

Letters from Engaged Parties



January 19,  
2024

January 19, 2024

Dear Mr. Morgan Huber,

**Re: Beltline Area Redevelopment Plan: Part 1 Amendments**

On behalf of Calgary Municipal Land Corporation (CMLC), I'd like to take the opportunity to thank-you for the opportunity to review and provide comments on the Beltline Area Redevelopment Plan: Part 1 Amendments. Created in 2007 by The City of Calgary, CMLC exists to achieve the City's objectives for urban densification and community renewal, infrastructure investment and placemaking. Led by CMLC and approved by Calgary City Council in 2018, the Rivers District Master Plan is a 20-year vision for the redevelopment of Stampede Park and east Victoria Park as Calgary's Culture + Entertainment District. The vision of the master plan includes 4M sq. ft. of mixed-use development and over 8,000 new residents living in a vibrant, walkable and active community. The District is anchored by the major city-building projects including the BML Centre Expansion and critical connectors including the redevelopment of Stampede Trail, and the 17 Ave S.E. Extension and Victoria Park/Stampede LRT Station Rebuild.

I am pleased to inform you that CMLC is supportive of the proposed amendments to Part 1 of the Beltline Area Redevelopment Plan. CMLC is invested in ensuring that the Beltline Area Redevelopment Plan: Part 1 aligns with Beltline Area Redevelopment Plan: Part 2, as it is essential to bolstering the vision of the Rivers District Master Plan and the success of the Culture + Entertainment District.

We look forward to the proposed amendments in Part 1 stewarding the successful development of Calgary's Beltline area.

Sincerely,

A handwritten signature in blue ink, appearing to read 'CLARE LEPAN', is written over a light blue horizontal line.

Clare LePan  
Vice President, Communication & Strategic Partnership,  
Calgary Municipal Land Corporation

Calgary Municipal  
Land Corporation  
430 - 8 Avenue SE  
Calgary, Alberta  
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info@calgarymlc.ca  
calgarymlc.ca



January 31, 2024

Morgan Huber, RPP, MCIP  
Senior Planner, Greater Downtown Team  
Community Planning | Planning & Development Services  
The City of Calgary | Mail code: #8075

Beltline ARP review.

The Victoria Park BIA would like to extend its deepest gratitude to the entire team that has been involved in the Beltline ARP review process. The care and attention to detail has been exceptional along with a genuine interest in hearing from stakeholders.

We are obviously most pleased with the changes to the neighbourhood names and feel that this more accurately respects the social geography of the area.

This has been a very long process with multiple revisions getting us to where we are today. We are pleased to report that nearly all our comments and concerns have been addressed or integrated into the current draft to the point where what remains can be addressed by other mechanisms.

Having participated in ever major planning and policy document review for the Greater Downtown/Beltline in the last 17 years we can wholeheartedly say that this has been one of the best experiences we have had.

We look forward to the updated ARP enabling more and better-quality development in the years to come.

Sincerely,

A handwritten signature in black ink that reads "David Low".

David Low  
Executive Director



January 31, 2024

Morgan Huber  
Senior Planner, Greater Downtown Team  
Community Planning  
City of Calgary

Dear Morgan,

**Re: The Beltline ARP**

I am writing to indicate support for the Beltline Area Redevelopment Plan (ARP), which is to be presented to the Infrastructure and Planning Committee on February 21 in anticipation of Council approval on April 9.

Heritage Calgary is a charitable Civic Partner of The City of Calgary focused on the research, education, and preservation of our shared heritage in Calgary. We believe heritage is a dynamic process by which identity is experienced, interpreted, and represented, and take pride in working with Calgarians to honour the fabric that we are all a part of.

The proposed ARP outlines ways in which to protect and enhance the Beltline's unique character and heritage through a number of policies and incentives. These policy tools assist in the conservation of heritage resources, character buildings, and public spaces, encouraging their rehabilitation and adaptive reuse (section 2.2.4).

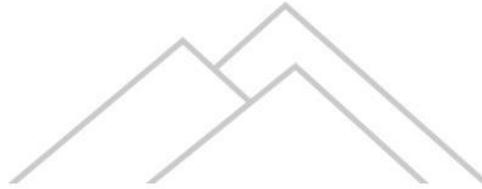
This document also acknowledged two historic commercial areas; on 11 ST SW and portions of 10 AV and 1 ST SW (section 4.5), and the specific historic nature of the Warehouse district (section 4.6), and includes supporting policies, incentives, and guidelines regarding future development of these areas.

Heritage Calgary supports the proposed Beltline ARP and the policies outlined therein that ensure Calgary's history and heritage continues to contribute to the development of this inner-city neighbourhood. If you have any questions, please do not hesitate to contact me at 587 316 9870 or at [jtraptow@heritagecalgary.ca](mailto:jtraptow@heritagecalgary.ca).

Sincerely,

A handwritten signature in blue ink that reads 'Josh Traptow'.

**Josh Traptow,**  
**Chief Executive Officer**  
**Heritage Calgary**



February 9, 2024

**Delivered by Email**

The City of Calgary  
P.O. Box 2100, Station "M"  
Calgary, Alberta T2P 2M5

**Attention: Members of Infrastructure and Planning Committee**

Dear Committee Members:

**Re: Proposed Beltline Area Redevelopment Plan, Part 1**

Building Industry and Land Development Calgary Region (BILD) is a non-profit organization that has a membership base that includes all facets of residential home and commercial construction, including builders, renovators, developers, trades, suppliers, and professional companies involved in the building industry. We advocate for affordability, quality, choice, and innovation. The residential construction industry in Calgary employs nearly 58,000 people and pays approximately \$4.4 billion in wages annually for on and offsite jobs, resulting in nearly \$9.6 billion in annual built investment value.

On behalf of BILD, we would like to express our appreciation for the work done by Administration in bringing the Beltline Area Redevelopment Plan, Part 1 (ARP) to fruition. We value the working relationship and transparency fostered by Morgan Huber, Project Lead, throughout the process. Thank you for coordinating with other policy initiatives and incentivizing the development of 3 or more bedroom units. As we work towards achieving housing affordability, statutory policy documents like the Beltline ARP play a crucial role in supporting housing affordability and mitigating rising housing costs.

Once again, thank you to Administration for their diligent work. We look forward to ongoing and future collaboration with the City.

If you have any questions or comments, please do not hesitate to contact me.

Yours truly,  
BILD Calgary Region

A handwritten signature in black ink, appearing to read "Brian Hahn".

Brian Hahn, CEO BILD CR

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p: 403.235.1911 • e: [info@bildcr.com](mailto:info@bildcr.com) • w: [bildcr.com](http://bildcr.com)





February 12, 2024

The City of Calgary  
Community Planning, Planning and Development Services  
800 Macleod Tr. SE  
Calgary, Alberta T2P 2M5

ATTN: Morgan Huber, Senior Planner, Greater Downtown Team

**RE: Letter of Support for the Proposed Revisions to the Bellline ARP (Part 1)**

Dear Morgan,

On behalf of the Bellline Neighbourhoods Association (BNA), I am writing to express our support for the proposed amendments to the Bellline Area Redevelopment Plan (ARP), Part 1. With the commencement of the Part 1 amendment process in early 2020, the BNA has worked closely and continuously with the City through our Bellline Urban Development Committee. We sincerely appreciate the level of engagement we received from the Community Planning team and are grateful for the City's committed partnership throughout the process. Over the course of nearly four years, we met with the planning team on several occasions and were provided with numerous opportunities to provide feedback and commentary.

The draft ARP is a reflection of a shared vision for the future of the Bellline. Many of the issues and considerations that we brought to the attention of the planners have been thoughtfully integrated into the amended ARP. This collaborative process has helped ensure that the voices of Bellline residents and stakeholders are reflected in the document. We recognize that the current version of the ARP has been highly successful and has laid a strong foundation for urban development in our area. The amendments to the ARP represent an important evolution of this document and help align it with the City's current policy objectives and the modern realities of the Bellline's demographic landscape. This update represents a positive step towards a more inclusive, sustainable, and vibrant community and we are confident that the new ARP will support the continued growth and success of our community. We extend our thanks to the City's team for their dedication, openness, and hard work in bringing the updated ARP (Part 1) to fruition.

As an aside, we continue to urge the City to make similar amendments to Part 2 of the ARP (representing the portions of the Bellline to east of 1 Street SE). This policy continues to contain language that contradicts our shared vision for the community, such as a lack of clear policy direction on the creation of standalone surface parking. As an example, this omission facilitated the development of what is now the Greater Downtown's largest contiguous and underutilized surface parking facility (along 11 Avenue SE between 4 Street SE and the Victoria Park Garage). Such spaces not only detract from the public realm but continue to reflect negatively on the City's commitment to building a sustainable and vibrant Culture and Entertainment District. To avoid such negative outcomes in the future, we believe it would be of value to align the language in Part 2 with the Part 1 amendments and for the two documents to be re-amalgamated.

Thank you again for considering our feedback as we collectively move towards a brighter future for the Bellline community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tyson Bolduc'.

Tyson Bolduc  
Director of Planning and Urban Development  
Bellline Neighbourhood Association



BELTLINEYYC.CA