

Planning & Development Services Report to  
Infrastructure and Planning Committee  
2024 February 21

ISC: UNRESTRICTED  
IP2024-0152

## Amendments to the Beltline Area Redevelopment Plan and Land Use Bylaw 1P2007

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### PURPOSE

The purpose of this report is to amend the *Beltline Area Redevelopment Plan* (ARP) and Land Use Bylaw 1P2007, as well as to approve the non-statutory Beltline Parks and Public Realm Playbook.

### PREVIOUS COUNCIL DIRECTION

Council adopted the original *Beltline ARP* on 2006 May 15. Council later amended the ARP on 2019 April 29 to include a new Part 2 to facilitate development of a Culture and Entertainment District along with the Rivers District Master Plan (RDMP). Council directed Administration to proceed with amendments to Part 1 of the *Beltline ARP* at that time.

### RECOMMENDATIONS:

That the Infrastructure and Planning Committee recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed amendments to the Beltline Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed amendments to the Land Use Bylaw 1P2007 (Attachment 3); and
4. Give three readings to the proposed bylaw.
5. **APPROVE** the non-statutory Beltline Parks and Public Realm Playbook (Attachment 4).

### GENERAL MANAGER COMMENTS

Acting General Manager Debra Hamilton concurs with the recommendations of this report. The proposed updates will help Beltline continue to thrive as a community and advance The City's strategic commitment to the revitalization of our downtown.

### HIGHLIGHTS

- The proposed update to the *Beltline ARP* improves alignment with the policies and objectives of both the Municipal Development (MDP) and Greater Downtown Plan. These amendments promote future development that is sustainable and more inclusive.
- The new Parks and Public Realm chapter, supported by a non-statutory Beltline Parks and Public Realm Playbook (Playbook), provides guidance and implementation recommendations for the community, developers and decision-makers on a common vision to enhance the open space network in Beltline. The Playbook also offers valuable learnings and a model that can be replicated for future planning policy work.

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- The *Beltline ARP* was adopted by City Council on 2006 May 15. Over the last 18 years, Beltline has experienced significant growth, transforming into an increasingly vibrant and diverse community. Part 2 of the *Beltline ARP* was amended in 2019 to support the realization of a Master Plan vision to create a culture and entertainment district in Calgary. A number of new projects contribute to the need for further ARP amendments, including the new *Greater Downtown Plan*, the 17 Avenue South extension project and the future arrival of the Green Line.
- **What does this mean to Calgarians?** The proposed policy and land use amendments are important steps in maintaining the vibrancy and diversity of Beltline. Redevelopment and improved public spaces support a high quality of life for current and future residents, as well as continue the Beltline as an attractive destination for Calgarians city-wide.
- **Why does it matter?** Beltline is one of Calgary's most unique and diverse communities. As an important part of the Greater Downtown, a Beltline where people want to live, visit, work and enjoy is also key to downtown recovery. The planning tools updated in this report will continue to support the success of both Beltline and the Greater Downtown.
- Background and Previous Council Direction are included as Attachment 1.

## DISCUSSION

### Proposed Amendments to the Beltline ARP

Following consultation with community and industry groups, as well as review of other recently approved policies, the proposed amendments (Attachment 2) include:

- Alignment with Part 2 of the *Beltline ARP* (Culture and Entertainment District), approved by Council in 2019 and other City policies, including: the *Greater Downtown Plan*, *Centre City Guidebook* – Chapter 4 Urban Design, *Calgary Climate Strategy – Pathways to 2050* and *Centre City Urban Design Guidelines*, providing more consistent guidance for planning and development in the community.
- A new Parks and Public Realm chapter with policies developed from recommendations in the Playbook.
- New climate change mitigation and adaptation policies corresponding to other Local Area Plans and the Climate Strategy.
- Adding a policy incentive for three- or more-bedroom units to provide housing options and encourage a variety of housing types within Beltline.
- The addition of a contribution of cash-in-lieu for the Affordable Housing density bonusing option, also included in the recently Council-approved *Chinatown ARP*.
- An adjustment to the density bonusing contribution amount to account for inflation and yearly changes in cost of constructed improvements, also included in the *Chinatown ARP*.
- A revised Beltline History, including stories from the Indigenous and LGBTQ2+ communities.
- Minor text amendments to Part 2 of the Beltline ARP to align Chapter and Section references for density bonusing and three-bedroom unit incentives. A detailed summary of the proposed amendments to Parts 1 and 2 of the *Beltline ARP* is provided in Attachment 5.

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### Proposed Land Use Bylaw 1P2007 Amendments

The Centre City Districts in Part 11 of Land Use Bylaw 1P2007 apply to the entire Beltline community and fall within the *Greater Downtown Plan* boundary. The proposed amendments affect the four Centre City Districts and the Rules Governing Centre City Bonus Overlays, Division 7. The proposed land use amendments align the Land Use Bylaw with the proposed *Beltline ARP* density and related bonusing provisions. A summary of amendments to the Land Use Bylaw 1P2007 is provided in Attachment 6.

### Beltline Parks and Public Realm Playbook

The Playbook is a non-statutory document that identifies park and public realm needs using the latest available data. Best practice and other qualitative research then suggests direction for how to address those needs (Attachment 4). This data-driven analysis is intended to be used as a needs assessment and technical document looking at Beltline open space requirements and enhancement opportunities. Administration will engage the Beltline community and perform more detailed analysis of the Playbook when making proposed investments or improvements.

The Playbook only applies to Part 1 of the *Beltline ARP*. The non-statutory recommendations do not apply to Part 2 of the *Beltline ARP*, which defers to the RDMP. The RDMP was completed by Calgary Municipal Land Corporation in 2018 and resulted in amendments to Part 2 of the Culture and Entertainment District in 2019.

### EXTERNAL ENGAGEMENT AND COMMUNICATION

- |   |   |
|---|---|
| <input type="checkbox"/> Public engagement was undertaken                   | <input checked="" type="checkbox"/> Dialogue with interested parties was undertaken |
| <input checked="" type="checkbox"/> Public/interested parties were informed | <input type="checkbox"/> Public communication or engagement was not required        |

Targeted engagement was undertaken in parallel for the *Beltline ARP* and the Playbook. Internal engagement included a Technical Advisory Committee for the ARP and a Working Advisory Group for the non-statutory Playbook, both made up of Business Units and Departments from across The City.

Targeted external engagement on the ARP amendments was undertaken, which focused on community and industry groups who reviewed and commented on four drafts of the ARP. No public engagement was undertaken for the Playbook itself, but subsequent engagement related to implementation of individual parks and public realm improvements will be required. Refer to Attachment 7 for the engagement outline.

### Calgary Planning Commission Review

The first draft of the ARP was presented at the 2022 July 07 meeting of the Calgary Planning Commission (CPC) in Closed Session. The cover report and first draft of the ARP (including Chapters 1 to 5 and 9, alongside guiding questions for the revised Chapters 6 to 8 and the Beltline Parks and Public Realm Playbook) were accepted for information and additional feedback was provided by CPC members. The key themes and discussion included:

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- Vision and core ideas of the draft plan;
- Three-bedroom unit policy;
- Density bonusing provisions;
- Affordable Housing;
- Safety;
- Climate Change Adaptation and Mitigation; and
- Beltline Parks and Public Realm Playbook ideas to test spatial priorities and types of recommendations.

### IMPLICATIONS

#### Social

The proposed amendments to the *Beltline ARP* and LUB 1P2007 provide opportunities for social and cultural assets to develop in the community. These amendments also provide guidance and recommendations to enhance the parks and public realm in order to address the open space deficiency in Beltline. This will provide a balance of local amenity options for Beltline residents and businesses while also providing regional amenities for all Calgarians who visit Beltline for recreational and commercial activities.

#### Environmental

The *Beltline ARP* supports a more compact, complete and climate resilient neighbourhood. Removing barriers and encouraging redevelopment makes efficient use of existing infrastructure and brings people closer to services and amenities, resulting in reduced greenhouse gas emissions from both buildings and transportation. Part 1 of the ARP supports the integration of climate change mitigation and risk-reduction strategies into decision-making within Beltline.

#### Economic

Calgary's future success relies on our downtown communities, including Beltline, being places where people want to live, visit and set up businesses. The economic strategy for Calgary identifies "Livability" as one of the five connected key drivers that support a future-proof and sustainable economy. Cultural activities play an important role in resilient cities that attract talent and businesses because of the livability and brand of a city and community. The *Beltline ARP: Part 1* is aligned to Part 2 of the ARP (Culture and Entertainment District), Calgary's Destination Strategy, *Calgary's Greater Downtown Plan* and the *Calgary Climate Strategy – Pathways to 2050*.

#### Service and Financial Implications

##### No anticipated financial impact.

Capital and Operating funding required for the implementation of the *Beltline ARP*, as well as the Beltline Parks and Public Realm Strategy and the related Playbook, will be proposed through partnering Business Unit's future budget requests.

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**RISK**

Administration has invested significant time and effort into amendments to Part 1 and 2 of the *Beltline ARP* since 2019 – including the development of The Playbook – alongside various community and industry groups. If the proposed amendments are not approved, community trust, support and involvement in future planning work may diminish. Council’s approval of the proposed policy and land use amendments is an important step to ensure implementation of the ARP can commence in partnership with the local community and industry groups.

**ATTACHMENTS**

1. Background and Previous Council Direction
2. Proposed Amendments to the Beltline Area Redevelopment Plan
3. Proposed Amendments to Land Use Bylaw 1P2007
4. Proposed Beltline Parks and Public Realm Playbook (Non-Statutory)
5. Summary of Amendments to the Beltline Area Redevelopment Plan
6. Summary of Amendments to Land Use Bylaw 1P2007
7. Summary of Engagement
8. Letters from Engaged Parties
9. Administration Presentation

Department Circulation

| General Manager/Director   | Department  | Approve/Consult/Inform |
|----------------------------|---|------------------------|
| Debra Hamilton, A/GM       | Planning and Development Services                                 | Approve                |
| Josh White, Director       | City and Regional Planning  | Consult/Inform         |
| Thom Mahler, Director      | Downtown Strategy   | Consult/Inform         |
| Kerensa Fromherz, Director | Public Spaces Delivery (Greater Downtown and Parks & Open Spaces) | Consult/Inform         |
| Jeff Chase, Director       | Partnerships  | Consult/Inform         |

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