

Background and Planning Evaluation

Background and Site Context

The subject site is located at the southwest corner of 12 Avenue SE and Olympic Way SE in the community of Beltline. The site is approximately 45 metres wide and 103 metres deep and is approximately 0.47 hectares (1.15 acres) in size. The site is currently developed as a surface parking lot and consists of one parcel. Vehicular access to the site is provided from Olympic Way SE. The subject site is located within Stampede Park.

The surrounding lands contain a mix of commercial, residential, institutional, and conference and event uses. Lands to the east and south are within Stampede Park and include cultural, educational and event space uses including the BMO Exhibition Centre, Scotiabank Saddledome, GMC Stadium and the site of the future Event Centre. Cowboys Casino is located to the west of the subject site and mixed-use high-density development is located to the north. Olympic Way SE (Stampede Trail) is envisioned as a festival street for Stampede Park.

Community Peak Population Table

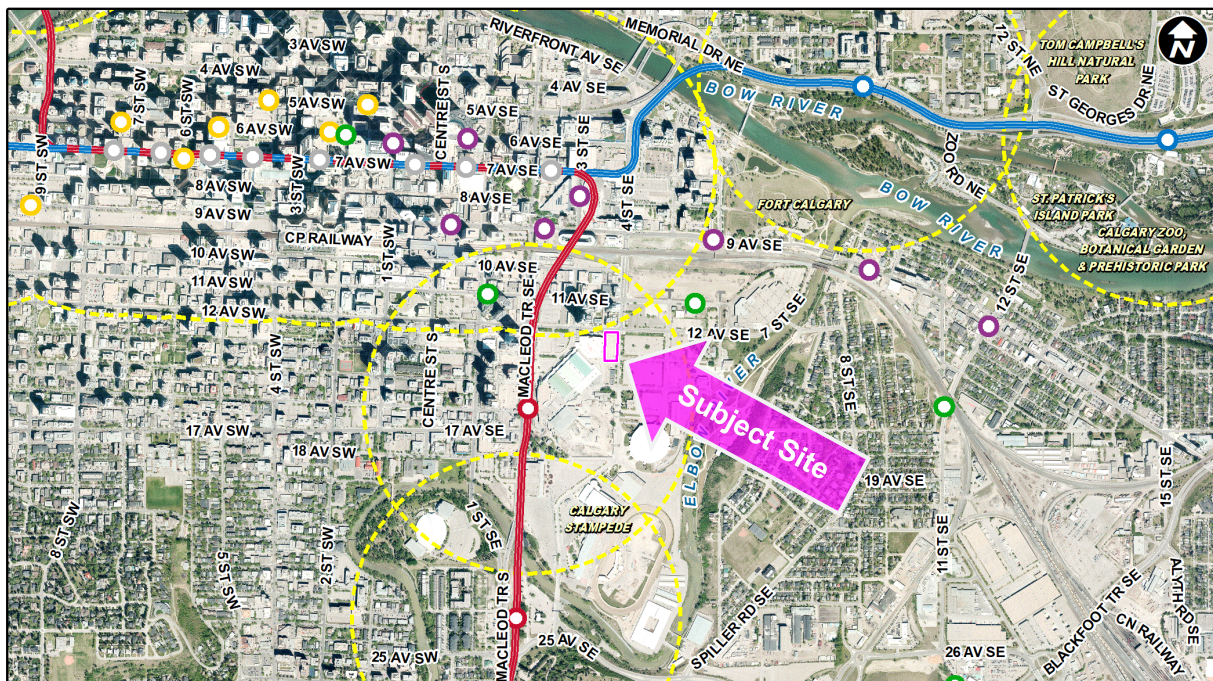
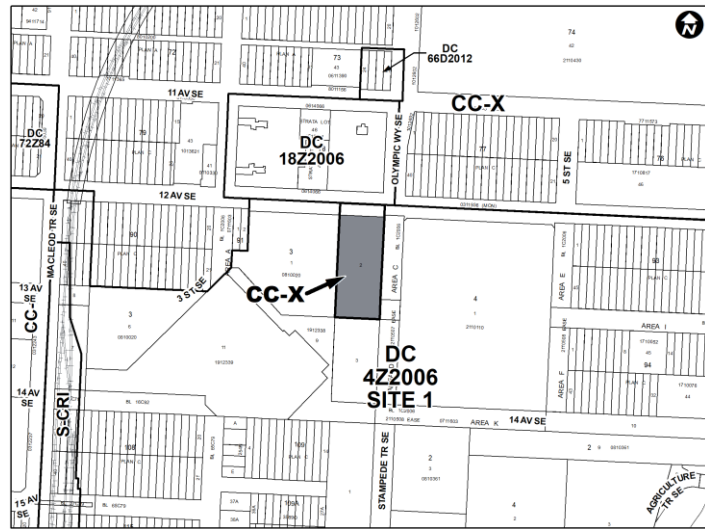
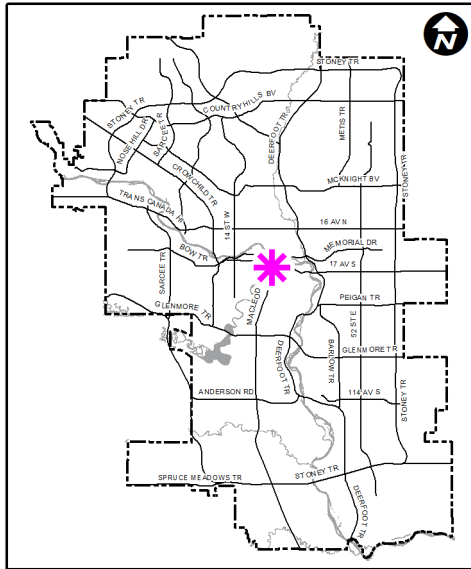
As identified below, the community of Beltline reached its peak population in 2019.

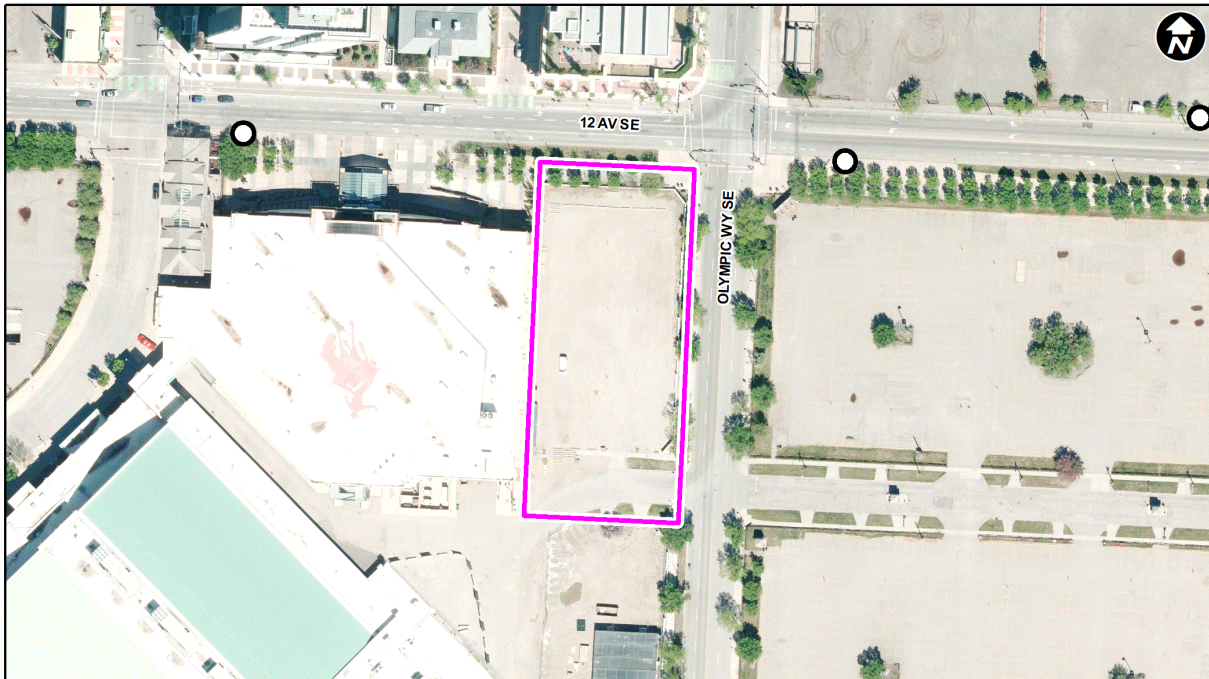
Beltline	
Peak Population Year	2019
Peak Population	25,129
2019 Current Population	25,129
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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

None.

Planning Evaluation

Land Use

The subject site is currently designated Direct Control (DC) District ([Bylaw 4Z2006](#)) which provides for the long-term development of Stampede Park as a year-round, multi-use facility. In the DC District, this site allows for a mix of commercial and residential uses. The DC District is based on Land Use Bylaw 2P80 and allows for a 46-metre maximum building height and 3.0 maximum floor area ratio (FAR).

The proposed Centre City Mixed Use District (CC-X) is intended to provide for a mix of commercial, residential and a limited range of light industrial uses on sites within the Centre City area. The CC-X District allows for a maximum FAR of 5.0 that can increase to 9.0 where a bonus provision is provided, and does not have a maximum building height.

The proposed CC-X District aligns with the goals and objectives of the *Beltline ARP*. The land use change from the existing DC District to the CC-X District would allow for greater development flexibility and would bring the land use into alignment with Land Use Bylaw 1P2007. In addition, the proposed land use amendment would result in changes to the allowable uses on the site including fitness centre, pet care service, and brewery. These uses would be complimentary to other uses in this area.

Development and Site Design

If this application is approved by Council, the rules of the proposed CC-X District and the *Beltline ARP* would provide guidance for redevelopment of this site. Both envision a mixed-use development that is designed to activate the pedestrian realm with street-oriented uses and active frontages at grade. As identified in the *Beltline ARP*, this site is located at an important corner and development at this location should promote high-quality architecture, accommodate a variety of uses, and foster a vibrant and active streetscape.

Transportation

The site is located on 12 Avenue SE which is an important mobility corridor for the area. Pedestrian access to the subject site is available from existing sidewalks on 12 Avenue SE and Olympic Way SE. Twelfth Avenue SE also contains cycling infrastructure with a protected two-way cycle track on the north side of the street.

The subject site is well served by Calgary Transit and is approximately 350 metres from the existing Victoria Park/Stampede LRT Station (Red Line). This site is also located approximately 350 metres southwest of a future Green Line LRT station which will be located on 11 Avenue SE, between 5 Street SE and 6 Street SE. Bus Route 24 (Ogden) also serves 12 Avenue SE.

Vehicular access is currently provided from Olympic Way SE. With redevelopment, site access shall be reviewed in detail to limit conflicts with the active modes realm. On-street parking is currently restricted on 12 Avenue SE adjacent to the parcel. Further analysis of the transportation impacts will be completed through review of any future development permit application.

Environmental Site Considerations

There are no known environmental concerns. An Environmental Site Assessment will be completed at any future development permit stage.

Utilities and Servicing

Public water, sanitary and storm deep utilities are available and can accommodate potential redevelopment of the subject site without the need for off-site improvements at this time. Details of site servicing will be considered and reviewed as part of a future development permit application.

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.

Growth Plan (2022)

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

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Greater Downtown area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). Greater Downtown is expected to undergo significant residential and employment growth and will serve as a model of how high-density urban growth is achieved while ensuring an attractive environment and high quality of life. The CC-X District supports the vision for Greater Downtown and will allow for increased development intensity and street-oriented, mixed-use development.

Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development permit stages.

Greater Downtown Plan (Statutory – 2021)

The proposed land use amendment aligns with the guiding principles of the [Greater Downtown Plan](#). The CC-X District will allow for increased development intensity and contribute to the revitalization of the Rivers District. The proposed CC-X District will also help optimize investments in the area including the Event Centre, BMO Centre expansion, Stampede Trail redevelopment and a future Green Line LRT station.

Beltline Area Redevelopment Plan (Statutory – 2006)

The subject site is located within the [Beltline Area Redevelopment Plan](#) (ARP) area. In this plan, the site is identified as the Conference, Events, and Education building block as identified on Map 4: Land Use Concept. This area includes the BMO Centre, Scotiabank Saddledome and Stampede Park facilities, and provides for a variety of complementary commercial and event uses, including hotels, retail and restaurants.

The site is located within Density Area C as identified on Map 6: Density Areas. This site may be developed up to the base density of 5.0 FAR. Administration may consider density up to 8.0 FAR for commercial development and 9.0 FAR for residential development where a development provides a public amenity in exchange for density.

The *Beltline ARP* provides site and building design policies which would be implemented at time of development permit. These urban design policies seek to support mixed-use buildings designed with active uses at grade that can evolve over time. These policies would allow for a street wall that reduces the impacts of large, tall buildings on the public realm by ensuring adequate privacy, daylight and amenity spaces for residents and employees.