

## **Road Closure in Beltline (Ward 8) at multiple addresses, LOC2024-0081**

### **RECOMMENDATIONS:**

That Calgary Planning Commission recommend that Council give three readings to the proposed closure of 1.08 hectares  $\pm$  (2.6 acres  $\pm$ ) of road at 13 Avenue SE, legally described as that portion of 13 Avenue South East which lies east of a straight line drawn from the southeast corner of Lot 21 in Block 90 on said Plan to the Northeast corner of Lot 20 in Block 97 on said plan and west of Lot 2MR Block 1 Plan 8210096 containing 1.084 Hectares (2.68 acres) more or less excepting thereout all mines and minerals and 0.34 hectares  $\pm$  (0.84 acres  $\pm$ ) of road at 5 Street SE, adjacent to 12 Avenue, 14 Avenue and Stampede Trail SE legally described as that portion of 5 Street South East Lying south of 12 Avenue South East and North of 13 Avenue South East containing 0.172 hectares (0.42 acres) more or less excepting thereout all mines and minerals and that portion of 5 Street southeast lying south of 13 Avenue southeast and north of 14 Avenue south east containing 0.172 hectares (0.42 acres) more or less excepting thereout all mines and minerals, with conditions (Attachment 2).

### **RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024 JULY 18:**

That Council give three readings to **Proposed Bylaw 9C2024 for the** closure of 1.08 hectares  $\pm$  (2.6 acres  $\pm$ ) of road at 13 Avenue SE, legally described as that portion of 13 Avenue South East which lies east of a straight line drawn from the southeast corner of Lot 21 in Block 90 on said Plan to the Northeast corner of Lot 20 in Block 97 on said plan and west of Lot 2MR Block 1 Plan 8210096 containing 1.084 Hectares (2.68 acres) more or less excepting thereout all mines and minerals and 0.34 hectares  $\pm$  (0.84 acres  $\pm$ ) of road at 5 Street SE, adjacent to 12 Avenue, 14 Avenue and Stampede Trail SE legally described as that portion of 5 Street South East Lying south of 12 Avenue South East and North of 13 Avenue South East containing 0.172 hectares (0.42 acres) more or less excepting thereout all mines and minerals and that portion of 5 Street southeast lying south of 13 Avenue southeast and north of 14 Avenue south east containing 0.172 hectares (0.42 acres) more or less excepting thereout all mines and minerals, with conditions (Attachment 2).

### **HIGHLIGHTS**

- This application seeks to close a portion of 5 Street SE and 13 Avenue SE, to allow for future construction of a new Calgary Event Centre on the closed road allowance (as well as parcels to the north, south and east). As noted in the Applicant Submission (attachment 3) two road closure applications are required. This application will proceed to Calgary Planning Commission and Council but will not go to land titles as Bylaw 1C2006 has been registered with land titles. This application formally notifies the public that these roads will be closed.
- 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 application, and the associated Public Hearing of Council, provides notice to the public of the City's intent to close portions of 13

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Avenue and 5 Street SE, to allow for the future development of the Calgary Event Centre.

- Why does this matter? Portions of 13 Avenue and 5 Street SE were previously closed by bylaw (1C2006) but those portions continued to be used as roads, it is important to notify the public of the intent to physically close these roads and construct a future development on portions of the closed road allowance.
- 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.
- As noted in Attachment 4 in 2006, Council held a Public Hearing to close roads surrounding the Calgary Event Centre parcel.

### **DISCUSSION**

This application, in the southeast community of Beltline, was submitted on March 13, 2024 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). 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's submission (Attachment 3) the intent of this application is to close a portion of 13 Avenue and 5 Street SE which were previously closed by bylaw (1C2006) but have operationally remained open and in use. As portions of 13 Avenue and 5 Street SE will be built upon with the future construction of the Calgary Event Centre, it is necessary to hold a public hearing to inform members of the public of the applicant's intent with respect to these roads.

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

### **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 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.

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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, beyond informing members of the public of the status of 13 Avenue and 5 Street SE.

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 Community, downtown Calgary and the City of Calgary as a whole 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.

Planning and Development Services Report to  
Calgary Planning Commission  
2024 July 18

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**ATTACHMENTS**

- 1. Background and Planning Evaluation
- 2. Road Closure Conditions
- 3. Applicant Submission
- 4. Original Road Closure Bylaw
- 5. **Proposed Bylaw 9C2024**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform