

Background and Planning Evaluation

Background and Site Context

The subject parcels are located in the southeast community of Beltline, within the grounds of the Calgary Stampede. The parcels are previously closed road allowance and are approximately 1.42 hectares \pm (3.53 acres \pm) in size.

Both 13 Avenue and 5 Street SE were part of a previous road closure bylaw, approved by Council in 2006. This previous road closure was done in anticipation of the expansion of the Calgary Stampede grounds. Despite approval of this previous road closure, since 2006 operationally, 13 Avenue and 5 Street SE have continued to function as road. As both 13 Avenue and 5 Street SE will form part of the new Calgary Event Centre, and as the new building will occupy a portion of these closed roads, it is necessary to notify members of the public of the formal closure of 13 Avenue and 5 Street SE through this road closure application.

The lands surrounding 13 Avenue and 5 Street SE comprise surface parking lots to the north and south, with Calgary Stampede Headquarters to the south, the BMO Centre to the west, the legally protected Stephenson & Co building and Stampede Youth Campus to the east.

Both 13 Avenue and 5 Street SE are designated a Direct Control (DC) District ([Bylaw 4Z2006](#)) which was created to allow for the long-term development of Stampede Park. No land use is required to facilitate this road closure, or the construction of the new Calgary Event Centre.

Community Peak Population Table

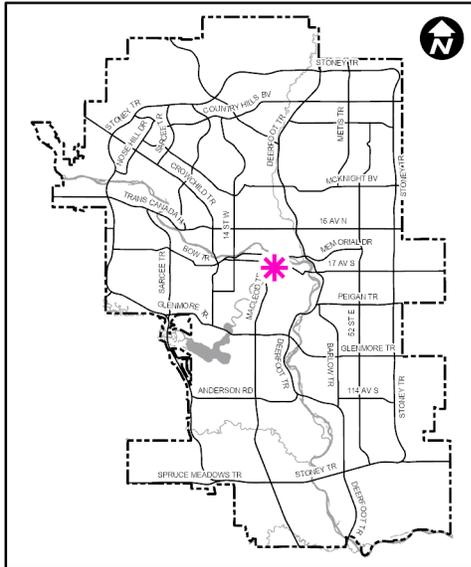
As identified below, the community of Beltline reached its peak population in 2019.

| Beltline | |
|------------------------------------|------------|
| Peak Population Year | 2019 |
| Peak Population | 25,129 |
| 2019 Current Population | 25,129 |
| Difference in Population (Number) | \pm 0.00 |
| Difference in Population (Percent) | 0% |

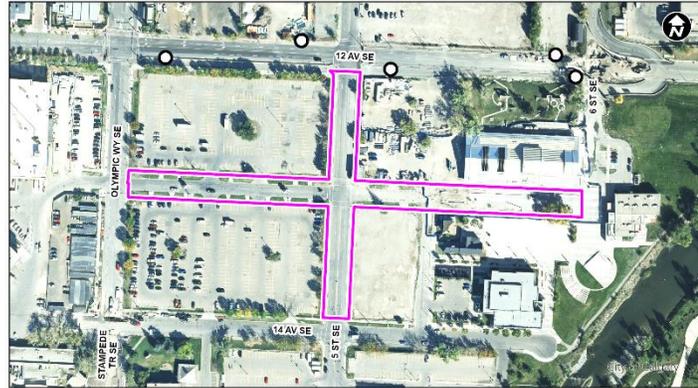
Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Beltline Community Profile](#).

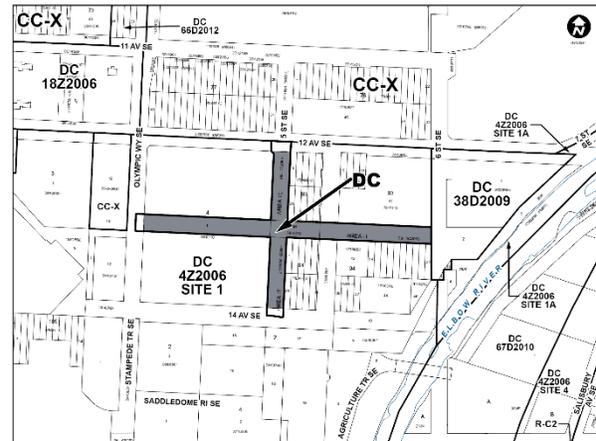
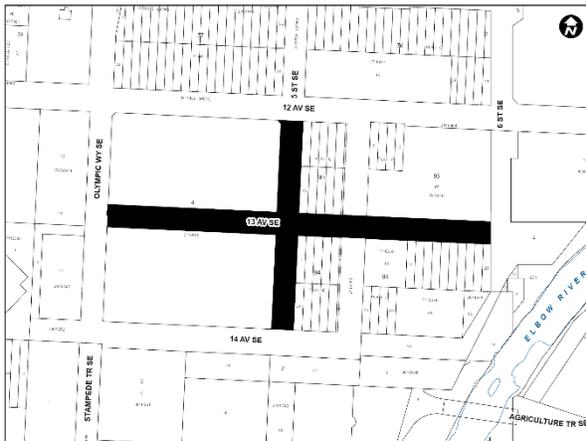
Location Maps

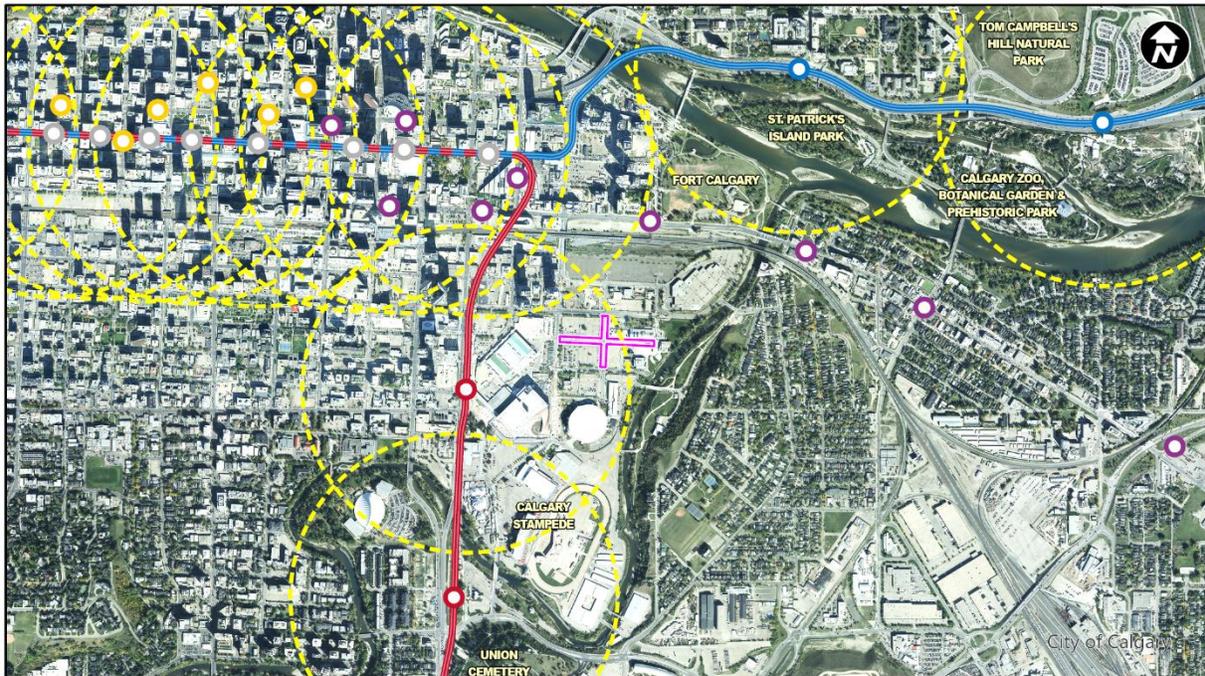


Road Closure



Proposed Land Use





Previous Council Direction

In 2006 Council approved bylaw 1C2006 (attachment 4) for the roads around the event centre parcel, see above (Background and Site Context) for additional information.

Planning Evaluation

Road Closure

This proposal includes the closure of approximately 1.42 hectares \pm (3.53 acres \pm), a portion of 13 Avenue and 5 Street SE.

As part of overall works associated with delivery of the new Calgary Event Centre, a new 5A street is proposed to be constructed to the east of the event centre block and will link 12 Avenue with 14 Avenue SE through a new north-south connection providing access for pedestrians, cyclists and vehicles. The Road Closure Conditions are included in Attachment 2.

Land Use

The existing DC District is based on Land Use Bylaw 2P80 and applies to the entire Calgary Stampede Grounds. This DC divides the Stampede Grounds into six sites and allows for a range of uses (from commercial, industrial to special purpose) and development rules to cater to the long range redevelopment of the Grounds in a manner sensitive to the adjacent communities of Beltline and Ramsay.

Transportation

The historical road closure for 5 Street SE is being offset by the introduction of a new road, situated approximately 60 meters east of the current 5 Street SE alignment. This new thoroughfare, designated as 5A Street SE, will ensure continued connectivity between 12

Avenue SE and 14 Avenue SE, thus preserving access from 12 Avenue SE to the Calgary Stampede Grounds.

Utilities and Servicing

Utility removals within the road closure areas have been completed or are imminent. There are no utility or servicing concerns with the proposed road closure application.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns 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)

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). This application 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 parcels are located within the Greater Downtown Activity Centre in Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). Greater Downtown MDP planning policies emphasize this area of the city as the primary hub for business, employment, living, culture, recreation and entertainment, with high density residential development which includes support services.

While there are no specific MDP policies which speak to this road closure or the site, this application is in alignment with MDP Policy.

Calgary 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 approval stages.

Beltline Area Redevelopment Plan: Part 2 (Statutory 2019)

This road closure application does not conflict with the [Beltline Area Redevelopment Plan](#) (ARP), nor the Beltline ARP maps, and the new 5A Street when constructed will allow for walking and wheeling options within the plan area, as well as the possibility of future transit.