

Road Closure in Beltline (Ward 8) at 519 – 12 Avenue SE, LOC2024-0085

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed closure of 0.0005 hectares \pm (0.0012 acres \pm) of road adjacent to 519 – 12 Avenue SE (Plan 2411203, Area M) with conditions (Attachment 2).

HIGHLIGHTS

- This application seeks to close a portion of 5 Street SE and 12 Avenue SE to allow for the future construction of a new Calgary Event Centre. As noted in the Applicant Submission (Attachment 3) two road closure applications are required, this application will proceed to Calgary Planning Commission and land titles to enable registration of the road closure plan, whereas LOC2024-0081 will proceed to Calgary Planning Commission and Council only, as Bylaw 1C2006 has already been registered with land titles.
- The proposed road closure aligns with the policies of the *Municipal Development Plan* (MDP) and the *Beltline Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? This road closure allows for a corner cut at the junction of 5 Street SE and 12 Avenue SE and remains outstanding from the original subdivision for the site.
- Why does this matter? This road closure will allow for the development of the Calgary Event Centre by providing for a corner cut at 5 Street and 12 Avenue SE.
- A Development Permit for stripping and grading (DP2024-01425) and a Development Permit for excavation and shoring (DP2024-01432) for the Calgary Event Centre have been submitted and are under review. A Development Permit for the Calgary Event Centre building has not yet been submitted, but is anticipated in Q3, 2024.
- There is no previous Council direction related to this road closure.

DISCUSSION

This application, in the southeast community of Beltline, was submitted by Stantec Architecture on behalf of the Calgary Stampede (owner of the parcels as of the date of the application) and the City of Calgary (Public Spaces Delivery) (current owner of the parcels) on March 13, 2024. A Development Permit for stripping and grading (DP2024-01425) and a Development Permit for excavation and shoring (DP2024-01432) for the Calgary Event Centre have been submitted and are under review.

As noted in the Applicant Submission (Attachment 3), the intent of the application is to close a small portion of the SW corner of 5 Street and 12 Avenue SE which remains outstanding from the original subdivision of the parcel and is required to be closed to allow for the future development of the new Calgary Event Centre.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

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ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. Given the scope of the application, the applicant did not consider any additional engagement beyond the standard City process to be necessary.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

No public comments were received at the time of writing this report.

No comments from the Beltline Neighbourhoods Association were received. Administration contacted them to follow up and no response was received.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment application will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

This road closure application does not have any social impacts.

The construction and future delivery of the new Calgary Event Centre will deliver significant social benefits to all Calgarians, and these will be considered as part of a future development permit.

Environmental

This application does not include actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*.

Climate mitigation measures for the new Calgary Event Centre will be reviewed as part of a future development permit.

Economic

This road closure application does not have any direct economic impact.

The construction and future delivery of the new Calgary Event Centre is considered to create short, medium and long term economic benefits to the Stampede grounds, the Beltline

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community, downtown Calgary and the City of Calgary which will be considered as part of a future development permit.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Road Closure Conditions
3. Applicant Submission
4. Registered Road Closure Plan

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform