

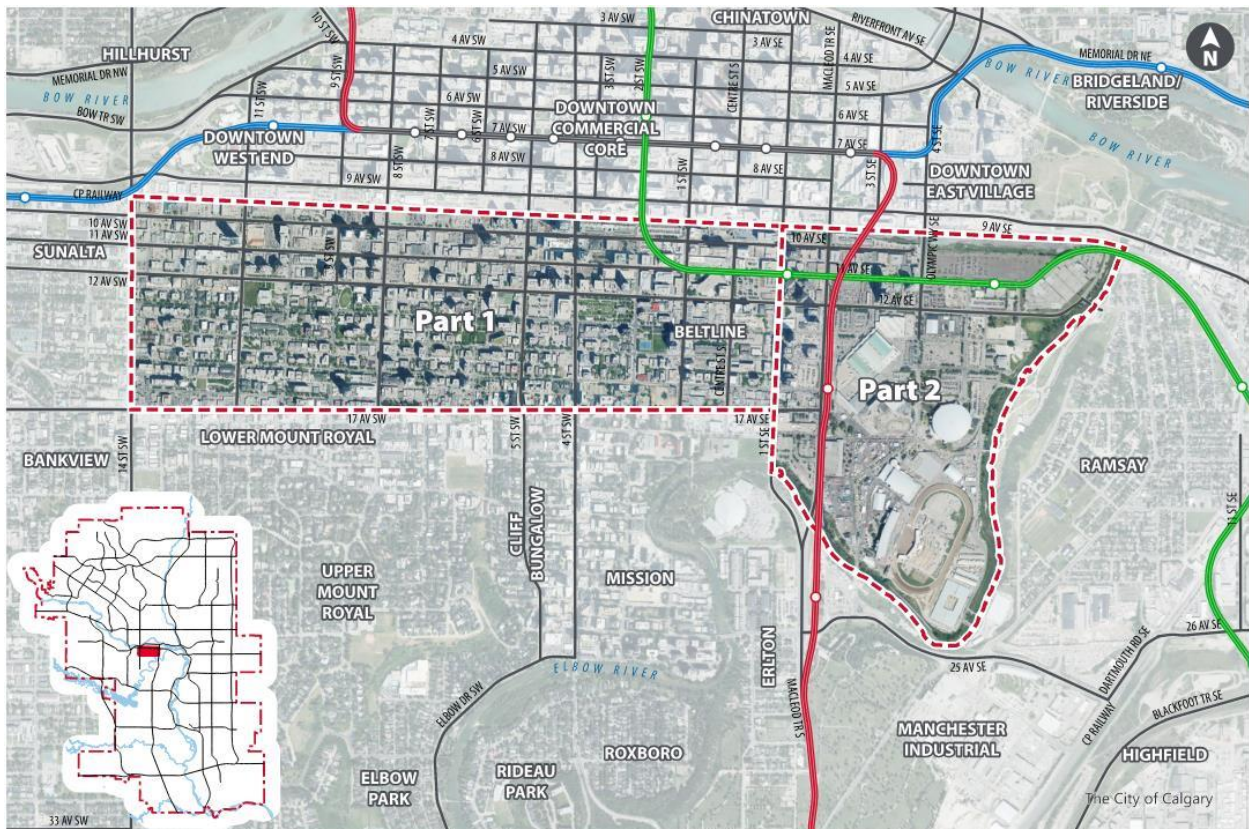
# Background

## Context

The *Beltline Area Redevelopment Plan* (ARP) was adopted by Council in 2006 May, establishing the vision for a vibrant, high-density and mixed-use community. Subsequently, the Centre City Districts and density bonus options were added to the Land Use Bylaw 1P2007 in 2008 to implement the vision and policies of the *Beltline ARP*.

The *Beltline ARP* was amended in 2019 April and Part 2 was added to support the realization of a Master Plan vision to create a cultural and entertainment district in Calgary.

Over the last 18 years, the area has experienced significant growth, transforming into a vibrant diverse community. A number of projects are contributing to the need for ARP amendments, including a new *Greater Downtown Plan*, the 17 Avenue South extension project and the arrival of the Green Line.



## Previous Council Direction

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May 15, 2006

**Council approved the Beltline Area Redevelopment Plan and repealed the Victoria Park East and Connaught/West Victoria Area Redevelopment Plans (CPC2006-048)**

That Council: 1. APPROVE the proposed Adoption of the Beltline Area Redevelopment Plan, in accordance with the Land Use Planning and Policy recommendation; and 2. Give three readings to the proposed Bylaw. 3. AMEND the Core Area Policy Brief to remove all references to the area south of the CPR tracks; 4. REPEAL the Connaught/West Victoria Area Redevelopment Plan (Bylaw 21P82, as amended); 5. REPEAL the Victoria Park East Area Redevelopment Plan (Bylaw 18P83, as amended); 6. APPROVE the following projects as eligible for Beltline Community Investment Fund (BCIF) funding, once the BCIF is established, or that cash contributions for bonusing be directed to these projects prior to the BCIF being established:

- Central Memorial Park redevelopment
- 11 Avenue SW streetscape improvements
- 12 Avenue SE streetscape improvements
- 17 Avenue Urban Design Strategy Implementation
- 13 Avenue Greenway Design and Development;

7. ADOPT \$270 per square metre as the average land value per square metre of buildable floor area for the purpose of implementing the Beltline ARP bonus system; and 8. DIRECT Administration to undertake a comprehensive land value study in the Beltline for the purpose of updating the average land value and that this study be brought forward to Council no later than March, 2007. Preparation of the study shall include consultation with the development industry, specifically, the Calgary Region Home Builders Association and the Urban Development Institute.

April 29, 2019

**Council adopted amendments to the Beltline Area Redevelopment Plan (creating Parts 1 and 2) and Land Use Bylaw (PUD2019-0007)**

That with respect to Report PUD2019-0007, the following be adopted: 1. That Council: ADOPT, by bylaw, the proposed amendments to the Beltline Area Redevelopment Plan; and 2. Give three readings to Proposed Bylaw 34P2019. 3. ADOPT, by bylaw, the proposed amendments to the Land Use Bylaw 1P2007 and; and 4. Give three readings to Proposed Bylaw 35P2019. 5. DIRECT Administration to proceed with amendments to Phase 2 of the Beltline ARP.