

External Circulation Comments

September 18, 2024
Gareth Webster, File Manager
Circulation Control Planning and Development
P.O. Box 2100 Station M
Calgary, AB IMC 8201
cpag.circ@calgary.ca

RE: DP2024-05327 — Calgary Event Centre Block

Dear Gareth,

I am writing on behalf of the Beltline Neighbourhoods Association (BNA) in response to the development permit application for the proposed Event Centre at 519 12 Avenue SW. The BNA previously provided feedback for the 2021 land-use redesignation application for this project, and we are pleased to see that the current proposal, which benefits from a larger site, addresses many of the concerns we raised with the earlier design.

Our Beltline Urban Development Committee (BUDC) has carefully reviewed the latest application. Additionally, we had the opportunity to meet with the applicant on July 31, 2024, as part of a broader community stakeholder effort, to discuss the proposal in further detail.

As the Event Centre represents a substantial investment of public dollars—with the City expecting limited direct monetary returns from facility revenues—we recognize the importance of the potential indirect benefits, such as increased tourism and development. With public funding, it is essential that the Event Centre contribute positively to the neighbourhood and public realm, advance the vision for the Culture and Entertainment District, align with the goals of the Beltline ARP, and be consistent with the City's sustainability objectives. Our feedback on the development permit application is framed with these priorities in mind.

Public Realm

The Rivers District Master Plan identifies the intersection of 12 Avenue and 4 Street SE as a “critical corner,” and refers to it with terms like “Centre Ice,” highlighting its importance as a key node. However, the new Event Centre design prioritizes the opposite, southwest corner of the building as its primary entrance. This southwest access point features the largest gate to the facility and a more expansive plaza than what has been designed for the northwest corner, facing the critical intersection. This design implies a primarily inward orientation, facing the Calgary Stampede's extensive surface parking lot. While the treatment of the northwest corner has improved significantly from the earlier design, the BNA continues to believe that this corner should be the building's most prominent face. It offers a vital opportunity to engage with the public realm, open up to the community and better align the facility with nearby developments and key infrastructure, such as the Green Line. Focusing the site plan towards the Stampede parking lot suggests an ongoing reliance on personal vehicle use as the primary means of accessing the facility—an approach we sincerely hope is not part of the long-term vision, especially given the significant ongoing investments in public transit and active transportation infrastructure in the area.

The BNA generally feels that the building's active edges, connected to its concourse level, have been effectively and thoughtfully designed. Once again, we recognize a significant improvement over previous iterations, which can be attributed, in part, to the expanded site.

Some members of our committee expressed concern about the deletion of the double alley of trees along 12 Avenue. This was a key aspect of the Stampede's previous investments in the public realm. As these are an important feature of the community for many people, we would encourage the applicant to explore opportunities to retain them.

Parking

We believe that providing on-site structured parking is unnecessary, wasteful, and a poor use of public funds. The current development permit includes approximately 550 parking stalls within the building—more than double the number from the previous proposal. By any measure, this represents a very large parking facility. We believe that this feature contradicts the reality of the site context and surrounding area, as well as the City's stated transportation and sustainability goals. Even with the loss of surface parking due to the new Event Centre, there remains ample supply in the immediate vicinity, with the Calgary Stampede alone retaining one of the largest parking portfolios in the city. Additionally, our understanding is that the existing Saddledome will be replaced with more surface parking after its demolition. Given this reality, we do not see any justification for further structured parking in the new Event Centre. If the goal is to provide dedicated parking for VIPs, improving the existing Saddledome parking garage and enhancing connections to the new building would be a far more prudent use of public funds.

For comparison, Scotiabank Arena in Toronto offers less than half the VIP parking spaces while hosting high value and well-attended NHL and NBA franchises. Vancouver's Rogers Arena has on-site parking, but none of it is available to patrons on game days. Both venues rely heavily on public transit. Edmonton's Rogers Place relies on the ICE District central parkade, which, when considered as a whole, offers significantly less parking than what is available within walking distance of the proposed Event Centre.

The new Event Centre is already well served by the Red Line LRT. In the future, it will be a short walk from the Green Line LRT and the province's much-publicized "Grand Central Station" vision, which could include both commuter and intercity rail lines. Given that the province is a funding partner for the project, we would have hoped for better alignment between these initiatives.

Noise Attenuation

We understand that the City is considering a relaxation of the Community Standards Bylaw to allow noise levels exceeding 50 dB to continue past 10:00 pm. This would be a permanent exemption, applying only to the new Event Centre site. We are aware that technologies exist to provide the necessary sound attenuation, which would negate the need for such an exemption. As reported by CBC, the cost of these measures is approximately \$8 million—just a small portion of the nearly \$1 billion overall budget. A reduction in the quantity of structured parking could easily offset this cost.

After hearing from community members, and particularly residents living near the site, the BNA strongly believes that the decision to forego sound attenuation must be reconsidered. The Beltline is not only a popular destination for visitors but also one of Calgary's densest and most populated residential neighbourhoods. It is important to recognize that the Beltline is home to thousands of people, and the BNA has long advocated for more family-friendly housing options, including affordable 3- and 4-bedroom units in new developments. Granting a

permanent exemption for excessive nighttime noise 365 days a year is completely antithetical to the type of neighbourhood we are working to create.

While it is commonly understood—and accepted—that living near Stampede Park comes with increased impacts during the 10 days of Stampede each year, the proposed exemption for the Event Centre far exceeds this expectation. It is both unreasonable and incorrect to equate the two scenarios. As a community association, we are not prepared to ask our residents to accept a bylaw amendment that could permanently diminish their quality of life in the Beltline. Therefore, we are prepared to advocate strongly for the City and CSEC to reconsider their commitment to implementing proper noise attenuation measures.

In summary, the BNA supports this application and is of the mind that the building will do much to help realize the full potential of the Rivers District. We are pleased to see that the design has been significantly improved from the original iteration that was presented in 2021, and we commend the applicant team for working to rectify concerns that were raised previously. With that in mind, we still believe there is room for improvement, particularly with respect to the interface with 12 Avenue at the northwest corner of the building, the approach to parking, and noise mitigation.

We appreciate the opportunity to provide feedback. Please feel free to reach out to me should you have any additional questions or concerns.

Sincerely,

Tyson Bolduc

Director of Planning, BNA

cc:

Ward 8 Office (caward8@calgary.ca)

Dave White, CivicWorks (david@civicworks.ca)

Development Circulations (DP.circ@calgary.ca)



TO: Gareth Webster, File Manager
FROM: Cynthia Klaassen, Heritage Resources Program Manager
DATE: Friday, November 15, 2024
RE: DP2024-05327 – Stephenson & Co. Building and the Event Centre

Dear Gareth,

Thank you for providing Heritage Calgary with a copy of the most recent version of the Development Permit Application for the captioned site which includes the integration of the Stephenson & Co. Building with the future Event Centre. Please refer to questions and comments below regarding the revisions shared in the updated DP.

Comments from Heritage Calgary

Heritage Calgary acknowledges the details that have been provided regarding the final design following the last comments submitted. Including details in this reconstruction is key to ensuring that the Regulated portions of the Stephenson & Co. Building are retained as per the agreement made in January, 2008. It also assists in the understanding of how the reconstruction will be integrated with the new Event Centre.

1.DPA2.401 HISTORIC STEPHENSON BUILDING FLOOR PLAN

- Updates for this section indicate that the historic stairs originally found in the interior are not to be recreated. As these were not included in the original agreement, Heritage Calgary accepts their omission.
- A new opening and door to the exterior on the west (originally east) façade includes more details in section 6. The original agreement only includes the fenestration of the second floor. Heritage Calgary notes that at the time the agreement was made, part of the ground floor was hidden by a shed-roof lean-to and, once exposed the east façade included a single door on the ground floor.



Image from 2008 on the left, compared to 2019 image on the right after the lean-to shed was removed.



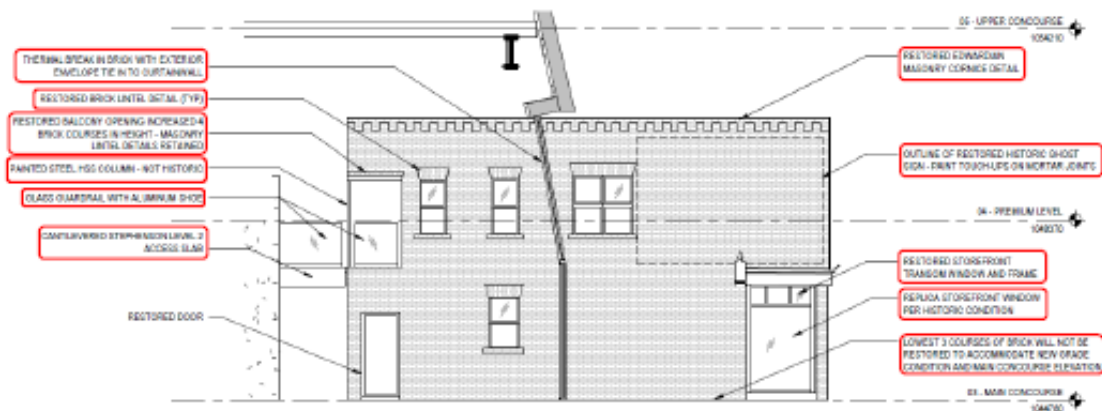
- Additional sections provide information regarding the integration of the second level with the VIP level of the Event Centre. The recreation of the second floor allows for the re-installation of the Gothic motif pressed metal ceiling and cornices of the second floor, thus fulfilling the 2008 Agreement.

2.DPA2.401 HISTORIC STEPHENSON BUILDING NORTH ELEVATION



- The updates DP offers more details regarding the masonry reconstruction, including the cornice and second floor window lintels, and includes the restored storefront cornice as per the 2008 Agreement.
- It also provides more information regarding the type of signage that will be placed in the main window of the primary façade.
- It indicates the restored door and exterior ceiling tile above the primary entrance, recreated as per the 2008 Agreement.
- Heritage Calgary notes further information regarding the primary Flush Entry Condition – Not Barrier Free (insufficient width) *Does this mean that the primary entrance will not be barrier free?*
- Heritage Calgary assumes that the details of the storefront Intervention request are sufficient for reconstruction, including the use of as much original material as possible for the framing and glazing of the primary façade windows.

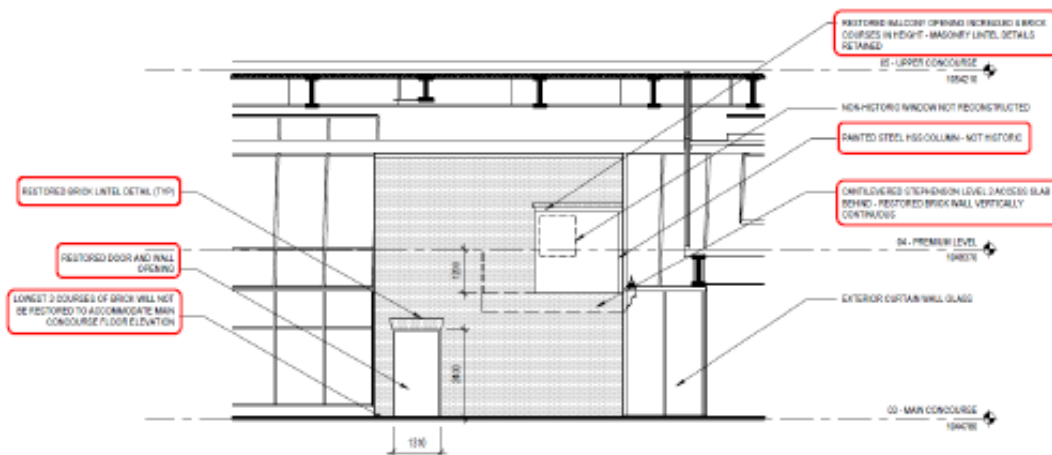
3.DPA2.401 HISTORIC STEPHENSON BUILDING EAST ELEVATION



- The updated DP offers more details regarding the masonry reconstruction, including the cornice and second floor window lintels as per the 2008 Agreement.

- Furthermore, it shows details of the Level 2 access, including the access slab and glass guardrails. Elements that are not historic are indicated as such.
- Although not included in the 2008 Agreement, further details confirm that the historic ghost sign will be reintegrated into this façade, including paint touch-ups on mortar joints are provided.
- A restored door, rather than the existing door at the rear of this elevation, is indicated. As per the 2008 Agreement this secondary doorway is described as a panelled wooden door with multi-pane glazing and Heritage Calgary recommends including these details in the reconstruction to meet the requirements of the Agreement.
- Clarification received that the lowest course of bricks will not be restored to conform to new grade of the main concourse elevation

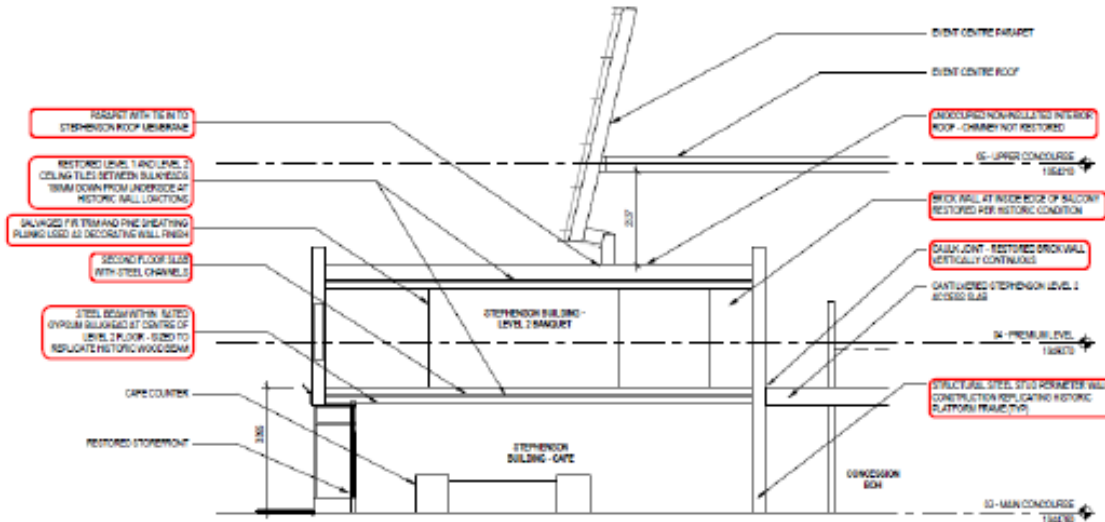
4.DPA2.401 HISTORIC STEPHENSON BUILDING SOUTH ELEVATION



The only regulated portion of this elevation is that the brick wall is laid in stretcher bond.

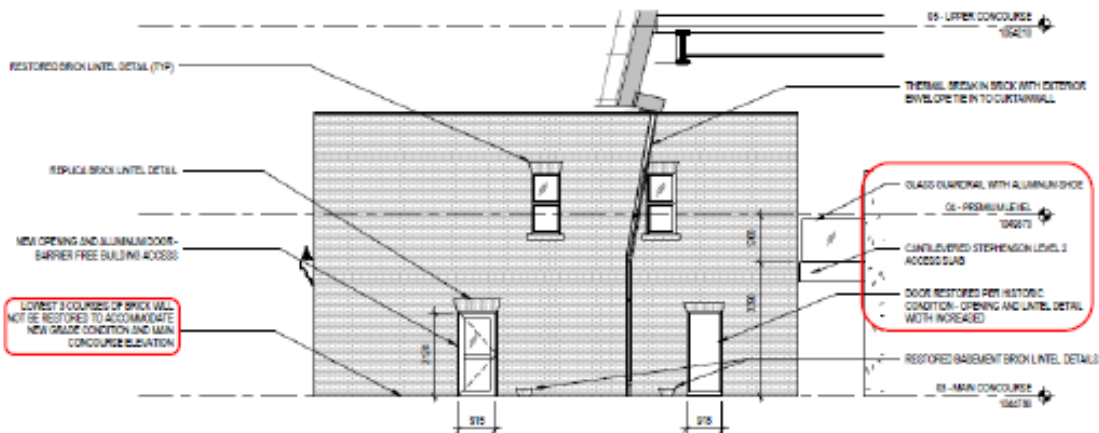
- The brick corbels, present in the previous rendering along the roof line, have been removed in this DP as they were not originally incorporated into this elevation.
- Recreation of brick lintels above the rear door, and this door is to be integrated with main concourse elevation.
- Increase in height of the new opening in the rear - to be increased four courses in height. *Although not included in the 2008 Agreement, will the modest brick lintel above the opening be recreated?*

5.DPA2.401 HISTORIC STEPHENSON BUILDING N-S BUILDING SECTION



- Provides more details regarding the intended change to the rear of the main façade, as per previous request.
- Also includes restoration of the ceiling tiles, which are legally protected as per the 2008 Agreement.
- Indicates re use of salvage materials.

6.DPA2.401 HISTORIC STEPHENSON BUILDING WEST ELEVATION



- The decorative brick corbels, present in the previous version and rendered along the roof line, are not present as they were not originally incorporated into this elevation.

Conclusion

Thank you for giving Heritage Calgary an opportunity to review and comment on this application. We look forward to learning more about the details of the reconstruction of the Stephenson Building as per the questions and notes posed above as the project construction progresses. Heritage Calgary recommends including interpretive information in the recreated Stephenson & Co. Building to share its story of reconstruction and integration with a new public audience, including the reuse of materials.

The overall site plan also indicates a Heritage Commemoration feature related to the Olympic Saddledome. Heritage Calgary looks forward to working with the development team regarding this commemorative feature as plans proceed.

Regards,



Cynthia Klaassen, M.A.

Heritage Resource and Program Manager
cklaassen@heritagecalgary.ca



November 28,
2024

November 28, 2024

Dear Mr. Gareth Webster,

Re: Calgary Event Centre Development Permit (DP2024-05327) – CPC Report

On behalf of Calgary Municipal Land Corporation (CMLC), we would like to take the opportunity to thank you for the opportunity to review and comment on the Calgary Event Centre Development Permit (DP).

Established in 2007 as a wholly owned subsidiary of the City of Calgary, CMLC exists to achieve the City's objectives for urban densification and community renewal, infrastructure investment and placemaking in the Rivers District. The Rivers District Master Plan, led by CMLC and approved by Calgary City Council in 2018, is a 20-year vision for the redevelopment of Stampede Park and east Victoria Park as Calgary's emerging Culture + Entertainment District. The vision of the master plan includes 4M sq. ft. of mixed-use development and over 8,000 new residents living in a vibrant, walkable, and active community. The District is anchored by the major city-building projects including the BMO Centre Expansion and critical connectors including the redevelopment of Stampede Trail, and the 17 Ave S.E. Extension and Victoria Park/Stampede LRT Station Rebuild.

CMLC is supportive of the proposed development (Calgary Event Centre). CMLC will continue to work collaboratively with the Calgary Event Centre project team to support the alignment and coordination with the surrounding public realm and adjacent infrastructure projects. Our continued coordination and partnership will be critical to bolstering the vision of the Rivers District Master Plan and the success of the Culture + Entertainment District.

We look forward to working with the City of Calgary and Calgary Event Centre project team to steward the successful development of Calgary's Culture + Entertainment District.

Sincerely,

Kelly Coles
Vice President, Buildings & Infrastructure
Calgary Municipal Land Corporation

Calgary Municipal
Land Corporation
430 - 8 Avenue SE
Calgary, Alberta
T2G 0L7

O: 403.718.0300
F: 403.718.0500

info@calgarymlc.ca
calgarymlc.ca