

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the community of Beltline at the southeast corner of 12 Avenue SE and Olympic Way SE. The site is approximately 150 metres wide by 180 metres deep (490 by 590 feet) and has a total area of approximately 2.93 hectares (7.24 acres). Vehicular access to the site is provided from a parkade entrance along 5 Street SE at the southeast corner of the parcel. The 12 Avenue SE cycle track runs along the north edge of the site, on the north side of 12 Avenue SE.

The site is currently developed with two surface parking lots. Surrounding development includes: future high density mixed-use residential land to the north; the Calgary Stampede Youth Campus and future Calgary Opera building to the east; the existing Calgary Stampede headquarters and the future location of 'Festival Plaza' to the south; and a future festival street (Olympic Way SE) to the west, followed by Cowboys Casino and the BMO Centre.

A future Green Line Light Rail Transit (LRT) station will be located along 11 Avenue SE, between 5 Street and 6 Street SE. Access to the below-grade station is proposed to be located along 11 Avenue SE at the southeast corner of 5 Street SE, and the southwest corner of 6 Street SE.

## Community Peak Population Table

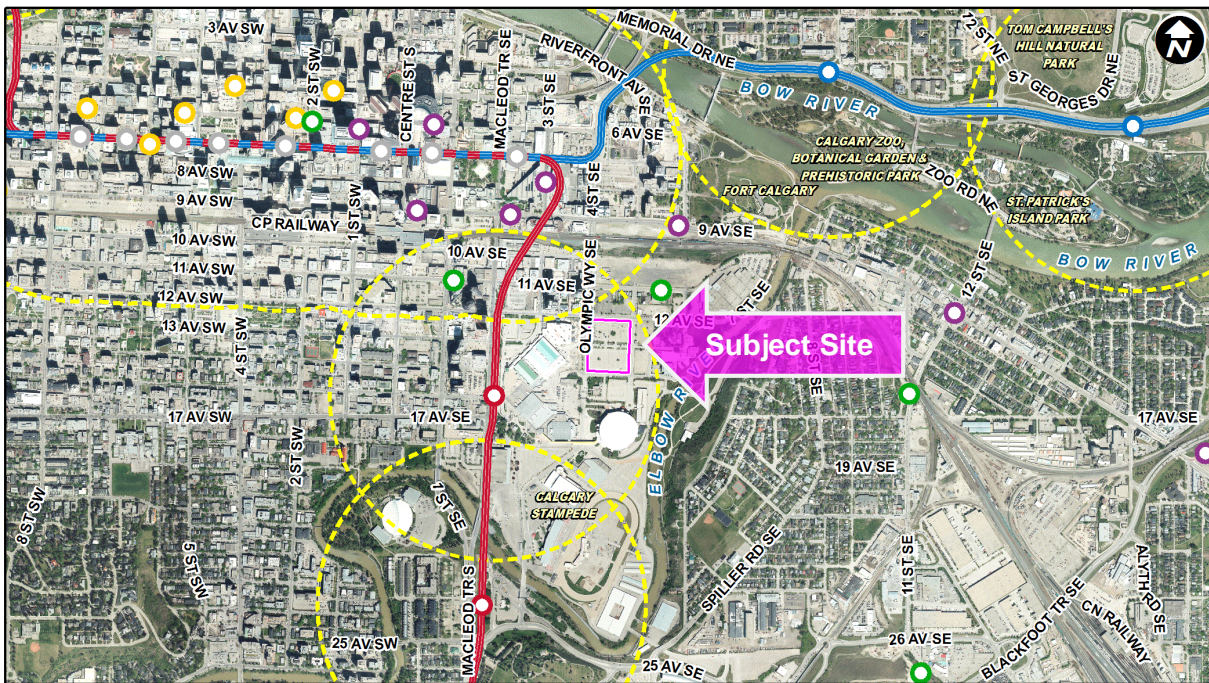
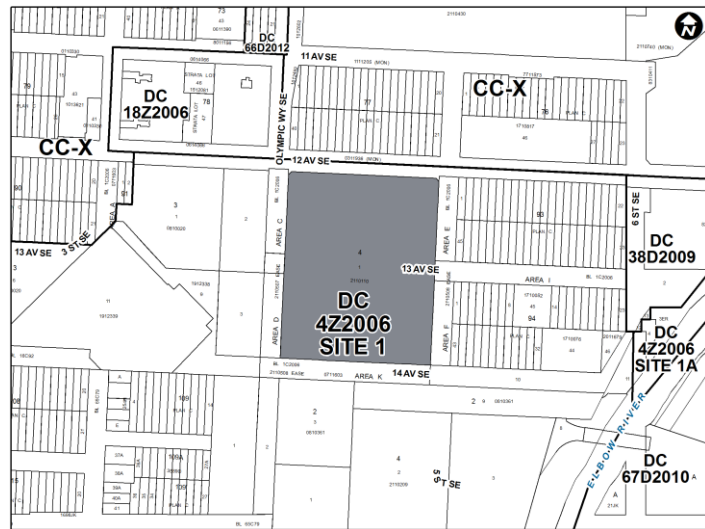
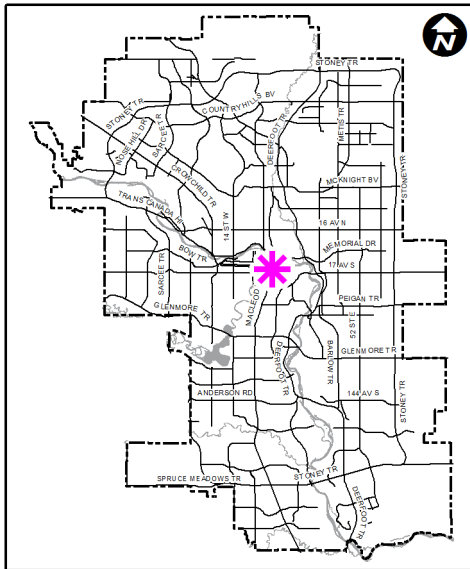
As identified below, the community of Beltline reached its peak population in 2019.

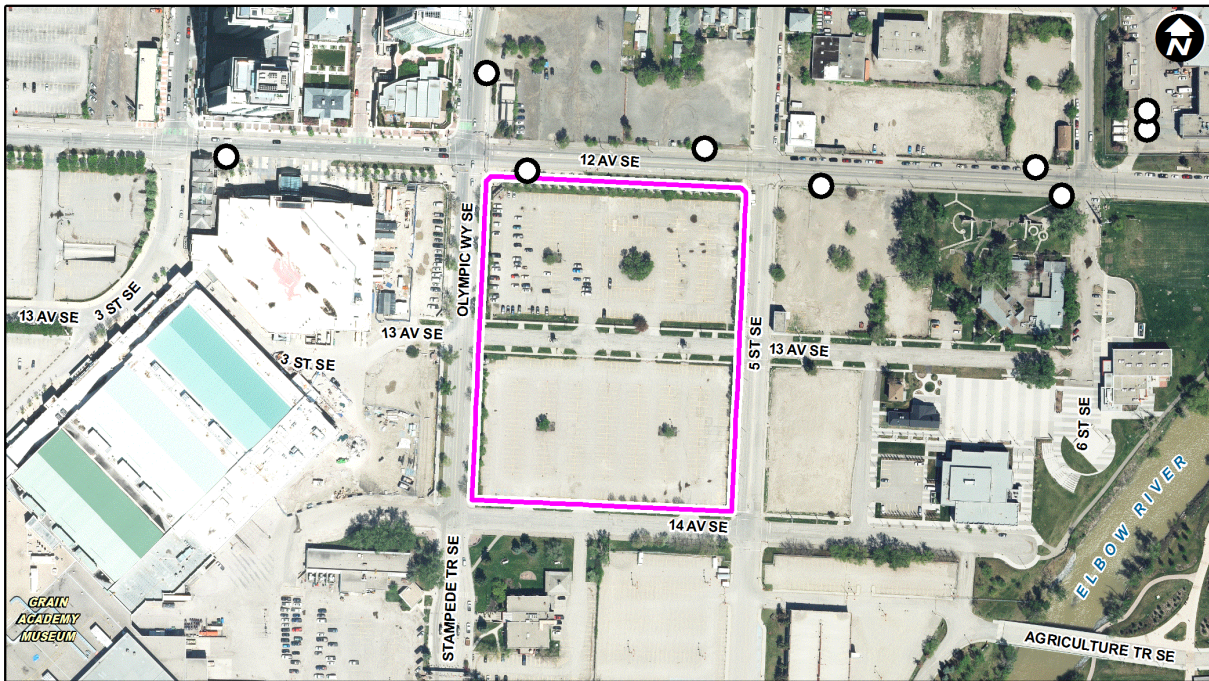
<b>Beltline</b>	
Peak Population Year	2019
Peak Population	25,129
2019 Current Population	25,129
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Beltline Community Profile](#).

# Location Maps





## Previous Council Direction

On 28 July 2021, Council approved C2021-1164 with Recommendation 7 as follows:

7. Direct Administration to steward the development permit for the Event Centre through the standard process for projects of this magnitude, including but not limited to: application with Corporate Planning Applications Group (CPAG), detailed team review (DTR) comments, presentation to Urban Design Review Panel, circulation, and decision from Calgary Planning Commission.

## Planning Evaluation

### Land Use

The site is designated as a Direct Control (DC) District (Bylaw [4Z2006](#)). This DC District is based on Land Use Bylaw [2P80](#) and applies to all land within the Stampede Master Plan area. The proposed building uses are Coliseum, Restaurants - licenced, Restaurants – food service only, Drinking establishments, Accessory food services, Entertainment establishments, Retail stores, Outdoor cafes, Offices, and Parking areas and parking structures. These uses are listed as discretionary within Site 1 of the DC District where the subject parcel is located. The development rules defer to the C-2 General Commercial District in Section 37 of *Land Use Bylaw 2P80*.

The Calgary Stampede Park Concept plan is a non-statutory plan, written by the Calgary Stampede, which supplements the DC bylaw and sets out a vision for the development of the Stampede land area. The proposal is in alignment with the Calgary Stampede Park Concept Plan.

## **Development and Site Design**

### Design Progression

Following Administration's review of the application, a number improvements were made to the proposed building and site design, including:

- the inclusion of solar photovoltaic equipment;
- increased publicly accessible bicycle parking, both on-site and off-site;
- the inclusion of e-scooter parking, on-site;
- refinements to the building's street interface and landscaping;
- increased active use frontage;
- increased glazing and permeability along the north and east facades;
- measures to reduce the visual impact of the mass, including refinement of the 'ribbon' feature;
- improved parkade screening; and
- measures to add interest to large wall areas.

### Development Summary

#### *Olympic Way SE*

The proposed pavilion along Olympic Way SE anchors the Event Centre at its western edge and is the backdrop for intended street festivals and year-round uses envisioned for the roadway. At the northwest corner of the site (NW Plaza), the pavilion features retail at grade, adjacent to the NW entry vestibule facing 12 Avenue SE. Above this are offices on a mezzanine level. At the north end of the building, large west facing windows are proposed above the pavilion, offering patrons views of downtown during event times and views of activity into the building from street level.



NW Plaza

South of the retail, and opening to the street, is an uninterrupted series of restaurants and associated patio and outdoor activity zones that will become the heart of the new development. The pavilion terminates at a large public plaza on the southwest corner of the site (SW Plaza).

The SW Plaza is designed to accommodate a variety of uses not only pre and post-event, but throughout the year. The plaza proposes space for an event stage, a large viewing screen, along with pedestrian scaled lighting and seating areas. The SW entry vestibule is proposed to be the main entrance to the building, and houses a ticketing office, and a licenced restaurant (which serves the street on non-event days and the main concourse during event times) that faces the plaza. It includes outdoor patios at street level, and a mezzanine facing south and west towards the BMO Centre and Stampede Park.



SW Plaza

### *12 Avenue SE*

On the north edge of the site, moving east from the NW plaza along 12 Avenue SE, the building's 'ribbon' gently lifts upward to serve as a perforated metal canopy sheltering street-facing program elements including commercial retail units (CRUs) and a restaurant with outdoor seating. An additional entry vestibule animates the northeast corner.

### *5 Street SE*

The east facade along 5 Street SE is proposed to be quieter in nature, anchored midblock by glazing that allows natural light into the main concourse and opens its activity to the street. A limestone wall is planned to employ sandblasted modern day petroglyphs to provide textural visual interest to the facade. A midblock plaza at the terminus of 13 Avenue SE will be further developed through consultation with Indigenous stakeholders and will serve as a significant focal point on the east side of the building. It would relate to both the building and street while serving as an east gateway to the Stampede Youth Campus and to the Elbow River. The southeast corner of the building incorporates service access to the event level of the Event Centre, automobile access to the parkade, and access to secured, publicly accessible Class 1 bicycle parking.

### *14 Avenue SE*

The south edge of site is defined by the SW Plaza to the west and an open-air parkade to the east. The SW Plaza is aligned with the future Festival Plaza to the south, across 14 Avenue SE. Four large event-based banner locations with integrated lighting will be located directly east of the SW Plaza, followed by a glazed stairwell and the south side of the parkade. The south elevation of the parkade is proposed to be clad with tapered anodized aluminum fins angled toward the east to present a 'flat' face to the Festival Plaza, where people will congregate and allow for a surface mounted graphic to read clearly during daytime. At night the fins will be illuminated. On the east side, the fins will be angled to the south allowing for the 'flat' surface to be read from the north and east of the building.



Parkade SE Corner

### Ribbon Element

A prominent architectural feature of the proposal is a silver metal 'ribbon' that wraps the building in two separate parts. One, which faces west to Olympic Way SE will act as a backdrop to the west pavilion and SW Plaza. This portion has been designed to accommodate a programmable full screen projection system. The system could be themed to support events in the building, external events such as the Calgary Stampede, or dynamic art installations.



West Elevation Ribbon

A second ribbon is proposed to wrap the building from the northwest to the southeast corners. This ribbon includes a series of vertical windows to provide views down to the street as well as to let natural light into the upper concourse. A change in finishing materials accentuates the verticality of the windows while glass panels are proposed to create scattered light patterns on the floor of the upper concourse and animate the facade at night.



North Elevation Ribbon

A perforated edge design at the NW corner provides cover to the 12 Avenue SE Commercial Retail Units (CRU's). On the opposite end, a similar perforated edge provides cover to the SE entrance.

### Landscaping

The proposed landscaping for the site has been developed to compliment building function, address the urban and river context, and to provide an opportunity for Indigenous acknowledgement through culturally significant plantings

The proposed layout of the paving pattern and sequencing of the 'outdoor living rooms' and 'flex patio areas' along the west edge responds to building programming and allows events to utilize the public realm, animating the street during on and off event times. Tight tree plantings along the street edge provide scale to the public realm and increased outdoor comfort while shaping and defining the area. The south and east edges of the building are envisioned to celebrate the riverine context of the site, featuring plantings representative of the Indigenous groups and local ecology. Twelfth Avenue SE would maintain its quality greenway street presence as a generous promenade with a double row of trees.

At the southeast corner of the site, the design team worked closely with CMLC to revise road grades along Olympic Way SE and 14 Avenue SE in order to allow the concourse elevation to spill into the street while extending the program area from building edge through the streets and intersection for large scale outdoor events.

### Public Art

The Calgary Sports and Entertainment Development Management Corporation is currently in the process of retaining a public art consultant to oversee and direct the public art process and implementation. The project will be in full compliance with the City of Calgary Art Policy. While this application identifies possible locations for public art, the artwork itself and confirmed location(s) will be approved through a separate process.

### Indigenous Elements

In accordance with the [Beltline ARP, Part 2](#), the applicant is proposing Indigenous elements to be incorporated into the final design. The design of and confirmed location of these elements will be determined following an extensive engagement process with Indigenous leaders. Once confirmed, the installation of said elements has been conditioned to be required prior to occupancy.

### City Wide Urban Design

The City Wide Urban Design (CWUD) team was actively involved in reviewing and providing comments throughout the application review process, beginning at the pre-application stage. The applicant has responded to recommendations for improvements to the design clarity of the public realm and, in particular, the scale and detail of the building interface to ensure that the project delivers on high-quality design outcome expectations. The CWUD team supports the application and will continue to work with the applicant on Prior to Release requirements of the development permit.

### Urban Design Review Panel

The Urban Design Review Panel (UDRP) reviewed the application at its initial submission and provided a series of recommendations for refinement to the building and site design. In response to the comments, Administration worked with the applicant to refine the proposal. The comments from UDRP and applicant response can be found in Attachment 6.



## **Climate Resilience**

Climate resilience has been a key consideration in the evaluation of this development permit application. Planning, design, and operational approaches to adapt to a changing climate and reduce greenhouse gas (GHG) emissions have either been integrated into the proposed plans or will be ensured through the conditions of the development permit.

### Climate Adaptation

A climate risk and resilience assessment was completed for the Event Centre. The assessment followed a risk-management approach to understand the likelihood and consequence of how future climate change events may affect infrastructure components, human well-being of users and operators, and the natural environment on site including site landscaping.

The design of the facility for future wind, snow, and extreme precipitation was supported by several workshops between the City and the design team and resulted in a design that demonstrates resilience to the identified risks. The effects of increasing temperature and extreme heat on the facility will require monitoring of the cooling plant capacity during the service life of the equipment, which may require early replacement depending on the extent of warming.

Landscaping has been designed with climate resilient considerations including careful selection of species, use of tree vaults to ensure adequate soil volume, and use of stormwater irrigation. Wind modelling showed the building and roof design adequately addressed the potential for increasing risk due to high winds. Risks associated with river flooding and Short Duration High Intensity (SDHI) storm events were considered and are reflected in the building design and stormwater management plans. To describe increased risk due to overland flooding from SDHI rainfall events in the 2050s, an increase of approximately 18 percent rainfall volume was considered. Measures including underground stormwater storage tanks have been included in the stormwater design. A detailed river flood analysis and several flood risk mitigation measures have been developed by the design team in conjunction with Water Resources. The infrastructure and much of the site is protected to a 1:200-year river flood level.

### Energy Performance and GHG reduction

The Event Centre has been designed to achieve building energy performance in accordance with The City of Calgary's [Sustainable Building Policy](#). Under the policy, energy performance must achieve a 40 percent reduction in annual energy consumption and a 40 percent reduction in annual energy cost below the reference building from the 2011 version of National Energy Code for Buildings (NECB). Energy modelling of the proposed building indicates these minimum performance targets will be met and improved upon.

Additional measures to improve greenhouse gas emission (GHG) performance will also be pursued. A solar feasibility assessment was conducted in support of the application. The assessment showed installation of thin film solar photovoltaic (PV) equipment on 70 percent of the roof would offset 6.5 percent of the facility electricity demand, offset 4 percent of the facility GHG emissions, and offset at least 5.5 percent of the facility's annual energy costs. The applicant has committed to implement of thin film solar PV that delivers savings and environmental performance benefits to the project and supports City policy objectives for GHG reduction in the [Municipal Development Plan](#) and [Climate Resilience Strategy \(2018\)](#). Several development permit conditions have been included to identify areas for solar PV equipment and to ensure this equipment is installed prior to occupancy. The conditions have also been written in a way that allows the applicant to finalize the design and capacity of the solar installation

while recognizing the tenant's commercial arrangements regarding branding and sponsorship of the roof area are still under negotiation.

The Event Centre project will connect to the district energy facility located at 9 Street SE and 4 Street SE. The applicant conducted analysis to compare the performance of on-site thermal energy equipment to thermal energy from the district energy plant. Connection to the district system was found to deliver an 11 percent improvement in energy source (natural gas) consumption, a 15 percent reduction in GHG emissions, and 20 percent annual cost savings for the provision of thermal energy. A condition of development permit has been included to ensure this connection to the district energy facility is made and the associated benefits are achieved.

Beyond the immediate cost and GHG performance benefits, connection to the district energy facility provides a strong opportunity for the Event Centre to achieve even further GHG reductions. Implementation of low carbon technologies at the district energy plant are one pathway for the Event Centre to move toward carbon neutrality, with a target date of 2035. Conditions of the development permit have been included to conduct deeper analysis on this and other pathways to carbon neutrality for the Event Centre; and, how various public and private stakeholders can collaborate to achieve the objective of carbon neutrality.

## **Transportation**

### Pedestrian Realm

Pedestrian access to the facility is provided from new sidewalks surrounding the site leading to the primary building entrances located at the southwest, northwest and northeast corners of the building. The public realm on 12 Avenue SE, Olympic Way SE, 5 Street SE and 14 Avenue SE is being redeveloped with the Event Centre to include additional pedestrian space, trees, furniture, and space for active mode parking. High capacity security devices are being implemented at building entrances to process patrons efficiently, minimizing pedestrian queuing requirements in building vestibules and on adjacent sidewalks.

### Bicycle and Micro-mobility Parking Facilities

The proposal includes 120 Class 2 bicycle stalls throughout the site, as well as a secure Class 1 bicycle room on the southeast corner of the building, accessed from 5 Street and providing space for an additional 99 bicycles. Similar to vehicular parking on Stampede Park, a campus-style approach for bicycle parking within the area is being pursued as development occurs, rather than providing parking for each specific building and use. The applicant has committed to supporting and participating in further studies and initiatives with landowners in the area to improve the bicycle framework of the overall district. In the short term, space for additional bicycle parking during periods of high demand will be available off-site within bike corrals located in adjacent vehicular parking lots within 350 metres (five-minute walk) of the site. Similar facilities are currently implemented during the Calgary Stampede when cyclist ridership to the area increases. The applicant has identified key locations where bike corrals could be implemented, with the opportunity for expansion as demand increases.

In addition to bicycle parking, space has been allocated throughout the site to facilitate 100 e-scooter parking stalls. The City has existing agreements with micro-mobility companies for operation on City lands and specific conditions will be pursued for operation on lands surrounding the Event Centre. At other similar facilities, micro-mobility companies have staff onsite, to ensure that empty stalls are available before an event, and that e-scooters are available after an event. This ensures that while 100 stalls are included on site, the number of

trips that those stalls facilitate can be significantly greater. Following construction and during operation, the ability to expand e-scooter parking within the site could be further investigated.

### Transit

Transit service to the site is provided on 12 Avenue SE, along the north side of the site, with a Transit stop planned at the intersection of 12 Avenue SE and Olympic Way SE. In association with the 17 Avenue SE Extension project, the existing Victoria Park/Stampede LRT Station is being reconstructed immediately north of the intersection of 17 Avenue SE and Macleod Trail SE. The new station will be approximately 650 metres (nine-minute walk) from the new facility along the expanded pedestrian realm of the new 17 Avenue SE extension. This station serves the Red Line LRT, connecting riders to the north and south communities of Tuscany and Somerset respectively. As the Red Line LRT travels through the downtown core, riders are able to transfer to the Blue Line LRT, providing service to the west and northeast communities of Springbank Hill and Saddle Ridge, respectively. In addition to existing LRT service, a new Green Line LRT station is planned to the north of the site, along 11 Avenue SE, between 5 Street SE and 6 Street SE.

The new station is part of the first phase of the Green Line project and will be an estimated 200 metres (two-minute walk) from the Event Centre. The first phase of the Green Line LRT will provide service to the north and southeast communities of Crescent Heights and Shepard, respectively. Pedestrian connections between the new station and the Event Centre exist on existing sidewalks, however additional improvements to the pedestrian realm along those routes are anticipated in association with future projects in the area.

### Site Access and Traffic

Vehicular access to the subject site is provided from 12 Avenue SE along the north side of the site, which intersects Olympic Way SE along the west side of the proposed building, and 5 Street SE along the east side. From the south, access to the building will ultimately be achieved from the recently approved 17 Avenue SE extension project. The 17 Avenue SE extension is a corridor improvement project in the area led by Calgary Municipal Lands Corporation (CMLC). Upgrades to roadways surrounding the subject site (12 Avenue SE, Olympic Way SE, 5 Street SE and 14 Avenue SE) are out of scope for the Event Centre and will also be completed by CMLC with future applications. As noted above, the pedestrian realm along the roadways immediately surrounding the site is included with this application.

### Motor Vehicle Parking

The proposal includes a 192 stall publicly accessible parkade located at the southeast corner of the building with access from 5 Street SE. Of the 192 stalls, six are dedicated for electric vehicles (EV), with an additional 15 stalls roughed in for future EV expansion. An underground loading area and private parking lot is also accessed at this area, immediately south of the public parking access on 5 Street SE. Loading operations for the building will be facilitated by a dock manager, and will be coordinated to minimize impact before, during, and after events.

In addition to the on-site parking, Stampede Park utilizes a campus style approach to parking, rather than providing parking for each building and use. Multiple surface lots are located within the park, providing approximately 4,500 additional vehicular parking stalls. In addition, multiple off-site public surface lots and parkades exist in the surrounding area, including the new 9 Avenue SE Platform Innovation Center and Parkade. Pedestrian access to the site from these surface lots and parkades is provided on existing and proposed sidewalks in the surrounding area.

### Mobility and Event Management Plan

To further understand operational requirements before and after events, a Mobility and Event Management Plan (MEMP) is being developed in association with this application. At its core, its purpose is to support and supplement the experience of patrons, residents, employers, fans, and visitors to the District as they travel to and from events. The MEMP will be led by The City of Calgary in collaboration and cooperation with CSEC, CMLC, the Calgary Stampede, and key landowners within the District. All mobility modes will be reviewed as part of a complete mobility plan package, generally grouped into four main categories: (1) pedestrian and active modes (including micro-mobility modes), (2) transit, (3) auto and parking management, and (4) ride hail, transportation network companies, and shuttle services. A Transportation Impact Assessment (TIA) was submitted in support of this application and the MEMP will further investigate operational requirements necessary to serve the Event Centre and surrounding District. Findings from the MEMP are not anticipated to impact the subject application, however any minor drawing revisions associated with the MEMP will be incorporated into the final record plans submitted.

### **Environmental Site Considerations**

A Phase I & II Environmental Site Assessment (ESA) was previously submitted and approved for this site.

There are no known outstanding environmentally related concerns associated with the proposal and/or site at this time.

### **Utilities and Servicing**

Water, storm, and sanitary deep utilities are available adjacent to the site.

A Development Site Servicing Plan, Stormwater Management Report, and Erosion & Sediment Control Report are required to be submitted/approved Prior to Release of the Development Permit.

## **Legislation and Policy**

### **South Saskatchewan Regional Plan (2014)**

The recommendation by Administration in this report has considered, and is aligned with, the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to cities and towns, and promotes the efficient use of land.

### **Interim Growth Plan (2018)**

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed development builds on the principles of the IGP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

### **Municipal Development Plan (Statutory – 2009)**

This application falls within the Greater Downtown Activity Centre as identified on Map 1: Urban Structure in the [Municipal Development Plan](#). Policy for this area supports Downtown as Calgary's principal Activity Centre, business centre, premier living environment, and centre for the arts, culture, recreation, tourism and entertainment. The proposed development permit is in alignment with applicable MDP policies.

**Climate Resilience Strategy (2018)**

Administration has reviewed this application in relation to the objectives of the [Climate Resilience Strategy](#) programs and actions. The applicant has proposed the following climate resilience measures with the development permit application:

- the implementation of solar photovoltaics and direct energy in line with the actions set out in Program 3: Renewable and Low Carbon Energy Systems;
- 40 percent less energy consumption relative to the National Energy Code for Buildings that support Program 2: Energy Consumption Information;
- the installation of an electric-vehicle-ready wiring/conduit in line with the actions set out in Program 4: Electric and Low-Emissions Vehicles; and
- close proximity to Calgary Transit services and cycling infrastructure that exceed the standards to support Program 5: Low or Zero-Emissions Transportation Modes.

**Greater Downtown Plan (Non-Statutory – 2021)**

This application aligns with the vision and principles of the [Greater Downtown Plan](#) by advancing strategic moves including: Strengthening neighbourhoods to create vibrant urban life by developing a place to gather; Maintaining a green network for a healthy environment by connecting to the green network and growing the tree canopy; Building streets for people by re-envisioning streetscapes and public rights of way; and Future proofing and innovating for the next generation by improving energy use and reducing GHG emissions.

**Beltline Area Redevelopment Plan, Part 2 (Statutory 2019)**

This development permit will serve as a catalyst for future development in the local area. The use proposed was envisioned as part of the [Beltline ARP, Part 2](#). The location of this building, its design, and the complementary public realm are in alignment with planning policies of the [Beltline ARP, Part 2](#).

**Direct Control District (2006Z4)**

Administration highlights the following relaxations to the Land Use Bylaw. Administration has reviewed each relaxation individually and considers each relaxation to be acceptable for the reasons outlined below.

<b>Bylaw Relaxations</b>			
<b>Regulation</b>	<b>Standard</b>	<b>Provided</b>	<b>Administration Rationale Supporting a Relaxation</b>
(4) OVERLAND FLOW AREA REGULATIONS	(C) All electrical and mechanical equipment within a building shall be located at or above the designated flood level.	Plans indicate Mechanical Room on the event level which will be below the designated flood level.	Relaxation supported. Additional information provided regarding flood mitigation measures employed in the building design.

<p>37(3)(f) / 37(5)(c) Landscaped Area (min) &amp; 33(9) Landscaping</p>	<p>(v) Coniferous trees shall comprise a minimum proportion of 1/3 of all trees planted.</p>	<p>Plans indicate a total of 27 (-24) coniferous trees provided on the parcel.</p>	<p>Relaxation supported. Total tree count complies with requirements. Given the urban sighting and nature of use, CPTED considerations also influence the number of coniferous trees that should be planted.</p>
<p>18(2) (1.01)</p>	<p>(g) The maximum grade of a parking stall shall not exceed 4 percent in any direction</p>	<p>Plans indicate some parkade stalls as having a slope of 5 percent.</p>	<p>Relaxation supported. Additional information provided regarding number of stalls impacted and design of parking area.</p>