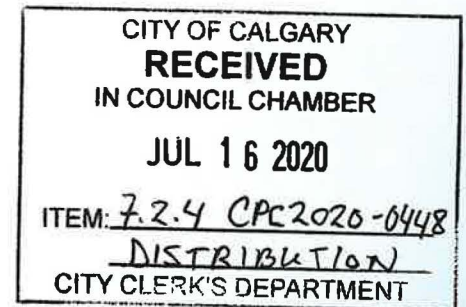
# Calgary Planning Commission

## Agenda Item: 7.2.4

1

### LOC2020-0030

### Land Use Amendment



## Report Revisions

2

### *Page 1 - Administration Recommendation:*

1) Areas should read as follows: “ ± (2.92 **acres** ±)”

### *Page 7 - Transportation Section:*

2) Replace first sentence with the following:

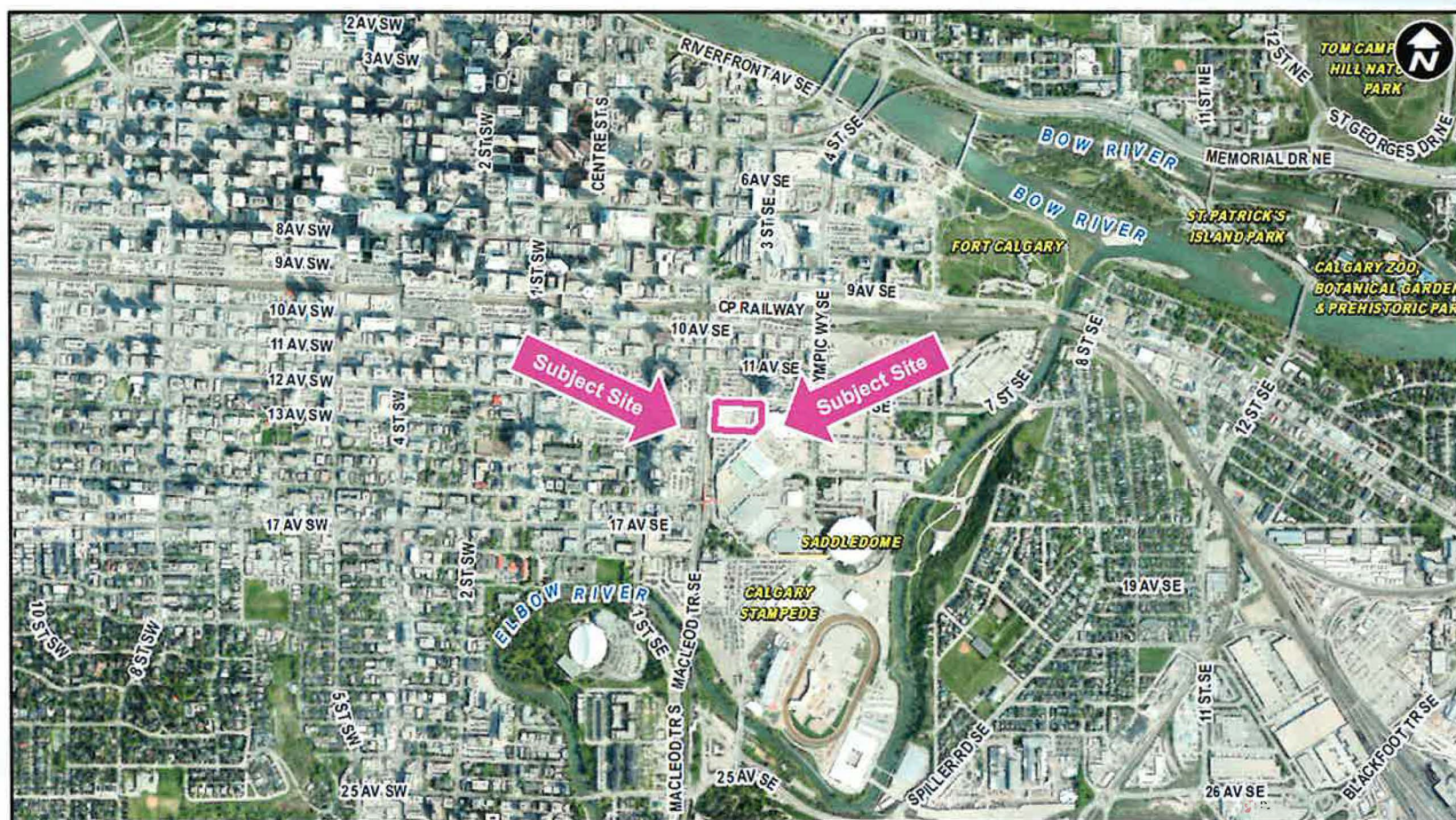
“The subject site is bound by Macleod Trail SE (**one-way urban boulevard**) on its western extent, and 12 Avenue SE (**one-way urban boulevard**) along the north.”

3) Replace last paragraph with the following:

“An existing LRT right-of-way (Red Line) adjoins the site along its western extent with the at-grade Victoria Park/Stampede station located approximately 250 metres to the south. The future Green Line LRT is anticipated to have two below-grade stations in the area: one in the vicinity of Centre Street and 11 Avenue and the other in the vicinity of 4 Street SE and 11 Avenue SE. Station locations will be determined through functional planning which is now underway.”















View: west along 12 Ave SE

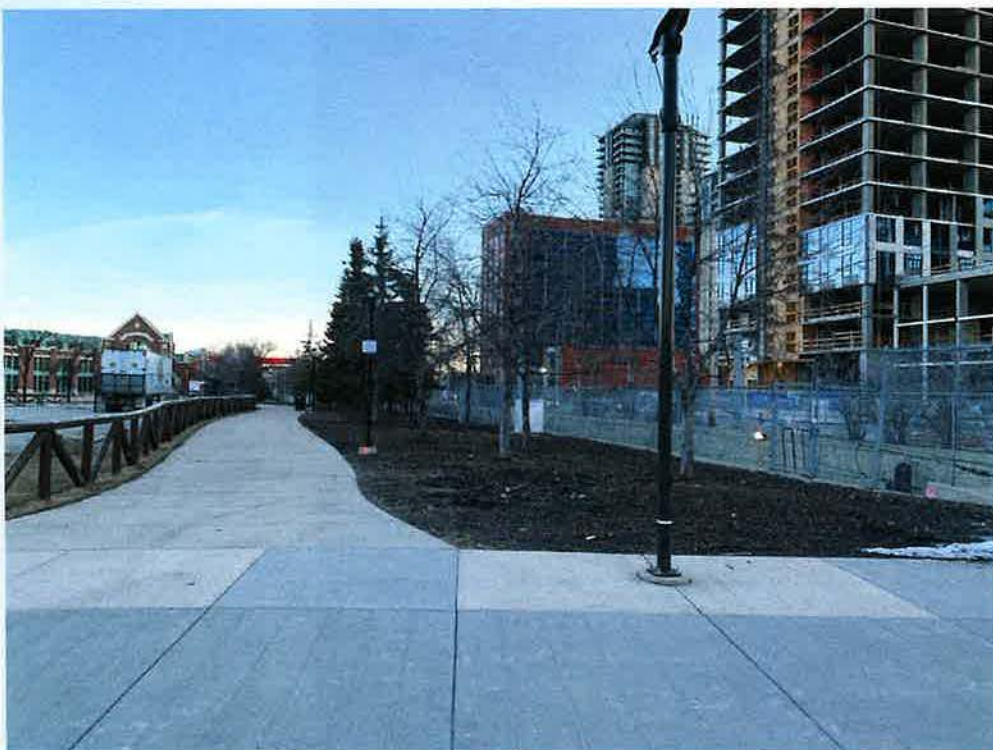


View: east along 12 Ave SE



Subject Site: As viewed from NW corner - looking east towards BMO Centre



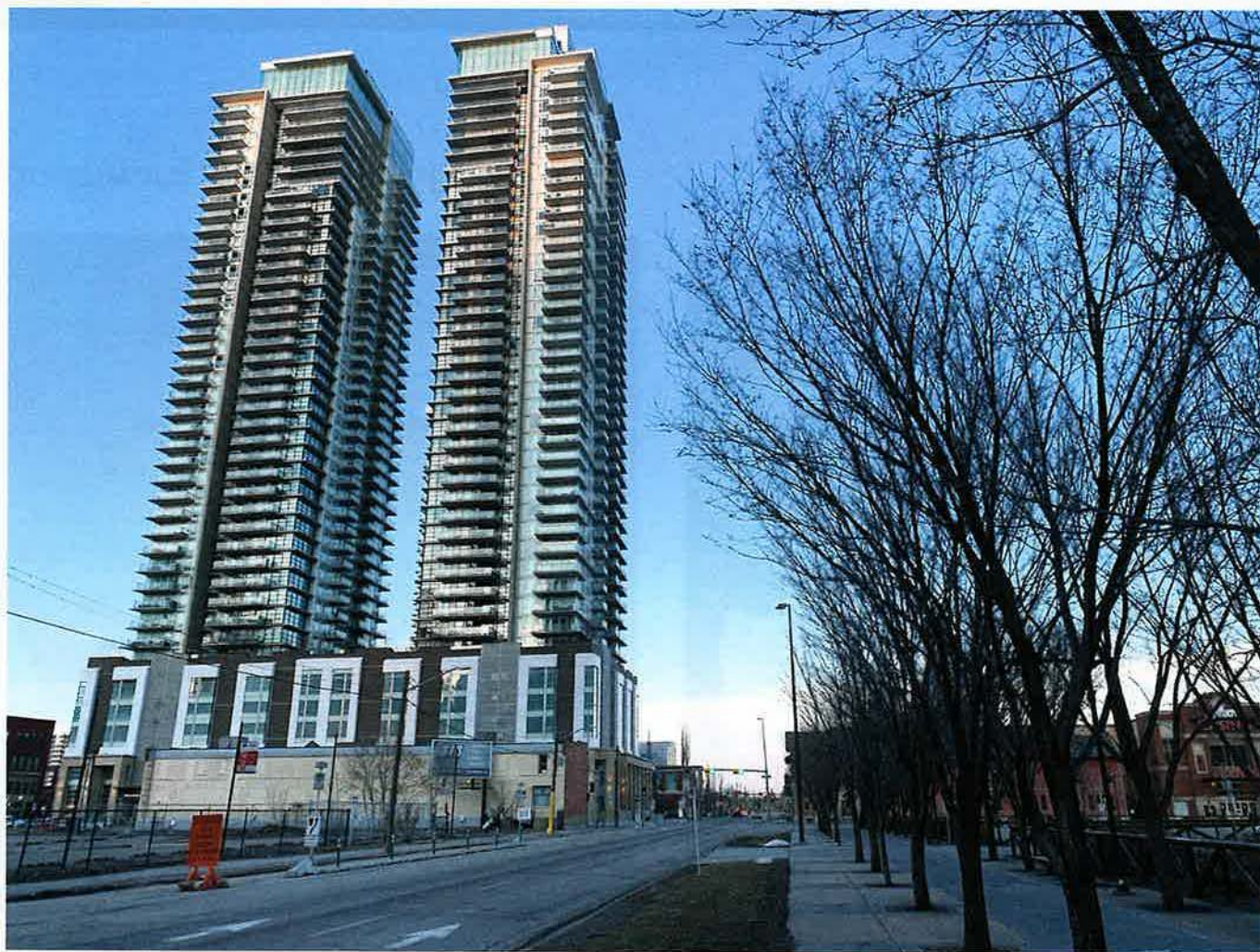


View: Southward from 12 Ave SE



View: westward - Macleod Trail & 12 Ave SE





View: eastward - Macleod Trail & 12 Ave SE

July 16, 2020

LOC2020-0030





Current District: DC 4Z2006

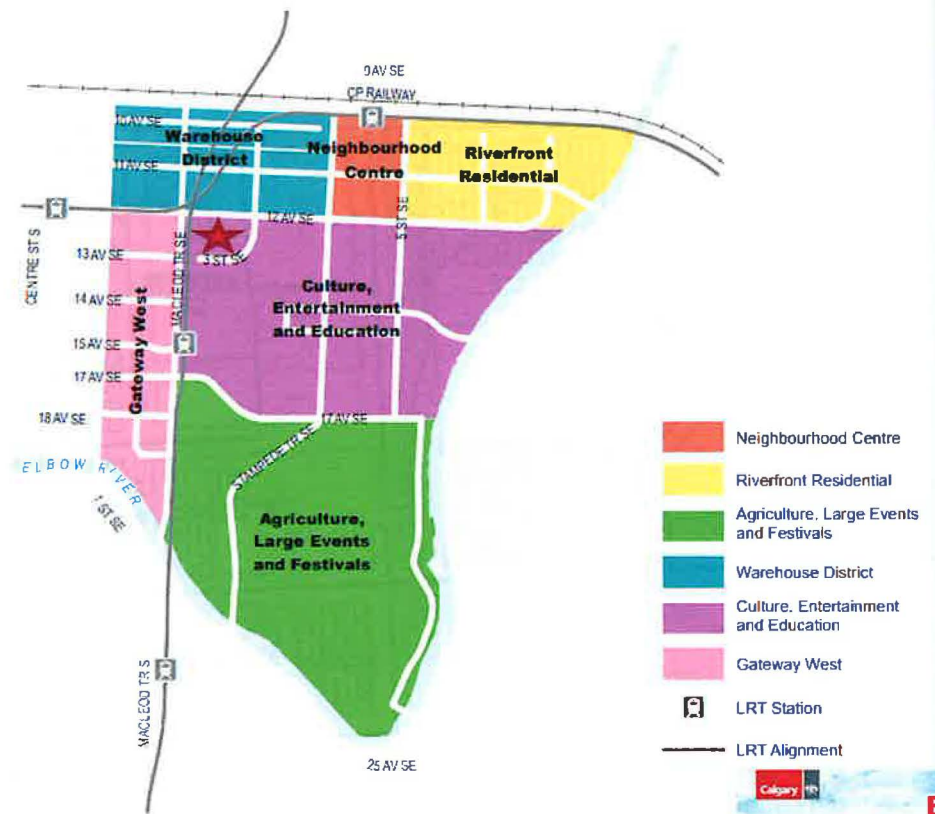


Proposed District: CC-X

Map 4 Land Use Concept



Map 5 Character Areas



## Land Use Policy - Beltline Area Redevelopment Plan: Part 2







## 4 URBAN STRUCTURE

#### 4.3.1 Stampede Park Policies

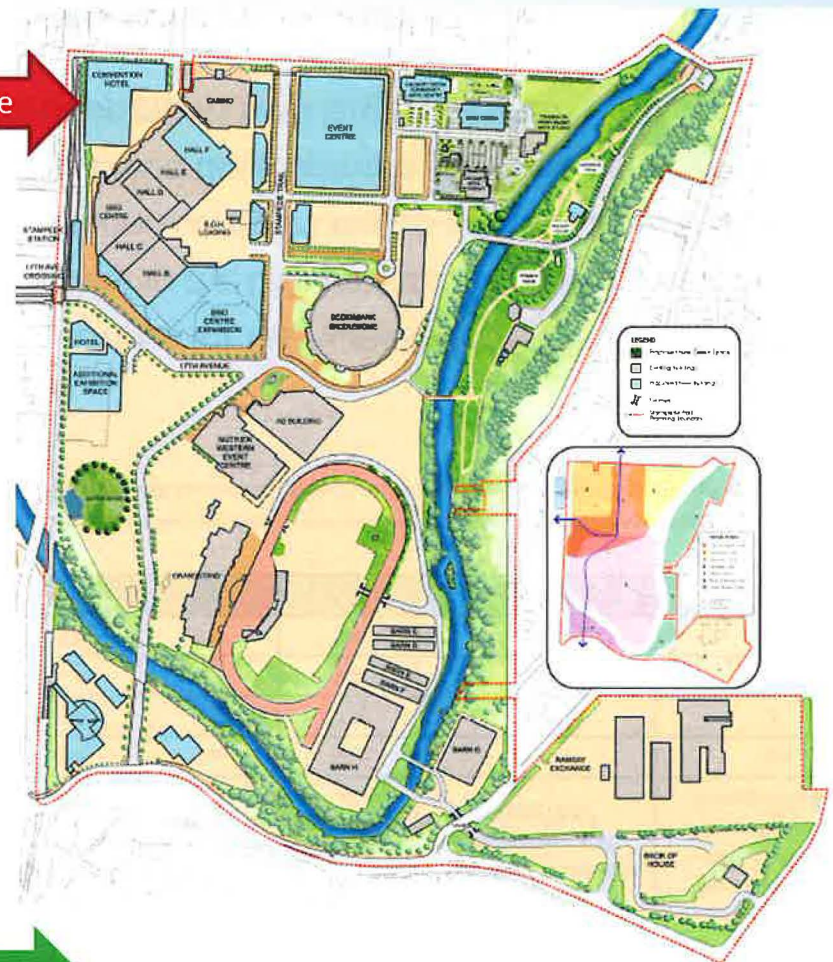
1. Reinforce the significance of Stampede Park to the Centre City and the city as a whole by:
  - Identifying Stampede Park as an Entertainment District within the Centre City;
  - Subject to detailed feasibility studies, consider an additional vehicular access to Stampede Park from Macleod Trail SE;
  - Providing a pedestrian/bicycle overpass at Macleod Trail SE and 13 Avenue SE;
  - Improving a key route of bicycle travel between 4 Street/Olympic Way SE and 25 Avenue SE.
  - Supporting the proposed Greenway along 12 Avenue SE to connect the 13 Avenue S greenway with the Elbow riverfront;
  - Enhancing the interface along Macleod Trail SE and 12 Avenue to ensure a pedestrian scaled, comfortable and safe connection between Stampede Park and the surrounding residential/mixed-use neighbourhoods; and
  - Reconstructing the Stampede LRT Station to accommodate a four car train.
  - Explore the feasibility of connecting 17 Avenue (from MacLeod Trail) East to Olympic Way through the Calgary Stampede Site and in conjunction with the Calgary Stampede.

See Concept 17: Stampede Park.



Subject site

**Centre City Plan (2007)**  
**Non-Statutory**

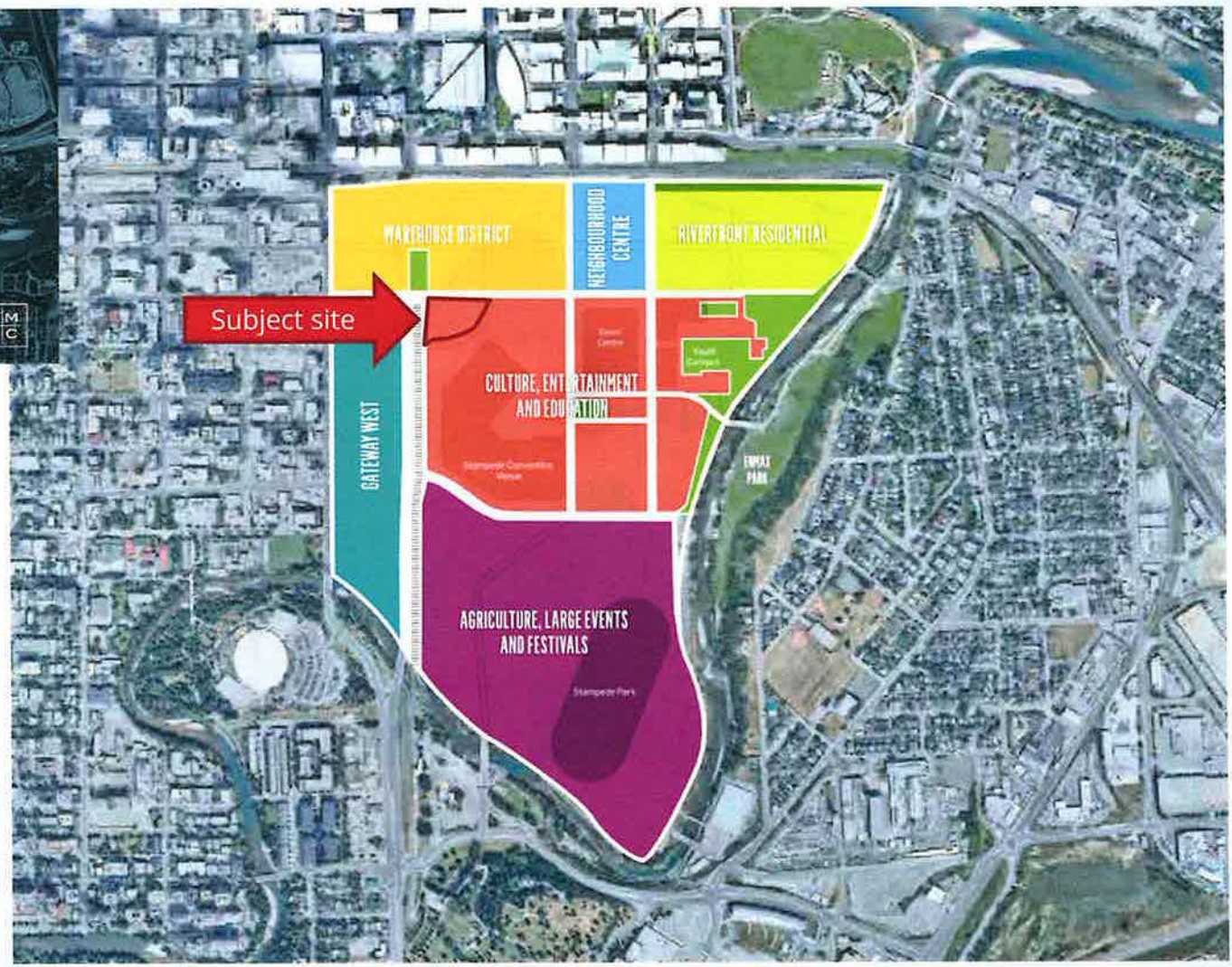
Stampede Concept  
Plan (2019 update)

**CS**  
*Calgary Stampede*

**CALGARY STAMPEDE**  
EXPANSION AND DEVELOPMENT  
SEPTEMBER 2019

## CONCEPT PLAN











## Conclusion

### ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw the proposed redesignation of 1.18 hectares  $\pm$  (2.92 hectares  $\pm$ ) located at 1213 – 3 Street SE, 309, 313, 317, 325, 335, 337, 399 – 12 Avenue SE and 310, 312, 316, 320, 322, 326, 330, 332, 334, 338 – 13 Avenue SE (Plan C, Block 90, Lots 5 to 36; Plan 0711603, Area A) from DC Direct Control District **to** Centre City Mixed Use District (CC-X); and
2. Give three readings to the proposed bylaw.

### REASON(S) FOR RECOMMENDATION(S):

The proposed land use redesignation accommodates future development within the Cultural, Entertainment and Education District envisioned by the *Beltline Area Redevelopment Plan*, as recently amended in 2019 April.

This land use redesignation aligns with both statutory and non-statutory planning policy contained in the *Beltline Area Redevelopment Plan* and the *Centre City Plan*.