



Public Hearing of Council
Agenda Item: 8.1.17



LOC2020-0030
Land Use Amendment
DC to CC-X







View: west along 12 Ave SE



View: east along 12 Ave SE



View: Southward from 12 Ave SE

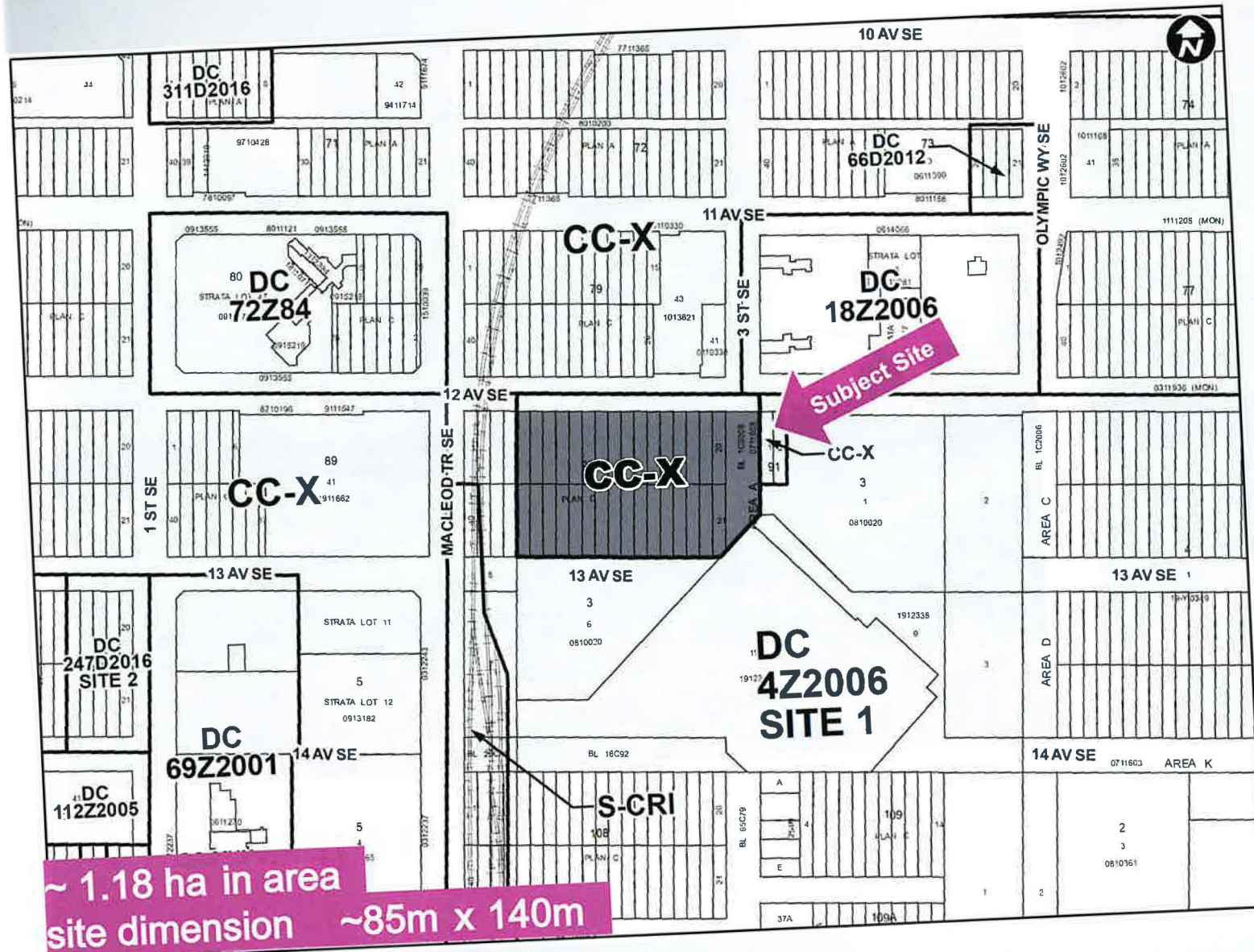


View: westward - Macleod Trail & 12 Ave SE

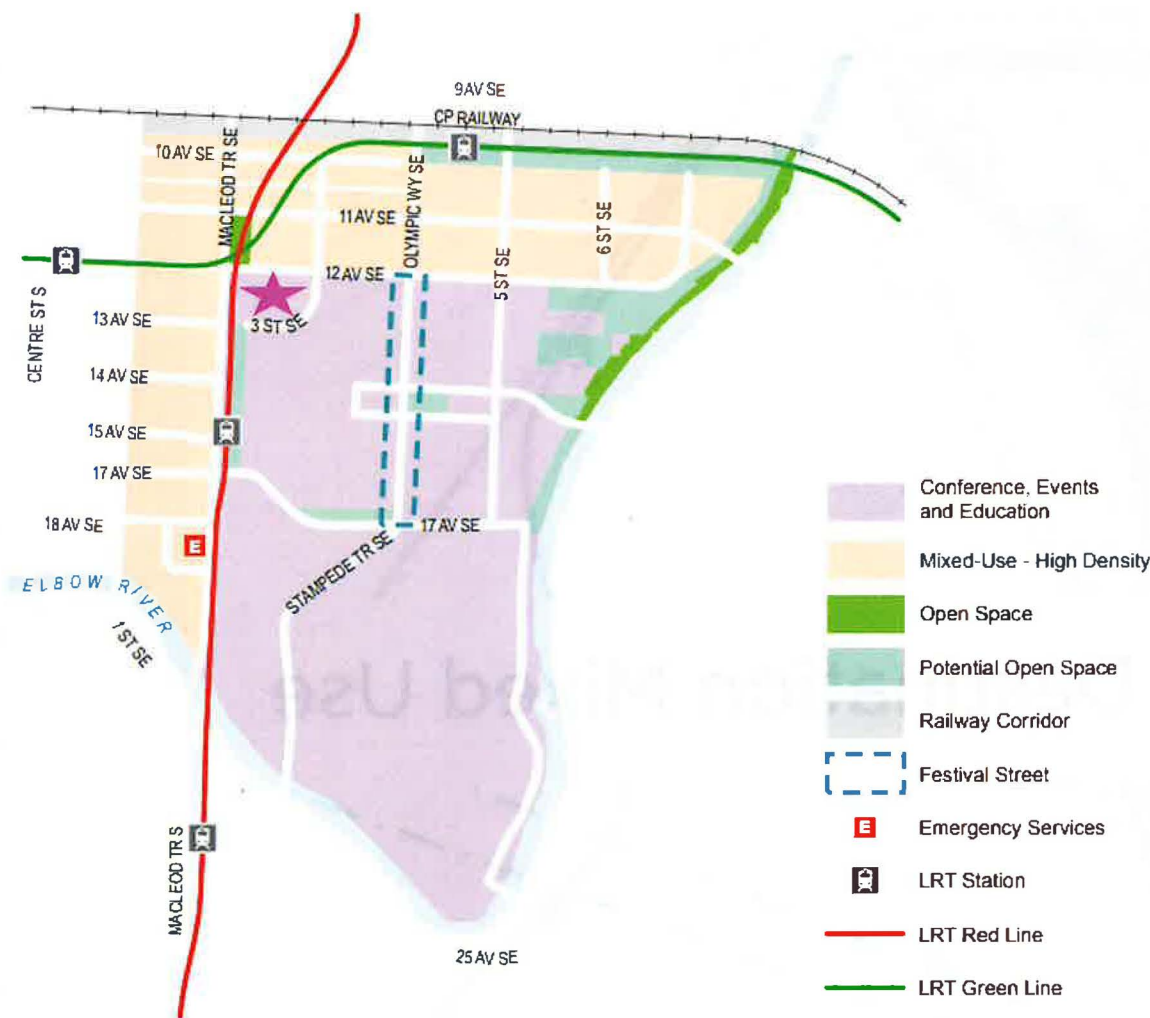
DC Direct Control District (Based on C-3 2P80) to Centre City Mixed Use District (CGX)

Allows for:

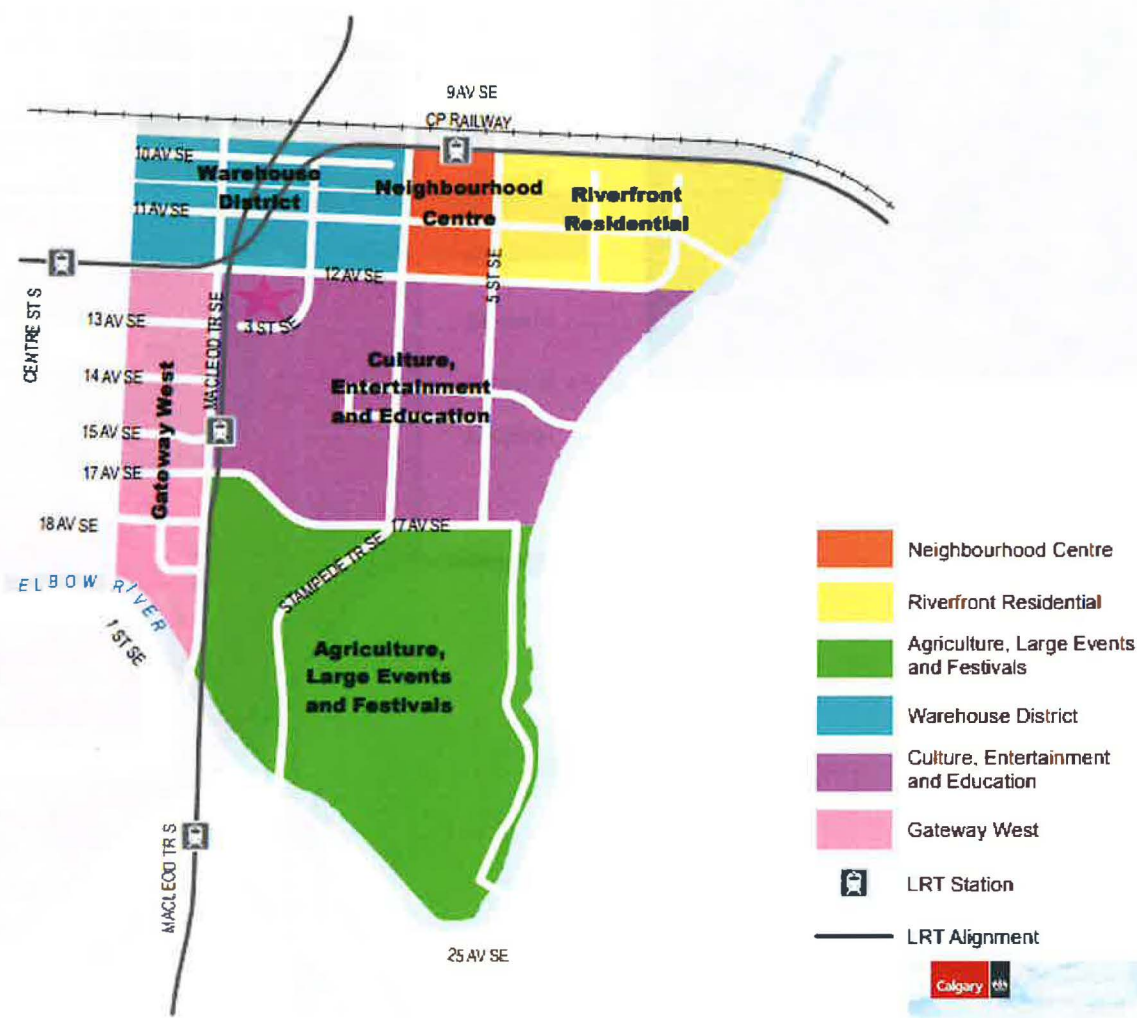
- a wide range of commercial, residential and light industrial uses
- a maximum FAR and density that align with policies of the Beltline ARP accommodating high density mixed used development.



Map 4 Land Use Concept



Map 5 Character Areas

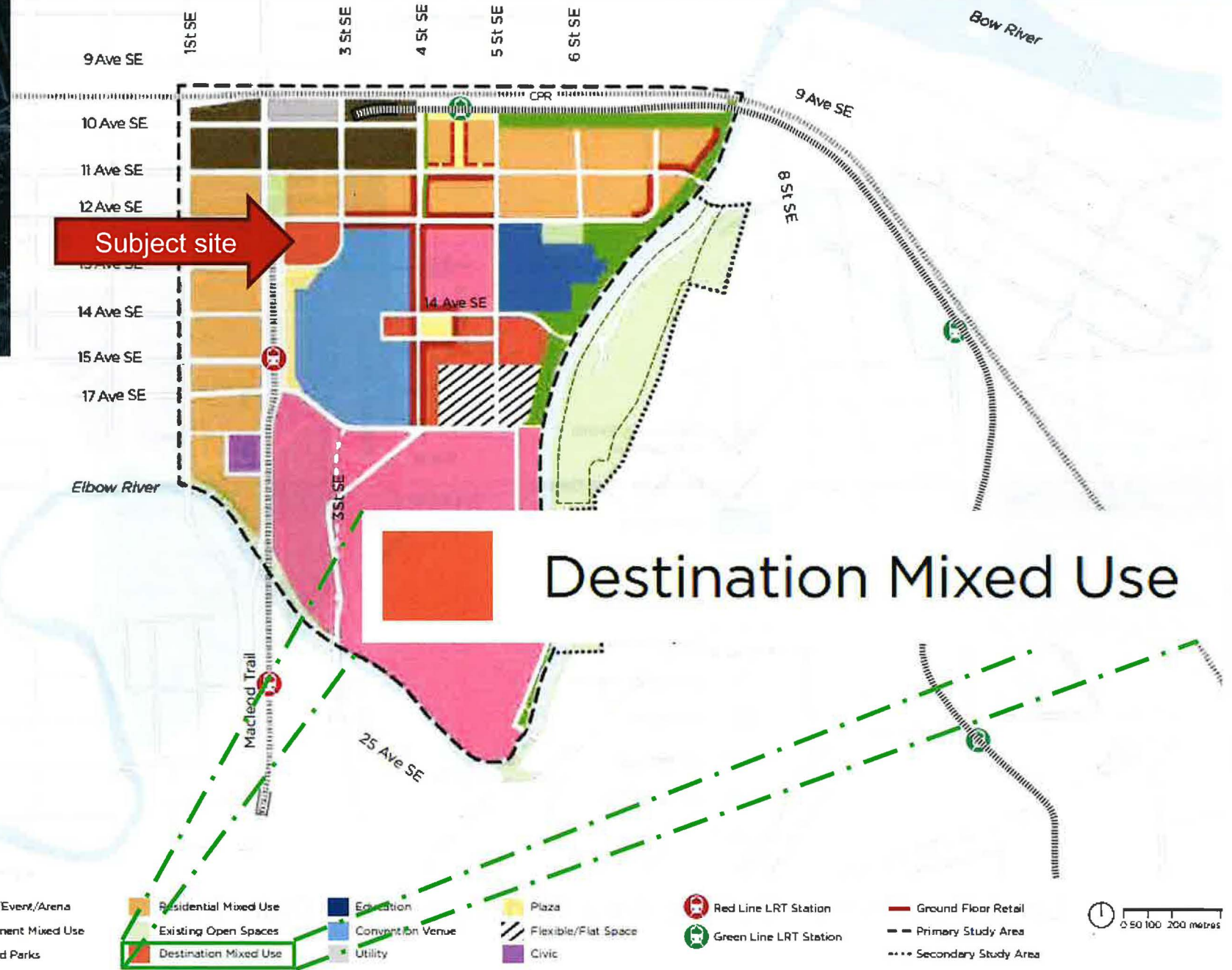


Land Use Policy - Beltline Area Redevelopment Plan: Part 2



RIVERS DISTRICT MASTER PLAN

LCM



Calgary Planning Commission's Recommendation:

That Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 1.18 hectares \pm (2.92 acres \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 (CGX); and
2. Give three readings to the **Proposed Bylaw 111D2020**.

Supplementary Slides

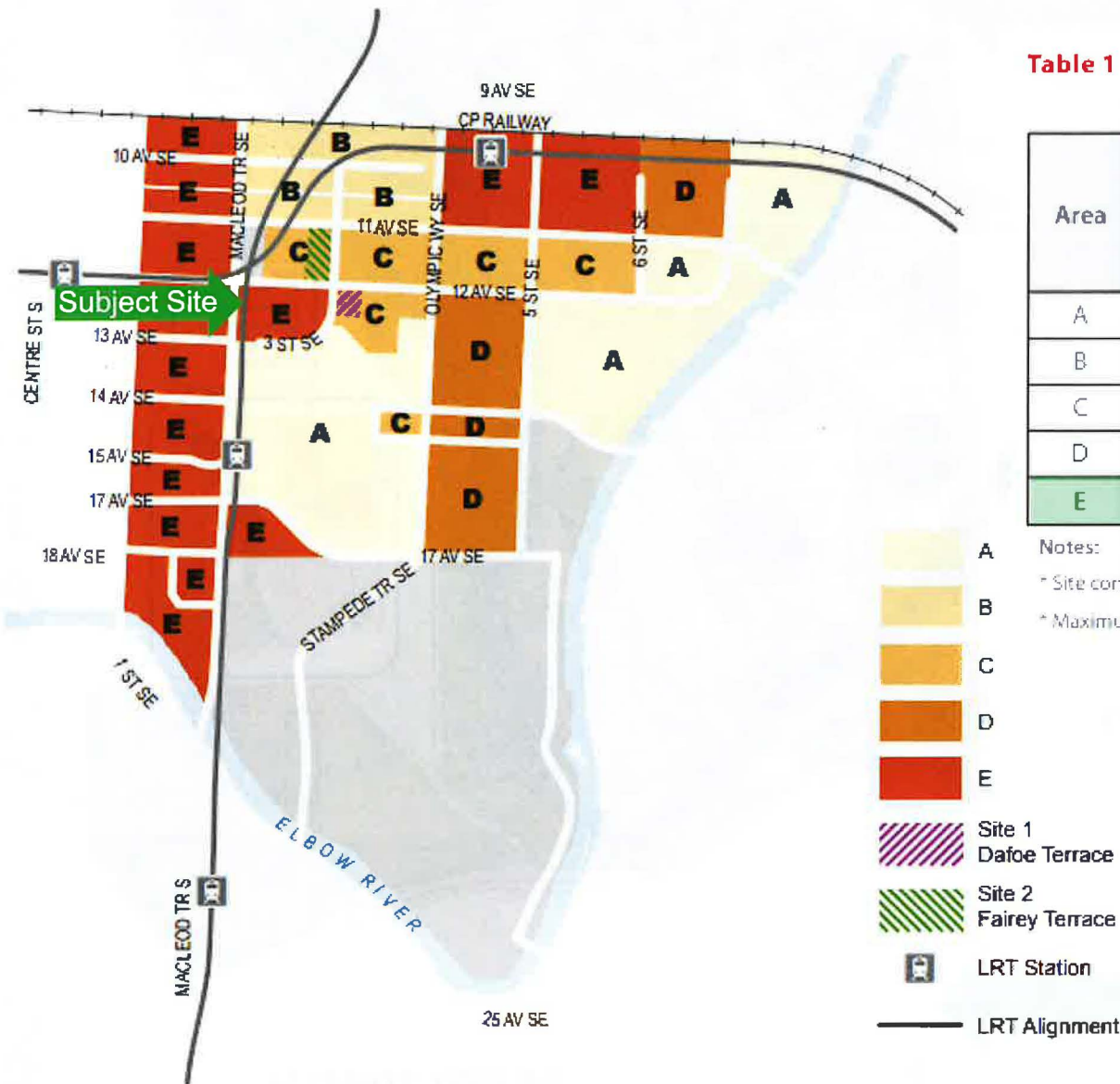


Table 1 East Beltline Density by Area

Area	Base Density (FAR)		Maximum Density (FAR)		Maximum Allowable (CR) Density with Bonus (FAR)*	Area Associated with Land Use Bylaw Bonus Area Boundaries Map
	Commercial (C)	Residential (R)	Commercial (C)	Residential (R)		
A	3.0	5.0	3.0	5.0	5.0	N/A
B	5.0	5.0	7.0	7.0	7.0	E
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	12.0	12.0 **	H

Notes:

- * Site constraints and/or sunlight protection requirements may prevent maximum allowable (CR) densities from being achieved.
- ** Maximum allowable commercial residential (CR) densities include floor area ratio, as calculated under the Land Use Bylaw.

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 mixed-use developments with larger use areas.

4 URBAN STRUCTURE

Special Areas

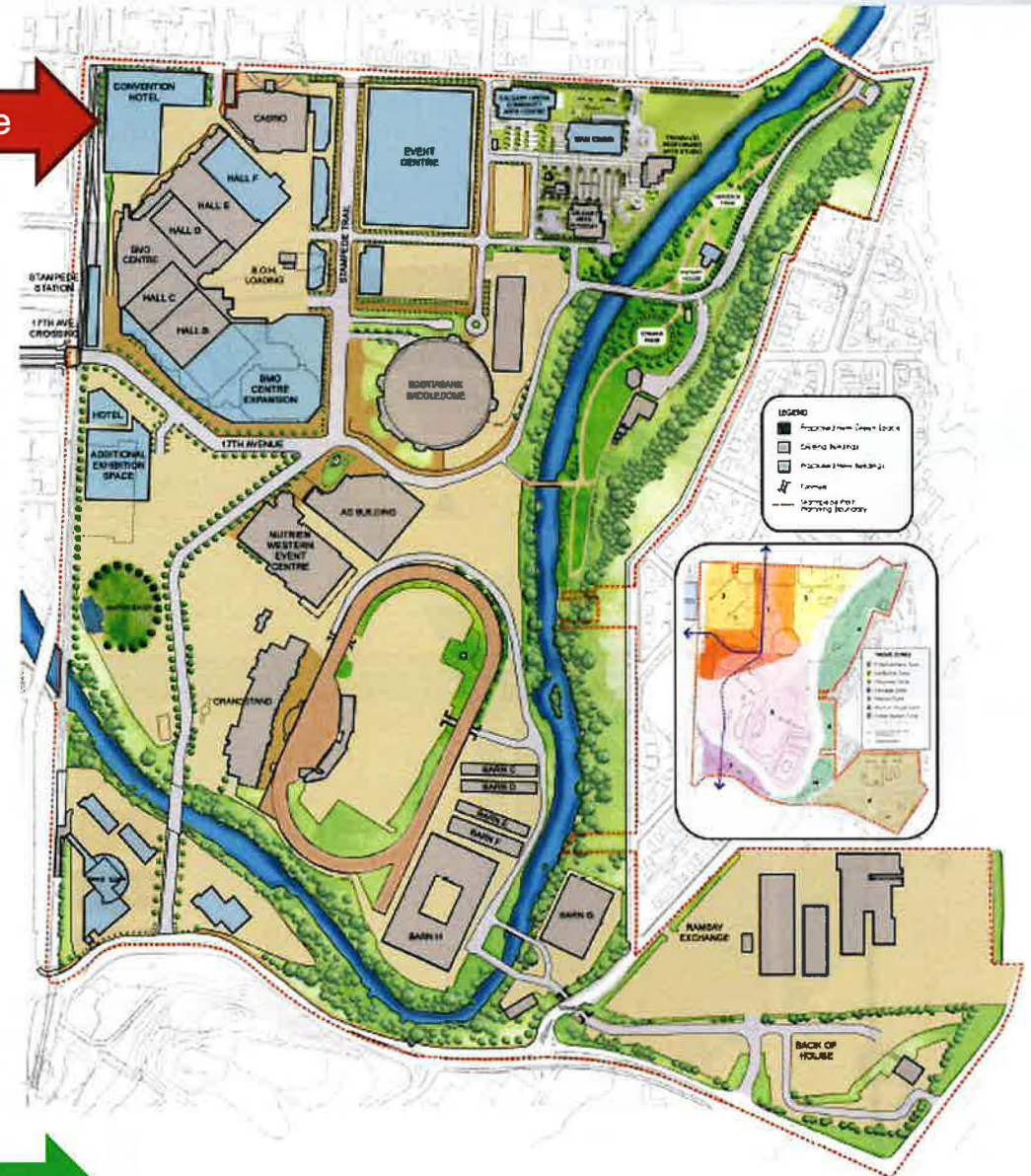
4.3.1 Stampede Park Policies

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

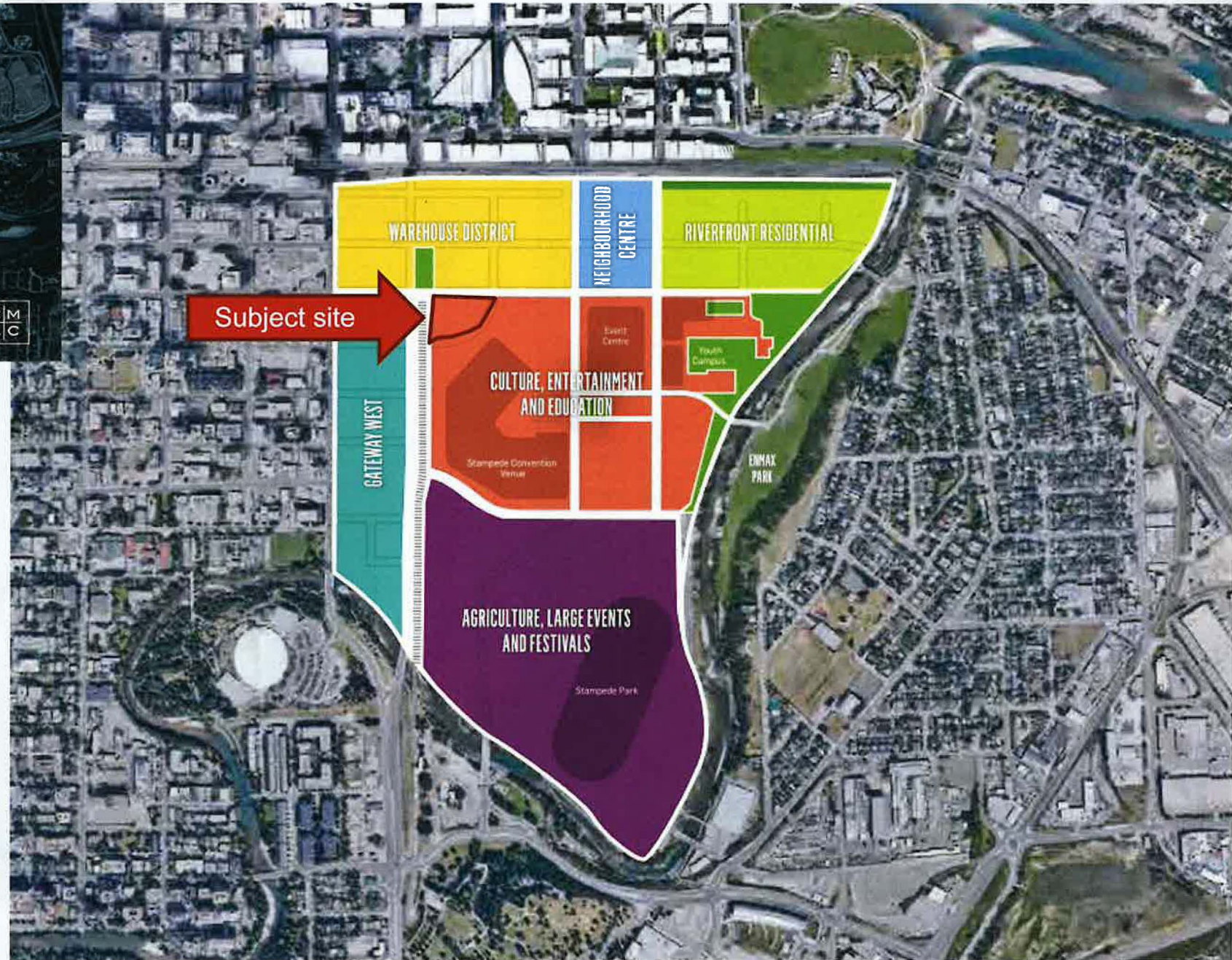
Stampede Concept
Plan (2019 update)

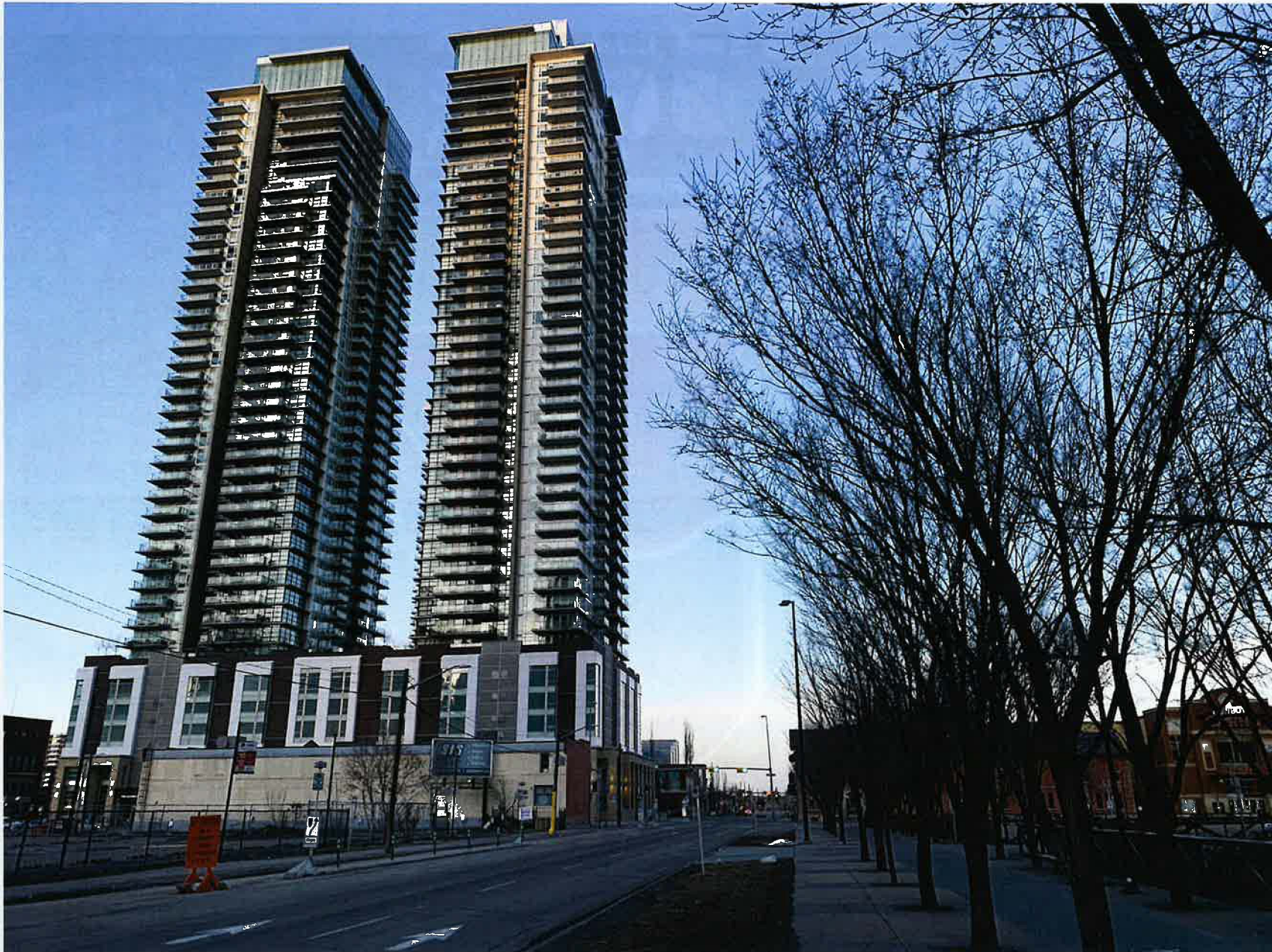
The logo for the Calgary Stampede, featuring a stylized 'CS' monogram above the words 'Calgary Stampede' in a script font.

CALGARY STAMPEDE
EXPANSION AND DEVELOPMENT
SEPTEMBER 2019

CONCEPT PLAN

RIVERS DISTRICT MASTER PLAN





View: eastward - Macleod Trail & 12 Ave SE



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