



Amendments to the Beltline Area Redevelopment Plan and Land Use Bylaw 1P2007 + Beltline Parks and Public Realm Playbook

2024 February 21



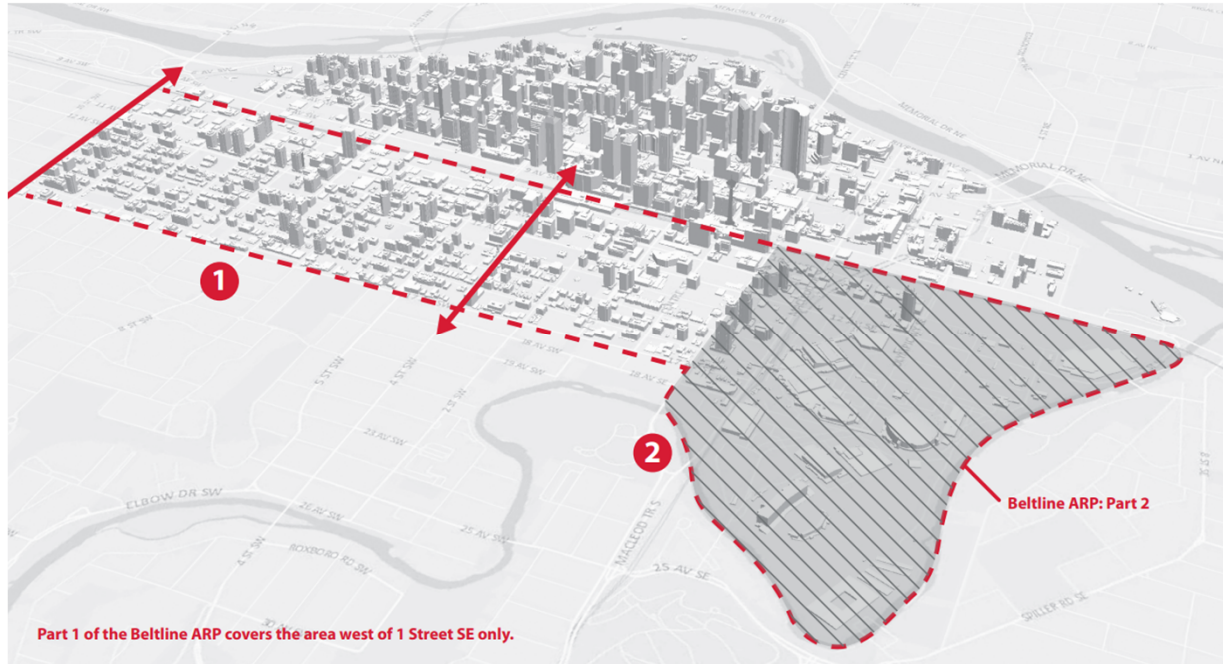
Recommendations

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 (ARP) (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).




Previous Council Direction

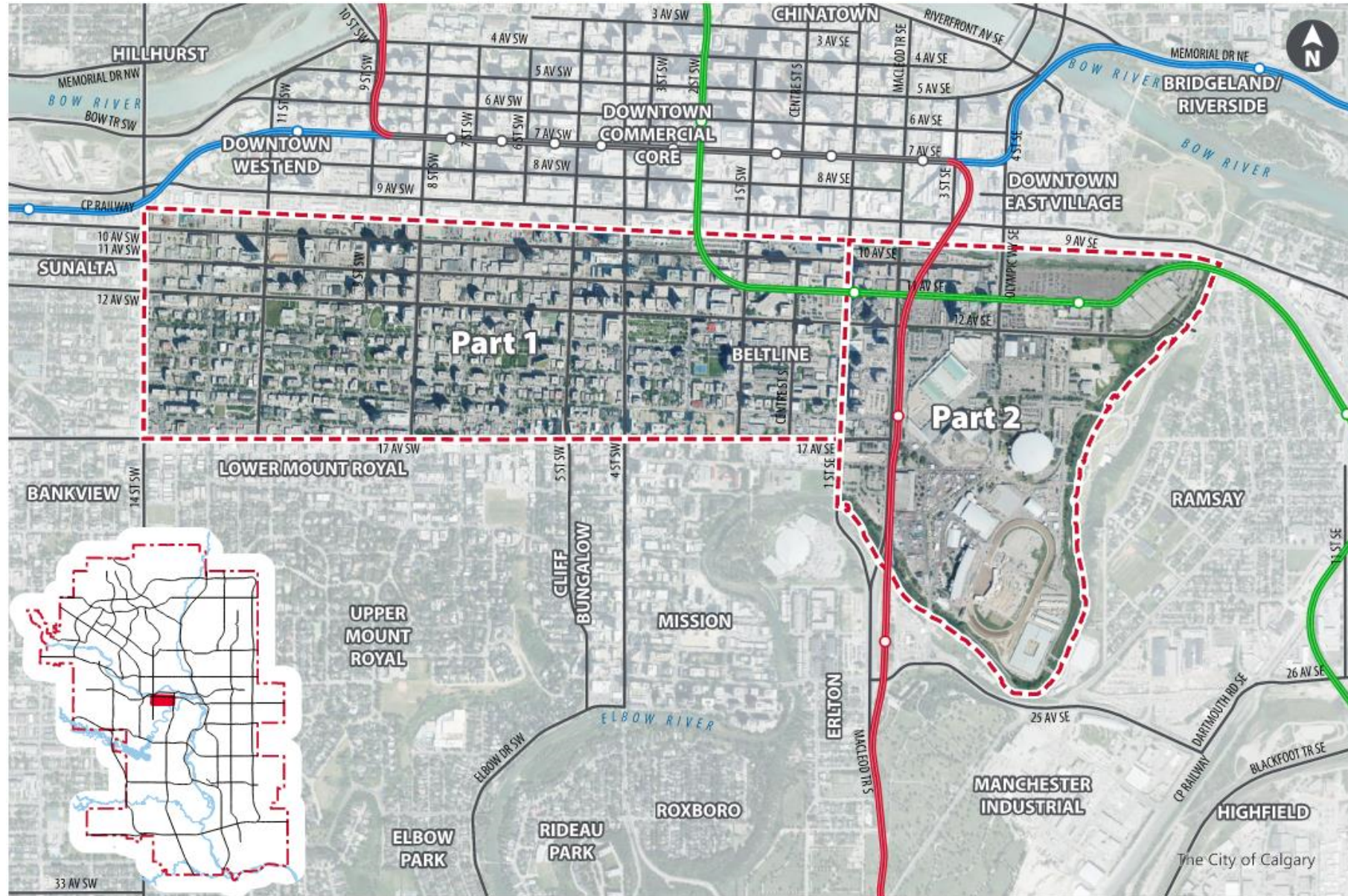


- Council adopted the original Beltline ARP on 2006 May 15
- The ARP was amended on 2019 April 29 to include a new Part 2 to facilitate development of a Culture and Entertainment District along with the Rivers District Master Plan (RDMP)
- Council directed Administration to proceed with amendments to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





Beltline Area Redevelopment Plan Boundary





Core Ideas of the ARP:

1. Foster and support neighbourhoods
2. Take an artful approach to everything Beltline
3. Provide for high-density and mixed-use development while ensuring neighbourhood livability
4. Protect and enhance unique character and heritage
5. Improve walking and wheeling environment and manage transportation demand
6. Encourage diversity in building types and styles
7. Provide for a variety of physical and social environments and housing types
8. Improve the public realm
9. Promote development that will foster a low-carbon and climate resilient neighbourhood
10. Promote processes that are open to creativity and innovation and reward achievement of the vision and principles



ARP Amendment Highlights

Policy Alignment



- ARP: Part 2
- Greater Downtown Plan
- Centre City Urban Design Guidelines

Parks and Public Realm



- Where guidance from the Playbook is implemented through policy

Climate Change



- Mitigation and Adaptation policies in alignment with other LAPs

Housing Choice



- Incentive policy to provide housing choice and encourage a variety of housing types in Beltline

Beltline History



- Revised to include stories from Indigenous, Chinese and LGBTQ2+ communities



Land Use Bylaw Amendment Highlights

Three- or more-bedroom unit incentive to provide housing choice for Calgarians



Transit Station Integration incentive policies for LRT and BRT

Heritage Commercial Concentration Areas incentive policies



Refinements to the density bonusing provisions and calculation methodology

What does this mean to Calgarians?

Why does this matter?



Beltline Parks and Public Realm Playbook



Origins

Beltline Neighbourhood Association (BNA) and The City identified the need for a technical analysis of Beltline parks and public realm.

The BNA worked with their local Councilor for funds for this research.

Purpose

The Playbook is intended to **identify park and public realm needs, using the latest data available.**

Best practice and other qualitative and quantitative research then provides suggested direction for how to address those needs. Further public engagement is required before any improvements and investments are made.



Six volume background report set showcasing both qualitative and quantitative research

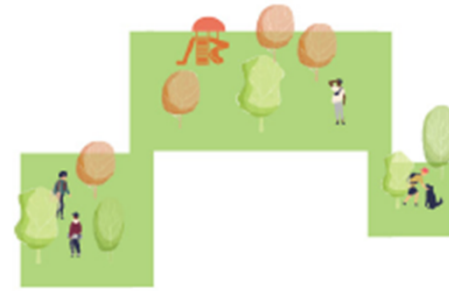


Advisory Group

Cross-departmental City of Calgary team with a BNA representative:

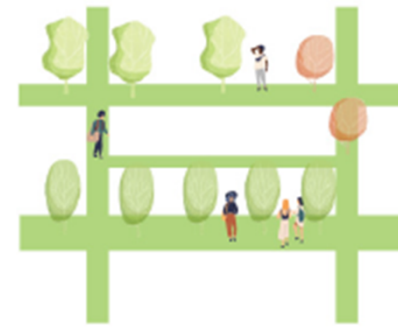
- Advised on alignment with City direction, practices and local context
- Provided data and research suggestions
- Reviewed the communication of the analysis results
- Critiqued the presentation of ideas and recommendations

Philosophy



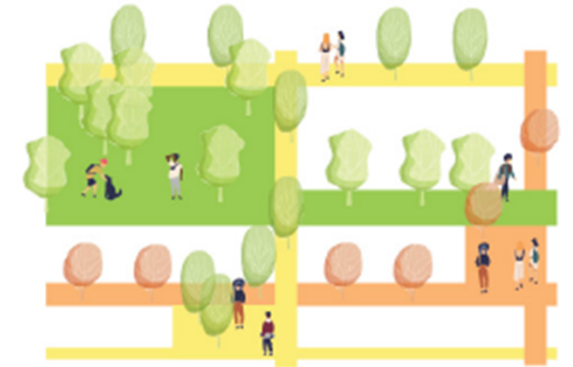
One Park

Every park and public realm area are components of a single park space.



Park-like Public Realm

With a deficit of parks, the public realm has to do more for recreation, leisure and social functions.



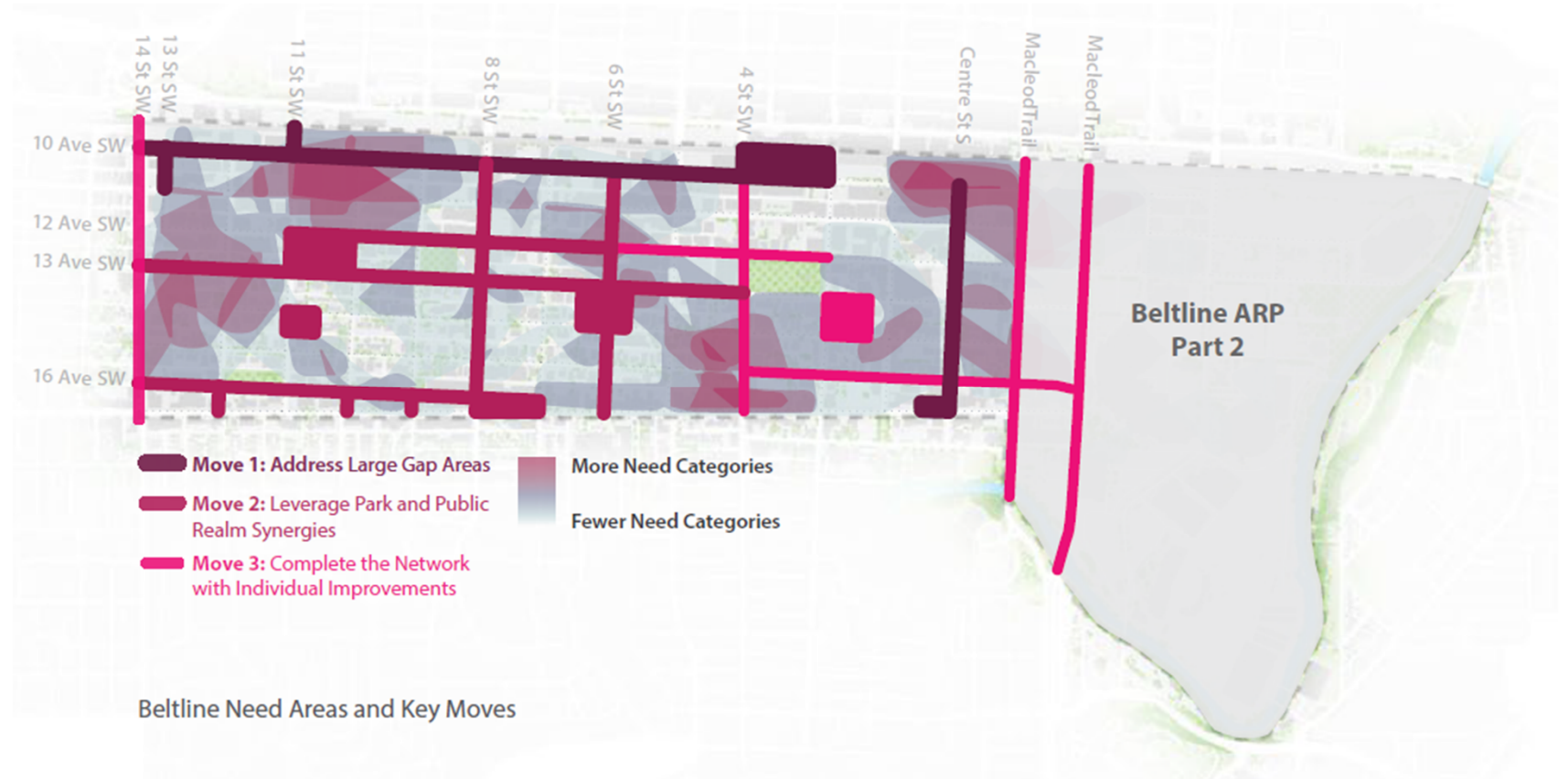
Vibrant and Green Network

Integrate green and vibrant spaces throughout to provide a range of experiences.



Playbook Recommendations

- 1. Address large gap areas** through a park-like public realm to relieve park pressure and bridge network gaps
- 2. Leverage park and public realm synergies** by improving both types of spaces in tandem to increase impact
- 3. Complete the network with individual improvements**





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