

# Background and Planning Evaluation

## Background and Site Context

The subject parcel is located in the southeast community of Beltline, on the grounds of the Calgary Stampede. The parcel is approximately 0.0005 hectares  $\pm$  (0.0012 acres  $\pm$ ) in size and comprises a small chamfer at the corner of 13 Avenue SE and 5 Street SE. The parcel remains outstanding from the original subdivision and is required to be closed to allow for the development of the new Calgary Event Centre.

The parcel is designated a Direct Control (DC) District ([Bylaw 4Z2006](#)) which was created to allow for the long-term development of Stampede Park. No land use redesignation is required to facilitate this road closure, or construction of the new Calgary Event Centre, as Land Use Bylaw 2P280 rules also apply to road rights-of-way within each district.

## Community Peak Population Table

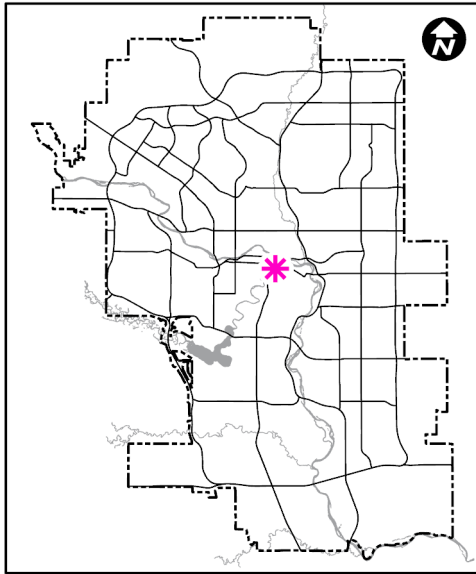
As identified below, the community of Beltline reached its peak population in 2019.

<b>Beltline</b>	
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](#).

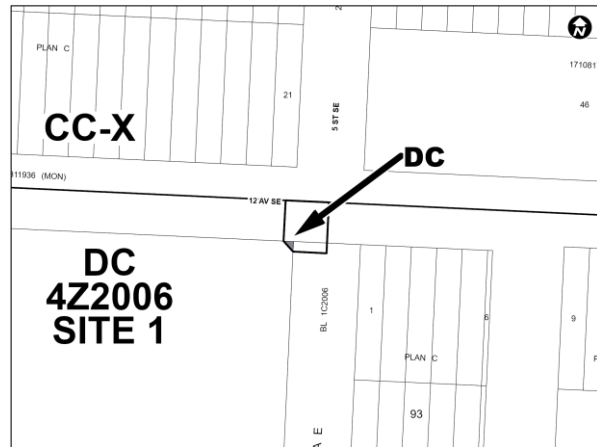
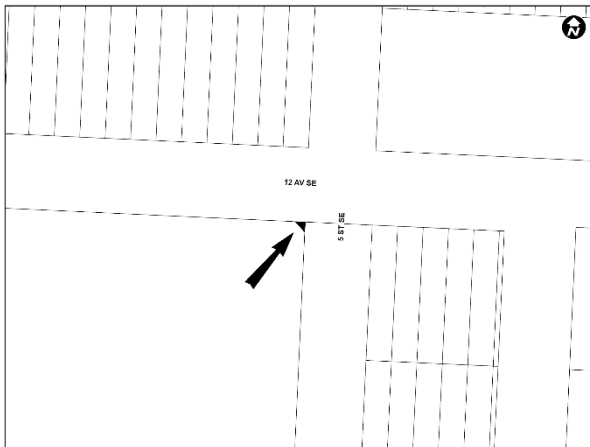
## Location Maps



Road Closure



Proposed Land Use





## Previous Council Direction

None.

## Planning Evaluation

### Road Closure

This proposal includes the closure of approximately 0.0005 hectares  $\pm$  (0.0012 acres  $\pm$ ) at the junction of 13 Avenue SE and 5 Street SE.

As part of overall works associated with delivery of the new Calgary Event Centre, a new 5A Street SE is proposed to be constructed to the east of the Calgary Event Centre block and will link 12 Avenue SE with 14 Avenue SE through a new north-south connection providing access for pedestrians, cyclists and vehicles. The Road Closure Conditions of Approval 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-term redevelopment of the Stampede Grounds in a manner sensitive to the adjacent communities of Beltline and Ramsay.

### Transportation

The corner cut subject of this road closure is not required as 5 Street SE is a closed road. There are no associated mobility impacts resulting from this area closure.

### **Utilities and Servicing**

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.