

Development Permit in Beltline (Ward 8) at 519 – 12 Avenue SE, DP2021-5558

RECOMMENDATION:

That Calgary Planning Commission approve the proposed development permit for a new Coliseum, Restaurants - licenced, Restaurants – food services only, Drinking establishments, Accessory food services, Entertainment establishments, Retail stores, Outdoor cafes, Offices, and Parking areas and parking structures at 519 – 12 Avenue SE (Plan 2110110, Block 4, Lot 1) with conditions (Attachment 2).

HIGHLIGHTS

- This application proposes a new Coliseum (Event Centre), and associated uses, located in the community of Beltline.
- The proposed development aligns with the applicable goals and policies of the *Municipal Development Plan* (MDP) and the *Beltline Area Redevelopment Plan, Part 2* (ARP).
- What does this mean to Calgarians? This application would allow for the development of a world class Event Centre that would serve as a local, regional, and national draw as a key anchor for the Cultural, Entertainment, and Education District of the Beltline area.
- Why does this matter? The Cultural, Entertainment, and Education District is the heart and soul of the east portion of the Beltline area. The proposal, which is a priority capital project, would help reinvigorate the area as a centre of regional and national importance, bolstering economic development and contributing to a vibrant downtown.
- The proposed Event Centre would replace the existing Scotiabank Saddledome and become a year-round gathering place for all Calgarians that hosts concerts, assemblies, festivals, and professional and amateur sports, all linked to an outdoor gathering space.
- This development proposes key sustainability measures, including solar photovoltaic (PV) equipment, a connection to district energy, and is designed to be operationally efficient.
- Previous Council direction required Administration to steward the application through the standard process for projects of this magnitude, including delegating Development Authority to the Calgary Planning Commission.
- Strategic Alignment to Council's Citizen Priorities: A prosperous city.

DISCUSSION

This development permit application was submitted by Dialog Architecture on behalf of The City of Calgary (landowner) and the Calgary Sports and Entertainment Corporation (CSEC-building operator) on 2021 August 03 (Attachment 5). It is envisioned that the Event Centre will become a catalyst for development of the Cultural, Entertainment, and Education District as identified in the ARP, attracting major sport events and performance artists, and become the home arena of the Calgary Flames, Hitmen, and Roughnecks.

The proposal has a gross floor area of approximately 5,574 square metres and a building height of approximately 38 metres. Internally, the building is organized around a large central playing/performance surface that is surrounded by a seating capacity for approximately 18,320 for hockey games, 17,500 for end stage concerts, and 20,000+ for centre stage events. The large central playing/performance space is complimented by services and amenities including restaurants, retail areas, washrooms, and event services.

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Outside of the building the Event Centre will be supported by a comprehensively designed streetscape, shown in the Development Renderings (Attachment 4). A high-quality pedestrian realm surrounds the building, and boasts expanded sidewalks, enhanced landscaping, and additional street furniture. A large plaza area at the southwest corner of the site will allow for outdoor events and gatherings. Active uses at grade are intended to activate the surrounding pedestrian realm and provide a sense of place.

Access to the building from the entrances along the north, west, and east facades. Unlike the current Saddledome location, the Event Centre has specifically been located along street frontages at the intersection of Olympic Way SE and 12 Avenue SE, to strengthen the pedestrian experience. The larger area is intended to integrate a number of uses, including convention and sports venues organized around a network of festival streets and event plazas. With the integration of the future BMO Centre expansion, the proposed Event Centre will contribute to a revitalized hub of activity, creating vitality and vibrancy for the area.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed development permit application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and community groups was appropriate.

As identified in the Applicant Outreach Summary (Attachment 7), applicant-led engagement for the proposed development first occurred prior to submission of the development permit. At that time, the project team gathered feedback from Calgarians for the project through online surveys and in-person events. Further engagement was completed by the applicant following submission of the development permit. This included meetings and correspondence with various community groups, adjacent landowners, and relevant stakeholders.

City-Led Outreach

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders, notice posted on-site, and published [online](#). In response, Administration received a number of letters and comments from residents and stakeholder groups.

At the time of submission of the application and prior to the recent Ward boundary adjustment, the subject site was located within Ward 11. Following the circulation process, no comments were received from the Ward 11 Office. The Ward 7 and current Ward 8 Offices requested to be circulated and provided feedback that included comments pertaining to parking (vehicular and bicycle), building design, public realm and street activation, sustainability measures, and site programming.

The Beltline Neighbourhood Association, Inglewood Community Association, and Victoria Park Business Improvement Area (BIA) provided letters in response to the application. Their letters, which can be found in full within Attachments 8 and 9, included concerns pertaining to the

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pedestrian realm, site activation and programming, building design, climate mitigation and adaptation, integration with the surrounding area, and the economic viability of the ground floor commercial uses.

Administration received 34 letters of support and four letters of opposition from the public. The letters of opposition included areas of concern related to building design, site layout including placement of the main plaza, secure bicycle parking for the public, and connections to the surrounding area, including transit.

The letters of support for the application identify the project as an important development for the community, the city, and the region. They highlight that this development would help revitalize the area and provide an important gateway to Stampede Park. The letters also identify that the inclusion of active uses on the ground floor, spaces for public art, and sustainable development certification as design highlights.

To address the comments provided by the Ward Offices, community groups, and other stakeholders, Administration worked with the applicant to make changes to the proposed development, where appropriate. A summary of how the application has evolved during the review process to address issues raised by Administration and relevant stakeholders is noted in Attachment 1 and is also illustrated in Attachment 6.

Administration considered the relevant planning issues specific to the proposed development and has determined that the development is appropriate and in keeping with the policies of the *Beltline Area Redevelopment Plan, Part 2* (ARP). The proposed development would be a key anchor of the Cultural, Entertainment, and Education District in the Beltline, and would help reinvigorate this area as a centre of regional and national importance.

Following Calgary Planning Commission, the development permit decision will be advertised in accordance with the *Municipal Government Act* (MGA).

IMPLICATIONS

Social

The area is an important part of the arts and cultural landscape of Calgary, linking 17 Avenue SE to the Music Mile (9 Avenue SE), and has been the centre for major cultural, sport and entertainment-focused events. The proposed development would help The City of Calgary promote and maintain a high quality of life by providing an Event Centre which supports opportunities for recreation, leisure, and special events. The proposal would also promote active living and further Calgary's reputation as an active city by providing a facility which celebrates major sports and performances.

Environmental

The Event Centre is located in close proximity to bicycle lanes, bus stops, existing Light Rail Transit (LRT), and the future Green Line LRT station. Electric vehicle charging stations will be provided in the parkade, which supports Program 5 of the [Climate Resilience Strategy](#) - Climate Mitigation Action Plan: Low or Zero-Emission Transportation Modes. In addition, the Event

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Centre would be connected to the area district energy system, and is proposed to include solar power generation, which promotes energy efficiency and emission reduction.

Economic

The Event Centre is an investment in the future of the Beltline, the Rivers District, Stampede Park, and the Calgary region. This development would help reinvigorate the area as a place where citizens want to live, work, and invest. The Event Centre would further Calgary's reputation as a vibrant city with a strong sense of place and be a destination for visitors and Calgarians alike.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks to The City of Calgary with the approval of this development permit.

Council has approved City financing for this project, and previously considered the risks associated with City funding. (For further details see [11.3.7 Event Centre Update Report](#)).

ATTACHMENTS

1. Background and Planning Evaluation
2. Conditions of Approval
3. Development Permit Plans
4. Development Permit Renderings
5. Applicant Submission
6. Urban Design Review Panel Comments with Applicant Response
7. Applicant Outreach Summary
8. Community Association Letters
9. Business Improvement Area Letter
10. Direct Control District 4Z2006

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform