

Calgary Planning Commission Agenda Item: 7.2.4

LOC2020-0030 Land Use Amendment

CITY OF CALGARY
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IN COUNCIL CHAMBER

JUL 1 6 2020

July 16, 2020

Report Revisions

Page 1 - Administration Recommendation:

1) Areas should read as follows: " ± (2.92 acres ±)"

Page 7 - Transportation Section:

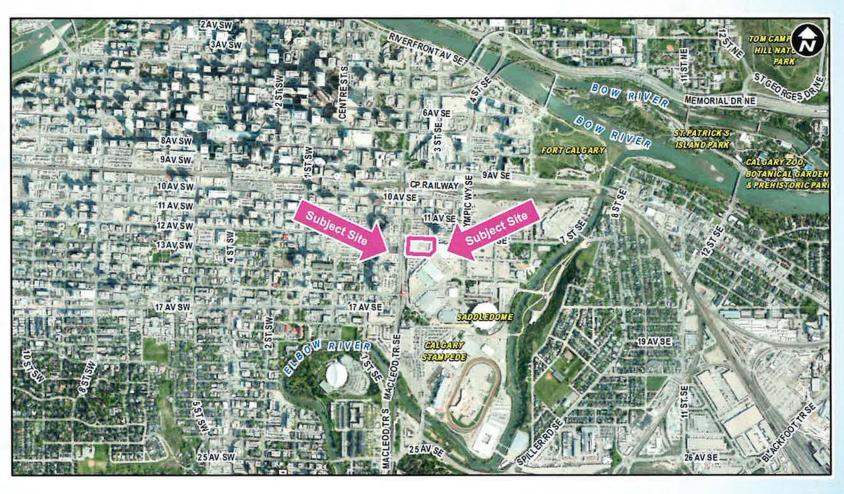
2) Replace first sentence with the following:

"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."





July 16, 2020 LOC2020-0030 LOCATION Maps



July 16, 2020







View: east along 12 Ave SE



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

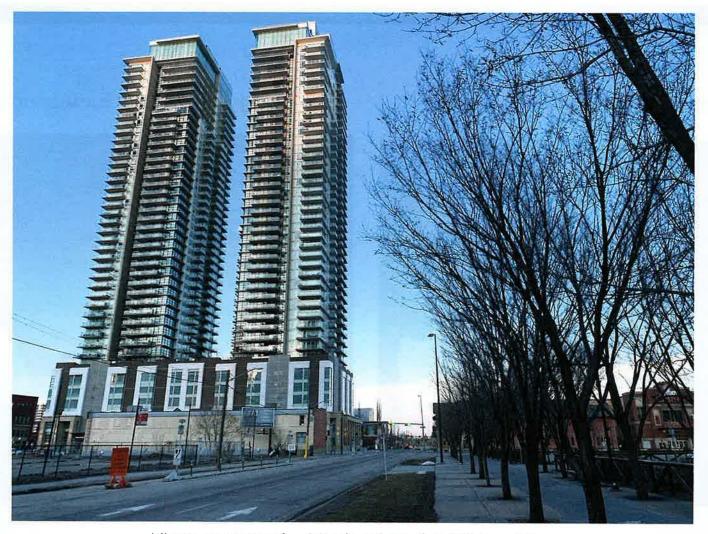
July 16, 2020



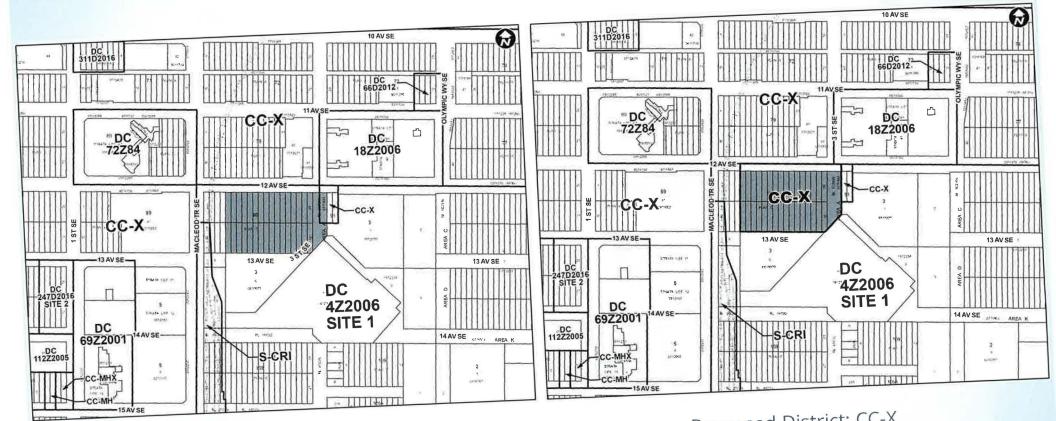
View: Southward from 12 Ave SE



View: westward - Macleod Trail & 12 Ave SE

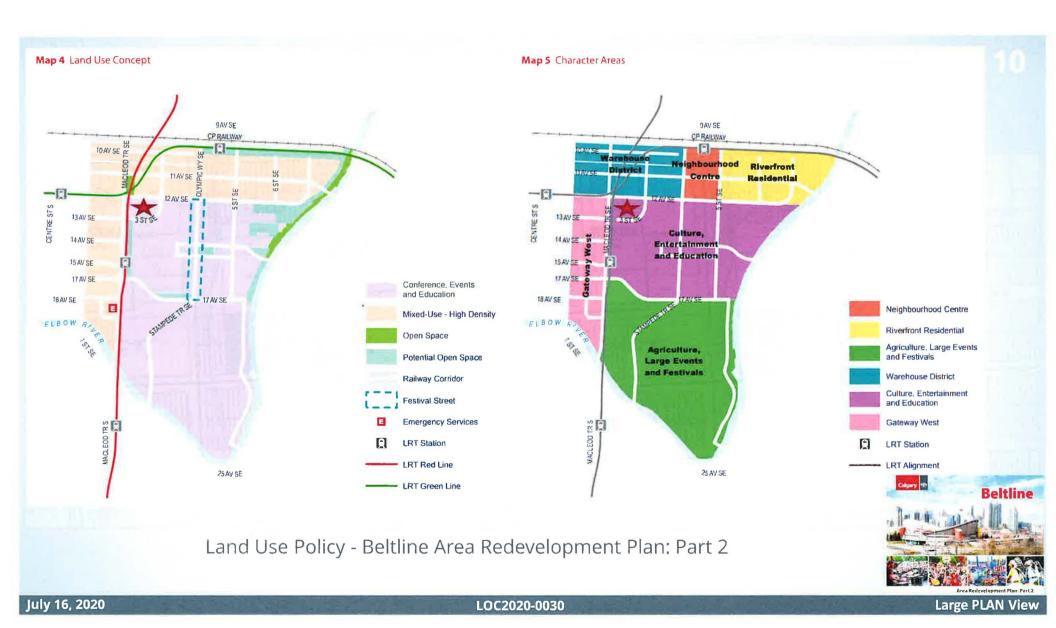


View: eastward - Macleod Trail & 12 Ave SE



Current District: DC 4Z2006

Proposed District: CC-X



Map 6 Density Areas DAVISE **CPRAILWAY** Subject Site 14 AV D 18 AV SE

25 AV SE

Density Overview - Beltline Area Redevelopment Plan: Part 2

Table 1 East Beltline Density by Area

Area	Base Density (FAR)		Maximum Density (FAR)		Maximum Allowable	Area Associated with Land Use
	Commercial (C)	Residential (R)	Commercial (C)	Residential (R)	(CR) Density with Bonus (FAR)*	Bylaw Bonus Area Boundaries Map
А	3.0	5.0	3.0	5.0	5,0	N/A
В	5.0	5.0	7.0	7.0	7,0	Ε
C	5.0	5.0	8.0	9,0	9,0	F
D	7,0	7.0	7,0	9,0	9.0	G
E	5.0	8.0	8.0	120	12.0 **	Н

Notes:

A

C

Site 1
Dafoe Terrace

Fairey Тептасе

LRT Alignment

LRT Station

Area E

Area E provides for the highest densities in East Beltline.
Its proximity to the LRT stations and along major
transportation corridors makes this area appropriate for
transit-oriented development and high-density mixeduse developments with larger use areas.

^{*} Site constraints and/or sunlight protection requirements may prevent maximum allowable ICRS densities from being achieved.

^{*} Maximum allowable commercial residential (CR) densities include floor area ratio, as calculated under the Land Use Bylaw,

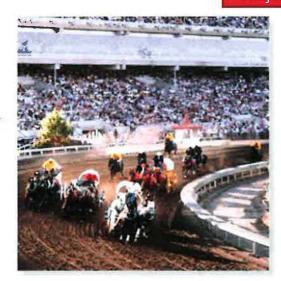
4 URBAN STRUCTURE

Special High

4.3.1 Stampede Park Policies

- 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.



Centre City Plan (2007) Non-Statutory

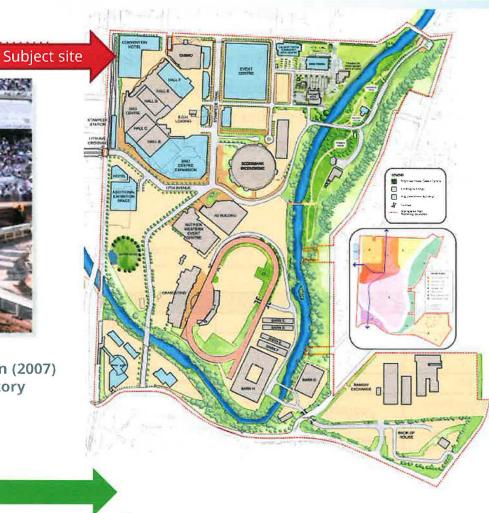
Stampede Concept Plan (2019 update)



CALGARY STAMPEDE

PANSION AND DEVELOPMENT SEPTEMBER 2019 CONCEPT PLAN









July 16, 2020



Conclusion

ADMINISTRATION RECOMMENDATION:

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

- ADOPT, by bylaw the proposed redesignation of 1.18 hectares ± (2.92 hectares ±) 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*.

July 16, 2020 LOC2020-0030