

Stampede Park Concept Plan

**DP2024-05327 DTR1
EVENT CENTRE MARKUPS**

see pages 20, 27, 32

2024-08-29



**STAMPEDE PARK
CONCEPT PLAN**
June 20, 2019



The Calgary Stampede Concept Plan, first presented to City Council as part of the Stampede vision in 2006 is not a statutory plan nor bylaw. Its purpose is to provide direction for developing and processing the various planning applications needed to fulfill the vision for the Park. Should any application vary significantly from the Concept Plan, the Concept Plan shall be revised and included as part of the information package for the Approving Authority.





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Executive Summary

Vision

The long-term vision for Stampede Park is to create something truly unique: a gathering place for our community and the world that celebrates our western heritage and values throughout the entire year. The focus is on creating a broad range of experiences that appeal to local and other visitors, with strong thematic links to agriculture, education, economic development, First Nations, heritage, environment, and tourism. Thematic links are illustrated on **Figure 1**.

Roles and Purpose

The Stampede Park Concept Plan provides a long-range, conceptual, physical development framework for the evolution of Stampede Park as a year-round, multi-use facility in a park-like setting. It integrates a range of compatible uses and aims to ensure that these evolving uses function efficiently, take account of the community context, and are sensitive to the river valley environment and to the cultural heritage of the site. The community context is illustrated on **Figure 2**.

Principles

The Plan is based on principles that aim to ensure that the future development of Stampede Park:

- Complements the Rivers District Master Plan, the Beltline Area Redevelopment Plan (ARP), the adjacent communities and the city at large
- Has a unique identity and sense of place
- Is environmentally sustainable
- Is enhanced by greening initiatives
- Mitigates potential impacts on historical resources

Theme Zones

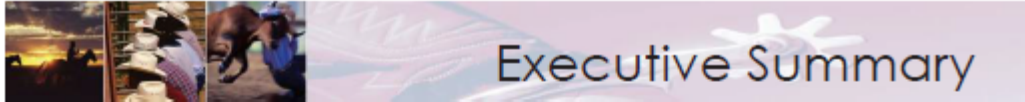
The main organizing principle of the Concept Plan is the grouping of like activities into seven, visually distinguishable theme zones. The areas of the zones, illustrated on **Figure 3**, are generalized and can be expected to overlap. The theme zones are designed to enhance the experience of the visitor and to ease way-finding in Stampede Park. They reflect a variety of characteristics, sometimes individually and sometimes shared, that help to distinguish one part of Stampede Park from another.

The uses for each theme zone described in the following sections are intended as examples of the kinds of uses anticipated in each zone. Specific uses will be determined at the land use and development permit stages of the planning approval process.

The Entertainment Zone will focus on a pedestrian-friendly Stampede Trail with shops and services reflective of western values. Stampede Trail will also provide frontage to convention hotels, commercial, residential, and entertainment mixed use facilities.

The Exhibition Zone will house the expanded BMO Centre, to provide world class exhibition and event space, and an on-site convention hotel / casino complex, part of which will have a presence on Stampede Trail in the Entertainment Zone. There will be links to parking, to the C-train and to developments on the west side of Macleod Trail.





The Discovery Zone is a mixed-use area that will include, the SAM Western Heritage Centre, Calgary Arts Academy, Calgary Opera Community Arts Centre, an Event Centre (Arena) with mixed uses, and a youth campus.

The Heritage Zone is a nature-based and a cultural area alongside the Elbow River. It will be linked, through the river valley park system, to other major activity centres. The natural character of the Scotsman's Hill slopes will be protected. The public will often have access to the river-bank area at the foot of slopes which has been reclaimed from storage uses to provide for green open space, and cultural learning facilities. This will include Elbow River Camp (First Nations), a heritage youth development centre, and a heritage trail. ENMAX Park will be closed for special events with the bypass pathway activated for public access through the area. Provision will be made also for the relocation from Weadickville of Rotary House, the NWMP cabin and one other small wooden building of historic interest.

The existing horse barn in the southern portion of the Heritage Zone will be removed when it has outlived its economic life and the land now occupied by the barn will be reclaimed as green open space.

The Festival Zone, within the bend of the Elbow River in the south, provides a rural backdrop to a range of year-round agricultural activities and facilities and as the setting for the annual Calgary Stampede and North America's leading energy event. Facilities developed in the zone include new livestock facilities and the Nutrien Western Event Centre. Other public assembly facilities may be developed.

The Back-of-House Zone, as the name implies, will be a parking, loading, event staging, storage, service and maintenance area. It will also include barns and will be used to accommodate animals during events, such as the annual Stampede.

The Erfton Station Zone blends urban and natural character by providing an opportunity for transit-oriented development beside a river environment. A mixed-use area of higher buildings, concentrated within easy walking distance of the LRT station at its western end, will give way to lower buildings and open space along the Elbow River to the east and the Reader Rock Gardens to the south.





Edge Conditions

Conditions along the perimeter of Stampede Park will be designed to help ensure a positive interface with adjacent development in the surrounding communities. Development of the interfaces along Macleod Trail SE and 12 Avenue SE will be governed by the policies and guidelines in the Beltline Area Redevelopment Plan, and the Rivers District Master Plan.

Open Space

Greening Initiatives will continue to upgrade hard and soft landscaping throughout Stampede Park and both sides of the Elbow River will be developed as green open space (Figure 4). Recreational use and development on the Scotsman's Hill slopes will be prohibited and the slopes will be preserved and protected. The regional pathway will run alongside the river. The Plan relocated long-standing storage activity from the east bank of the river to an appropriate 'Back of House' location.

Environmental Protection

The Calgary Stampede will continue to comply with legislated environmental standards. Development will meet or exceed industry standards also with respect to recycling, reuse and other environmental aspects of Stampede Park operations. The Calgary Stampede has ISO14001 certification.

Historical and Archaeological Resources

The City of Calgary's Inventory of Potential Heritage Sites identifies several locations within Stampede Park (Figure 5). The buildings, with the exception of the Corral will be retained, conserved and reused as an integral part of the redevelopment. The Westbourne Baptist Church has been reconstructed as the new Doherty Hall, located in the Youth Campus Development. The restoration of the components was completed as indicated in the Municipal Historic and Compensation Amending Agreement.

Three limited, relatively undisturbed areas, one atop Scotsman's Hill and two along the Elbow River, are considered to have high archaeological potential. No ground disturbance is proposed for any of these areas.

Circulation and Parking

Development in Stampede Park will be supported by a circulation network (see Figures 4 and 6) that provides for internal movement and for access and connectivity to adjacent lands for pedestrians, cyclists, transit and other vehicular traffic. Parking and vehicle circulation for Stampede developments on the east bank of the Elbow River will be limited in order to ensure that the river valley highlights heritage and environmental values. An existing restricted access driveway from MacDonald Avenue in the northeast will be closed except for specific scheduled events at the Scotiabank Saddledome, special circumstances and occasional access to limited parking on the east bank of the river related to uses within the Heritage Zone.





The organization will seek ways to reduce traffic and to promote alternatives to the automobile. Way-finding features, such as landmarks, logical entrance portals, and signage will help create a safe, secure environment for year-round operation. Facilities and amenities will be upgraded to reach the goal of barrier-free access for all users of the site.

On-site parking is considered campus style, and will be provided for up to 8,000 vehicles. In the long term, underground or structured parking will be explored with new development. Allowance has been made for additional parking to be made available for Stampede Park patrons at the Scotiabank Saddledome and at Stampede Station across Macleod Trail.

Servicing

The site is presently served with municipal water supply, storm water sanitary sewage and electricity. Any additional services required for future development will be determined at the development permit stage of planning approval.

Development Phasing

Development phasing will be determined by market conditions, the availability of funding and other conditions. Interim uses and landscaping treatment of sites prior to full development will aim to ensure that interim uses and landscaping support and are compatible with surrounding developed areas.





STAMPEDE PARK CONCEPT PLAN

1.0 VISION

With roots dating back to 1886, the Calgary Stampede is a not-for-profit, volunteer-driven community organization that preserves and celebrates our western heritage, cultures and community spirit. Over the past century, the "Greatest Outdoor Show on Earth" has grown into an iconic event with a brand recognized around the world. Less recognized are the facilities and programs that provide a focal point for agriculture, commerce, education and entertainment activities in southern Alberta throughout the entire year. In fact, some 2.8 million people visit Stampede Park during the rest of the year outside of the 10-days of Stampede, which attracts some 1.3 million guests. Overall, visitors spend an estimated \$400 million annually – the bulk of which supports local hotels, restaurants, retail shops and other businesses. Even more significant, is that together with our 2500 volunteers, the organization creates enormous social benefits by promoting civic pride, encouraging community engagement, developing youth to become leaders for tomorrow and supporting agriculture by creating rural and urban connections.

Our long-term vision for Stampede Park is to create something truly unique: a gathering place for our community and the world that celebrates our western heritage and values throughout the entire year. Our focus is on creating a broad range of experiences that appeal to local and other visitors, with strong thematic links to agriculture, education, economic development, First Nations, heritage, environment, and tourism. (See Figure 1)

The Concept Plan is a step towards implementing our vision. It draws on a long-term expansion and development plan that we unveiled on August 10, 2004 and a master plan issued on February 8, 2005. In these earlier documents the Calgary Stampede set out to re-energize the historic Stampede Park and, in particular to:

- Revitalize our traditional role in supporting the agriculture industry and linking rural and urban Alberta
- Create a year-round domestic and international destination that will attract business and leisure travelers to a unique western experience
- Transform Stampede Park into a multi-use community park, respecting the beauty of the Elbow River and linking with our urban neighbours where possible.





FIGURE 1 Focus on Inter-related Themes





2.0 ROLE AND PURPOSE

2.1. Role

The Stampede Park Concept Plan is the document referred to in the Stampede Park DC Direct Control District Bylaw(s) for most of the site. It will accompany and form part of the first development permit application within the DC District and will be amended to respond to changing conditions, where required, at the time each subsequent development permit application is submitted. The applicant will certify to the Approving Authority that the development permit application and the Concept Plan are compatible at the time of each application.

2.2. Purpose

Stampede Park's objective is to contribute to Calgary's urban vitality, to link with adjacent communities and to preserve and promote southern Alberta's unique western heritage and values.

The Concept Plan provides a long-range, conceptual, physical development framework for the evolution of Stampede Park as a year-round, multi-use facility in a park-like setting. It integrates a range of compatible uses that include open space, entertainment, gaming, education, interpretative, exhibition, agricultural and viable commercial facilities. It aims to ensure that these evolving uses function efficiently, take account of the community context, and are sensitive to the river valley environment and to the cultural heritage of the site.

3.0 PRINCIPLES

3.1. Complements the Community

Stampede Park's prominent position and legacy are closely tied to the growth and development of Calgary. The development concept complements the growth pattern of the inner city and downtown, including the Centre City plans, Rivers District Master Plan, Beltline ARP and the East Village developments. Stampede Park will also relate positively with Beltline, Ramsay and other surrounding communities. (See Figure 2)

3.2. Sense of Identity

The Concept Plan will help transform Stampede Park from its current collection of independent, unrelated buildings into an orchestrated design of interrelated experiences with a unique identity and sense of place.

3.3. Environmentally Sustainable

The site will be developed to meet and, where possible, exceed required environmental standards. The aim is to reflect environmental stewardship in the planning, design, construction, operation and maintenance of the development. The Calgary Stampede will use the NECB as a guide to achieving sustainable development standards.



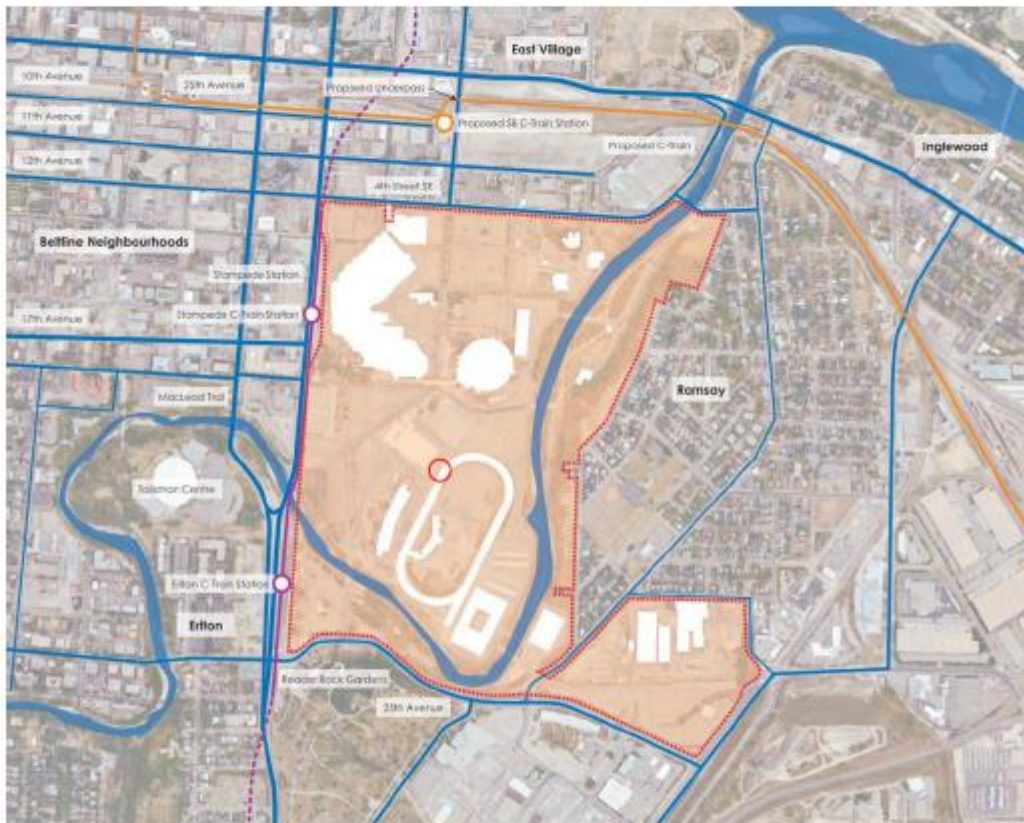


FIGURE 2 Community Context





3.4. Greening the Park

The Plan reflects a commitment to greening of Stampede Park with perimeter buffering, landscaping throughout the site and enhancement of green open space alongside the Elbow River. Greening initiatives also provide horticultural educational opportunities with partners, such as Calgary Arts Academy and the Nutrien Journey 2050 program.

3.5. Historical Resources

The historical resources of the Stampede Park area have been evaluated with respect to historical and archaeological sites and appropriate measures have been incorporated into the Concept Plan to mitigate the potential impact of development on them.

4.0 THEME ZONES

4.1. Themed Zoning Approach

The main organizing principle of the Concept Plan is the grouping of like activities into seven, visually distinguishable theme zones, illustrated on **Figure 3**. The boundaries of the zones on the drawing are generalized and can be expected to overlap in practice.

These zones are designed to enhance the experience of the visitor and to ease way-finding in Stampede Park. The language of the architecture and landscape is intended to be easily interpreted to support the dominant activities in each zone. The theme zones reflect a variety of characteristics, sometimes individually and sometimes shared, that also help to distinguish one part of Stampede Park from another:

- The Entertainment, Exhibition and Discovery Zones, in the northern part of the site, have an urban character.

- The Heritage Zone is a nature-based and a cultural area alongside the Elbow River.
- The Festival Zone, within the bend of the Elbow River in the south, provides a rural backdrop to celebrations of Alberta's western traditions, including outdoor exhibitions, agricultural displays and the annual Midway. It is connected to the Back-of-House Zone across the river to the southeast.
- The Erlton Station Zone blends urban and natural character by providing an opportunity for transit-oriented development beside a river environment.

The uses for each theme zone described in the following sections are intended as examples of the kinds of uses anticipated in each zone. The full range of uses is determined by the Stampede Park DC Bylaw. The DC Bylaw also applies the appropriate development rules in the Land Use Bylaw that regulate such factors as building height, density and site coverage. Specific uses will be determined at the land use and development permit stage of the planning approval process.

4.2. Entertainment Zone (Zone 1)

The design and character of the buildings and services in the Entertainment Zone will evoke an architecture representative of the Calgary Stampede Brand. The zone will focus on a pedestrian-friendly main street with shops and services reflective of western values. Stampede Trail will also provide frontage to a hotel/casino complex in the Exhibition Zone, a visitor services centre, and a mixed-use facility.





These active uses will draw people down the street and into the heart of Stampede Park. A plaza at the southern end of Stampede Trail will form the major crossroads for visitors moving from the Entertainment and Exhibition Zones into the Festival Zone.

4.3. Exhibition Zone (Zone 2)

The architecture of the Exhibition Zone will include large-scale structures that reflect the space requirements of the gathering and exhibition functions in this area of Stampede Park.

The zone will house the expanded BMO Centre to provide exhibition and event space, and an on-site business and Convention hotel / casino complex, part of which will have a presence on the main street of the Entertainment Zone. There will be links to underground and above-grade parking, to the C-train and to developments on the west side of Macleod Trail.

4.4. Discovery Zone (Zone 3)

The Discovery Zone is a mixed-use area built in the spirit of early Calgary but with an eclectic design theme reflective of the variety of activities expected in this part of Stampede Park.

Development in the zone will include open space links, potentially including a water feature, between Stampede Trail and the Elbow River.

Development will include the SAM Western Heritage Centre, a facility that will house Stampede archives, and public activity spaces, the TransAlta Performing Arts Studios facility for youth performances and education, Doherty Hall (Westbourne Church) to contain youth education and small performances, Calgary Arts Academy, Calgary Opera & Community Arts Centre and outdoor facilities BMO Amphitheatre and Enbridge Plaza.

4.5. Heritage Zone (Zone 4)

The design of the Heritage Zone will reflect the natural and the cultural heritage of the area and will be linked, through the river valley park system, to other major activity centres including the Talisman Centre, Fort Calgary, the Calgary Zoo and Prince's Island Park.

A comprehensive plan will be prepared for the Heritage Zone prior to any development (see Section 6.1). The natural character of the Scotsman's Hill slopes will be protected. The public will often have access to the river-bank area from the foot of slopes to the river which will comprise green open space, a heritage trail and cultural learning facilities. The interpretative trail, which bridges the river at several points, will celebrate Alberta's past. The cultural facilities will include Elbow River Camp and a heritage centre including education (Stampede School Program), and interpretive activities. Provision will be made for the relocation from Weadickville of Rotary House, the NWMP cabin and one other small wooden building of historic interest.



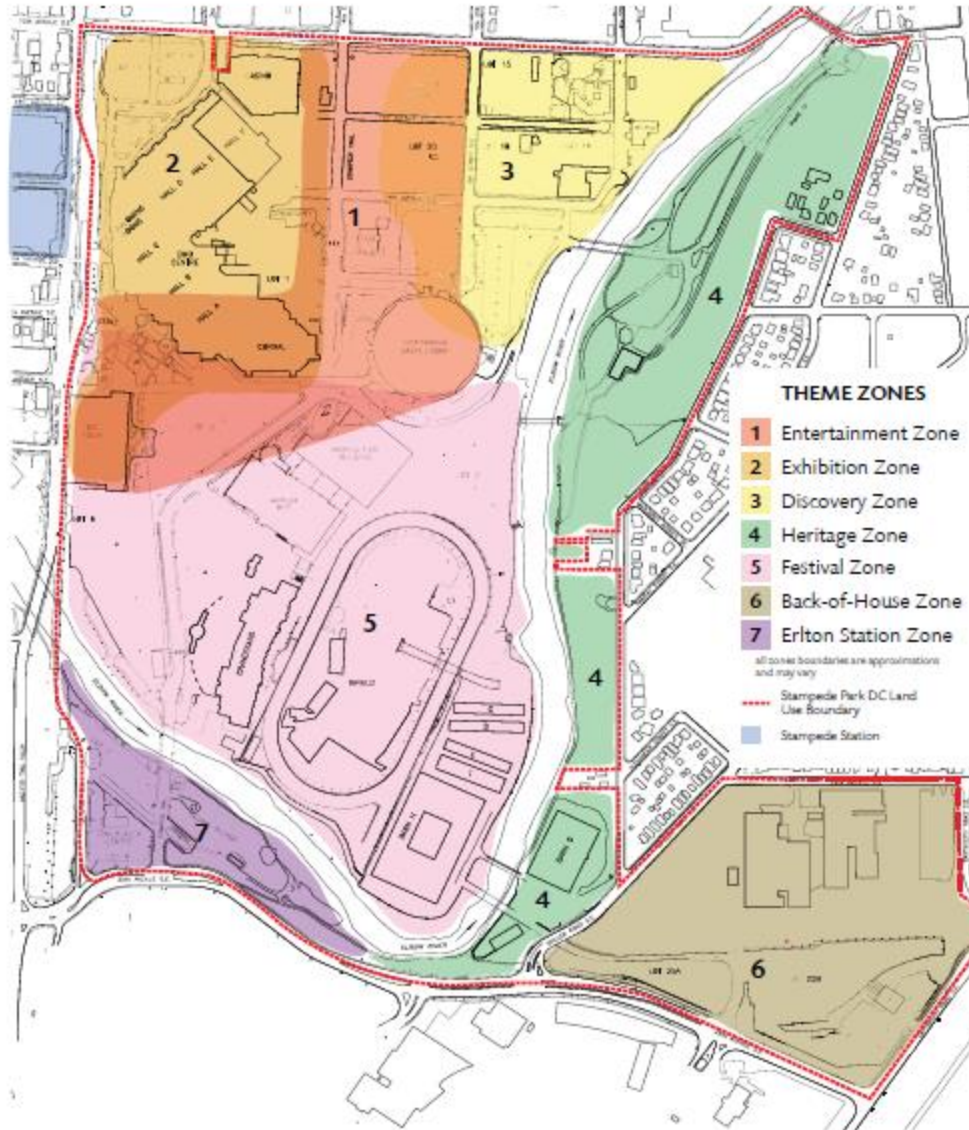


FIGURE 3 Theme Zones





The amount of green open space will be increased also in the southern portion of the Heritage Zone:

- The existing horse barn will be removed when it has outlived its economic life and will be replaced on a site in the Back-of-house Zone. The land now occupied by the barn will be reclaimed.
- Some of the existing small barns south of the horse barn were replaced by a new, landscaped service road built to connect the service bridge and the tunnel under Spiller Road.

4.6. Festival Zone (Zone 5)

The Festival Zone will be designed as a rural backdrop to a range of year-round agricultural activities and facilities. It will also provide the setting for major events like the annual Calgary Stampede and North America's leading energy event.

Facilities have been developed in the zone include the Nutrien Western Event Centre (agriculture arena and exhibit hall) and new barns. The Nutrien Western Event Centre provides a multi-purpose arena and flexible stalling space, animal exhibition space and accommodation for youth programs and other specialty demonstration and workshop programs. Educational space includes classrooms.

4.7. Back-of-House Zone (Zone 6)

The Back-of-House Zone, as the name implies, will be a parking, loading, event staging, storage, service and maintenance area. The southern portions of this zone will also include barns and will be used to accommodate animals during events, such as the annual Stampede.

4.8. Erlton Station Zone (Zone 7)

The Erlton Station Zone will be developed in accordance with the Transit Oriented Development Guidelines. A comprehensive plan for the Zone, which may form part of a station area plan, will be required prior to development. Details of uses and design will be addressed in this comprehensive plan but basic features will include:

- High-intensity, mixed commercial and residential use area in a form that is compatible with the surrounding area
- Higher buildings concentrated at its western end, within easiest walking distance of the LRT station
- Lower buildings and open space along the Elbow River to the east and the Reader Rock Gardens to the south.





5.0 EDGE CONDITIONS

5.1. General Intent

Conditions along the perimeter of Stampede Park will be designed to ensure a positive interface with adjacent development in the surrounding communities. The guidelines, outlined in the following sections, address specific interfaces and key points of entry to Stampede Park.

- Ensure that buildings and open spaces are built to complement the pedestrian zone
- Articulate facades and incorporate architectural elements that suggest a rhythm of narrower individual business frontages providing appropriate activity on the pedestrian realm

5.2. 12 Avenue SE Interface

Development of the interface between 12 Avenue SE and Stampede Park will be governed by the policies in the Beltline Area Redevelopment Plan, the Rivers District Master Plan, and will be guided by the related definitions, design guidelines and building form illustrations in the Plan.

Particular emphasis will be given to the following aspects of the interface design:

Steps will be taken to help create an 'active' street edge on 12 Avenue, e.g.,

- Include retail / commercial or other active uses where appropriate
- Treat all building elevations facing the Avenue as "principal" facades
- Design doorways and glazing so that main floor spaces have transparency from the street
- Require pedestrian entrances to commercial uses fronting onto the Avenue and ensure that these entrances are directly accessible from grade. (No raised podiums without pedestrian entrances at grade will be considered along the Avenue)

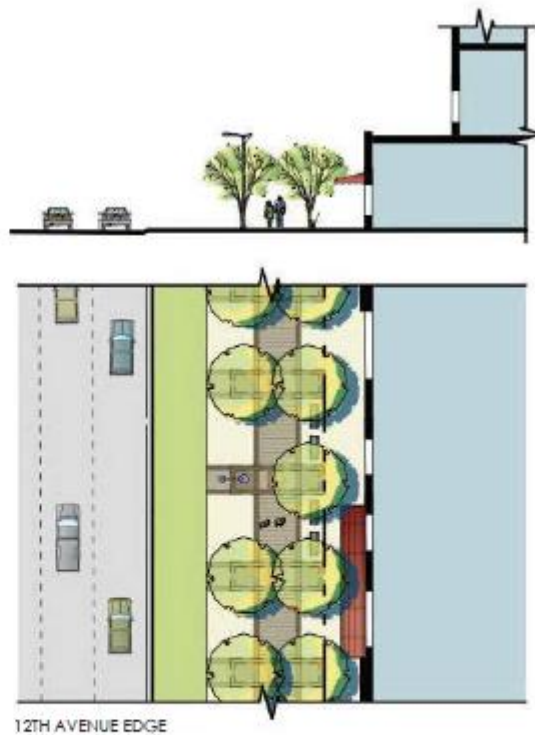
- The edge of Stampede Park will be designed to encourage and enhance pedestrian use including the design of front setback treatment to complement and integrate with the treatment of sidewalks and boulevards in the public realm.
- The intersection of 12 Avenue SE and Olympic Way SE will be designed as a ceremonial entrance to Stampede Park and Olympic Way and will provide a strong and legible pedestrian link with East Village and the Bow River to the north.
- Loading or "back-of-house" functions will not be permitted along the Avenue where reasonable alternatives can be designed. Where such functions are permitted they will be time-restricted to minimize impact on the other users of the Avenue.
- The design of the edge of Stampede Park along 12 Avenue SE will take into account the proposed residential and commercial uses on the north side of the Avenue





Concept Plan

- External impacts related to noise, glare, lighting and vibration will be managed through the development permit process. The Calgary Stampede will undertake any studies reasonably required to ensure compliance with applicable regulations and guidelines in these areas
- Interim uses near the perimeter of Stampede Park may include surface car parks but will preclude potentially disruptive uses that may be associated, for example, with special function tents that accommodate temporary drinking establishments.
- The landscaping of any interim uses that interface with the community will be designed to respect the character of the neighborhood and to reflect a positive image of the Stampede.

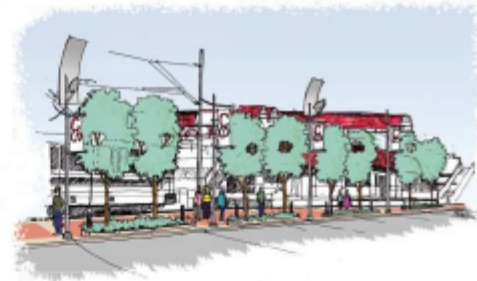




5.3. Macleod Trail SE Interface

Development of the interface between Macleod Trail SE and Stampede Park will be governed by the policies in the Beltline Area Redevelopment Plan, and the Rivers District Master Plan, and will be guided by the related definitions, design guidelines and building form illustrations in the non-statutory appendices to that Plan. Particular emphasis will be given to the following aspects of the interface design:

- A "signature" structure and an associated public plaza will be considered for the southeast quadrant of 12 Avenue SE and Macleod Trail to signal the entry to Stampede Park and channel pedestrians along 12 Avenue SE
- Improvements will be made to access and permeability for pedestrians, bicycles and vehicles along the Macleod Trail edge of Stampede Park. These include improvements at significant intersections, such as the 17 Avenue Extension project which will provide direct access for pedestrians, cyclists and vehicles from Macleod Trail
- Edge conditions in the vicinity of the Ertton LRT station will be designed to meet the requirements of the Transit-oriented Development Policy Guidelines and will be sensitive also to the river interface in this area
- The edge of Stampede Park along Macleod Trail will be designed to encourage and enhance pedestrian use, including the design of front setback treatment to complement and integrate with the treatment of sidewalks and boulevards in the public realm



MACLEOD TRAIL EDGE



ERLTON TRANSIT ORIENTATED DESIGN SECTION
ADAPTED FROM DECEMBER 2004 CITY OF CALGARY LAND USE
PLANNING AND POLICY DOCUMENT: "TRANSIT ORIENTED POLICY
GUIDELINES" P. 17





5.4. Ramsay Community Interface

Particular emphasis will be given to the following aspects of the Ramsay community interface design:

- The eastern edge of Stampede Park from Spiller Road SE to MacDonald Avenue SE will be retained as green open space, landscaped as required to provide a positive interface with the Ramsay community
- The interface between Stampede Park and Spiller Road has been designed to complement and integrate with the treatment of sidewalks and boulevards in the public realm
- The Scotsman's Hill slopes will serve as an additional buffer between Stampede Park and the Ramsay community. The Calgary Stampede will work with The City on conservation and management of the slopes
- The Calgary Stampede will continue to co-ordinate with adjacent landowners to address the interface between the Back of House Zone and existing and future uses proposed to the north
- Pathways and bike routes will be designed to facilitate the movement of pedestrians and cyclists between the Ramsay community and Stampede Park
- External impacts related to noise, glare, lighting and vibration will be managed through the development permit process. The Calgary Stampede will undertake any studies reasonably required to ensure compliance with applicable regulations and guidelines in these areas.

5.5. 25 Avenue SE Interface

Particular emphasis will be given to the following aspects of the 25 Avenue SE interface design:

- All building elevations facing 25 Avenue SE will be treated as "principal" facades appropriate to the developing urban relationship of 25 Avenue SE as a gateway to Stampede Park and the Ramsay community
- The design of the edge of Stampede Park has taken into account the proposed City commercial uses on the south side of 25 Avenue SE
- Setbacks will allow for the widening of 25 Avenue SE and will be designed to complement and integrate with the treatment of sidewalks and boulevards in the public realm



RAMSAY EDGE CONDITION





6.0 OPEN SPACE AND PATHWAYS

6.1. Elbow River Open Space

Both sides of the Elbow River will be developed as green open space, as illustrated on **Figure 4**, including a park within the Heritage Zone on the east bank and open space associated with the youth campus in the Discovery Zone on the west bank. An interpretive trail will cross from one side of the river to the other and will be linked to the regional pathway. All plans for open spaces along the river will be prepared in consultation with The City of Calgary and the affected communities.

Fencing will not be used unless required to protect natural habitat or for the safety of pathway users and animals. It may be used, for example, to restrict uncontrolled access to the fragile Scotsman's Hill slopes, to protect riverbank habitat, or to separate animals from people using the pathways.

Recreational use and development on the Scotsman's Hill slopes is prohibited. The Calgary Stampede will work with The City of Calgary to assist in the protection of the escarpment.

Removal of inappropriate storage has enhanced the riverbank environment. The Plan relocated long-standing storage activity from the east bank of the river, in the Heritage Zone, to the Back-of-House Zone. In the longer term, the horse barn on the east bank, between Spiller Road and the river, will also be relocated.

6.2. Landscaping

The park at the base of the escarpment on the east bank will integrate the natural landscape character of the river environment with the historic uses that Alberta settlers and First people imparted to this type of landscape. Within this spirit of place, a park that will serve educational purposes while accommodating a variety of seasonal demands has been developed.

A variety of native grass species, wild flowers and shrubs and trees will be used to create this park area. Trees will be selected on basis of hardiness and suitability for use. A variety of trees will be used to avoid monocultures and possible significant visual impacts if some are lost to disease.

Trees will be planted in association with species with which they naturally grow. The tree-shrub relationship will be complemented, where possible, by riparian plants, meadows of native crocus, buffalo bean, wild geraniums and herbaceous plants that were historically found and used by people in the prairie landscape.

A combination of coloured concrete and patterned concrete/pavers will be utilized for selected areas within the site. The patterns of the hard surfaces will reflect the overall landscape character established for the park. Benches, interpretive signage and other site furnishings will be conveniently placed to interpret the landscape of the site and respond to program needs.





Concept Plan

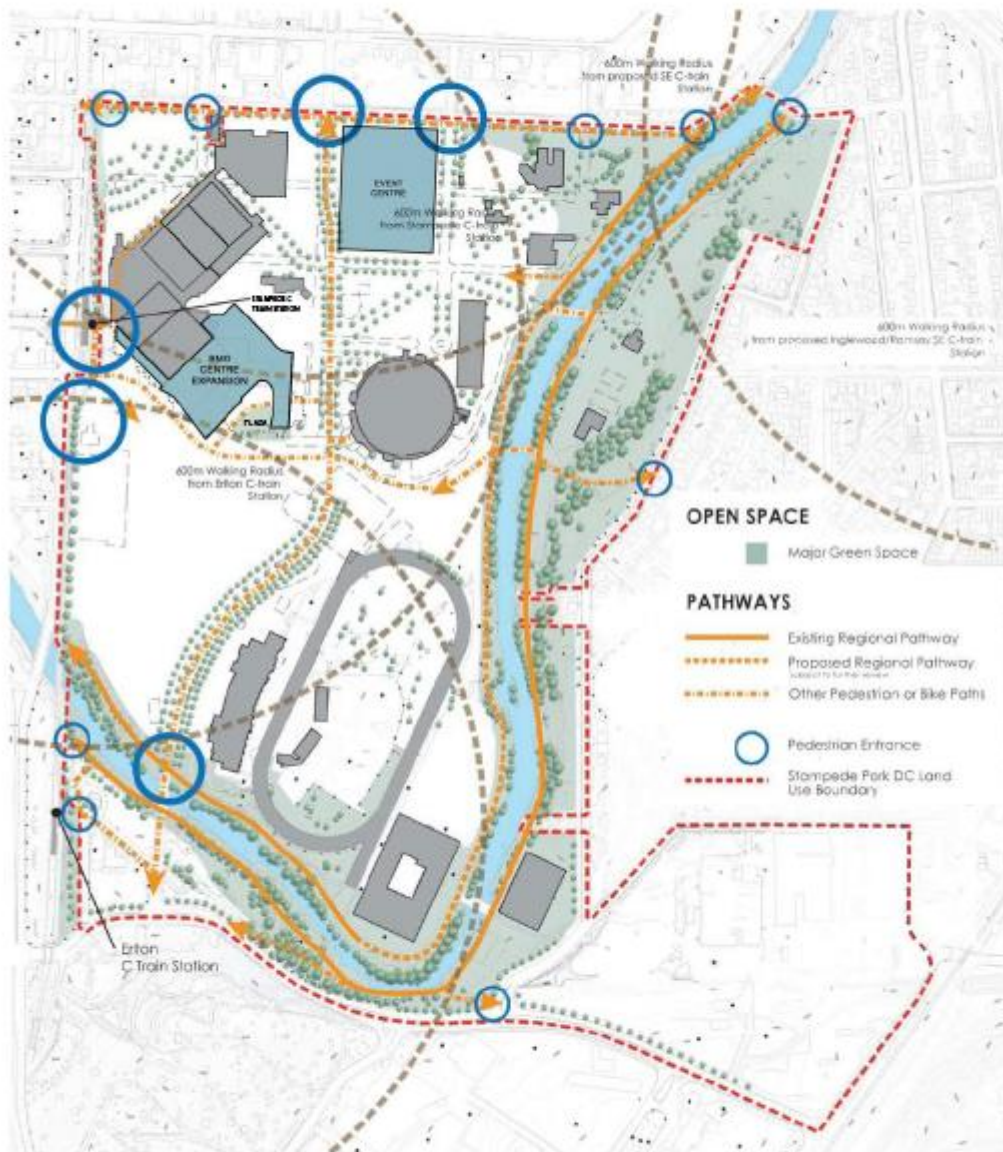


FIGURE 4 Open Space and Pathways



Calgary Event Centre - Development Permit Proposed Stampede Plan Revisions

2024-07-19

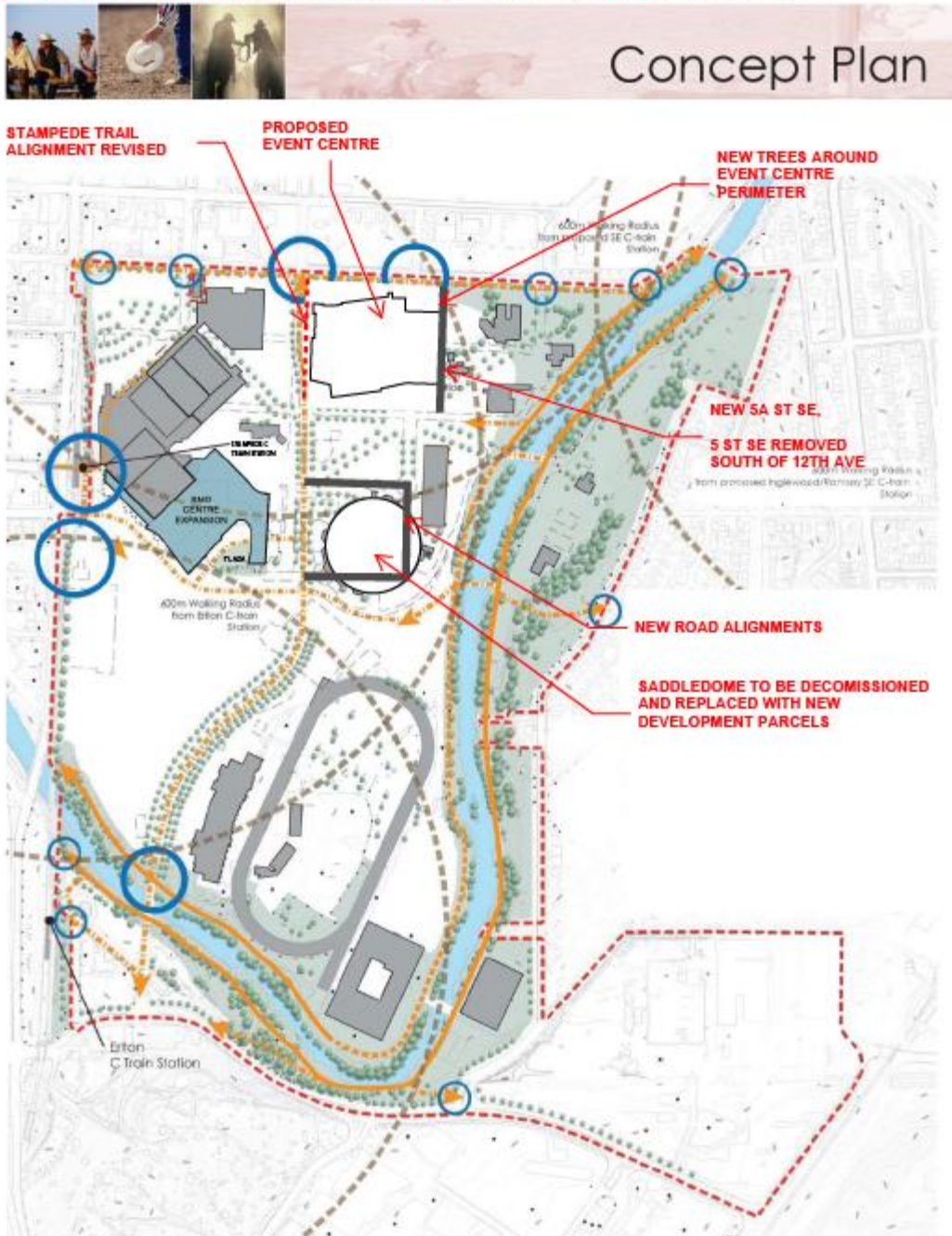


FIGURE 4 Open Space and Pathways





6.3. Pathways and Pedestrian Circulation

The existing and proposed regional pathways shown on **Figure 4** are in accordance with the approved Pathway & Bikeway Plan Implementation Plan (2001). The Figure also shows pedestrian and bicycle access from the regional pathways to major facilities within the Park and to the surrounding community. Pedestrian routes, will provide direct access to the LRT stations.

The existing regional pathway will continue along the east/south bank of the Elbow River. The proposed continuous regional pathway along the west/north bank will be established subject to ensuring a safe separation between people and animals and to protection of any environmentally sensitive areas along this portion of the river. The Calgary Stampede will undertake studies as required to evaluate environmentally sensitive areas. Before a decision is made on whether to establish a continuous regional pathway along the west/north bank there will be consultation with Stakeholders and other users, the community and other affected stakeholders. Final approval with respect to some of the safety concerns is under the jurisdiction of the Calgary Stampede Animal Care Program.

Upgrading of the pathway system and of the river edge environment will be achieved through ongoing co-operation between the Calgary Stampede and The City.

6.4. Greening Initiative

The greening Initiative is an ongoing program to upgrade hard and soft landscaping throughout Stampede Park. It includes perimeter buffering and the creation of formal and informal landscaped courtyards, plazas, walkways, streetscapes, feature landmarks and gardens. Sustainable landscaping practices will include use of indigenous planting and other practices to conserve water, while also celebrating water with fountains and other water features.

7.0 ENVIRONMENTAL PROTECTION

7.1. Environmental Studies

A considerable number of environmental reports have been completed for Stampede Park including phase I, II and III environmental site assessments, follow-up reports and remediation results. In addition, the Calgary Stampede has received ISO14001 certification.



CURRENT PARK GREENING | BEAUTIFICATION





Concept Plan

7.2. Environmental Standards

The Calgary Stampede will comply with evolving legislated environmental standards, and will continue to work with The City to protect the Elbow River. The site will be developed sensitively with every effort made to reduce its environmental footprint during construction, as well as when the site is operational. This will be reflected in the

design of the site, use of building materials, innovative operating practices and the ways guests are encouraged to use the Park's services. Development will meet or exceed industry standards also with respect to recycling, reuse and other environmental aspects of Stampede Park operations.



ELBOW RIVER EDGE CONDITIONS

7.3. Floodway, Floodplain and Overland Flow Areas

The Calgary Stampede will comply with the special regulations in the Land Use Bylaw governing floodway, floodplain and overland flow areas, including restrictions on use, new buildings and alterations, storage, alterations to floodways and riverbanks, building setbacks and design. The Calgary Stampede is committed also to updating information at the time of applying for any development that might affect these areas.



ELBOW RIVER PARK PERSPECTIVE





8.0 HISTORICAL AND ARCHAEOLOGICAL RESOURCES

8.1. Potential Heritage Sites

The City of Calgary's Inventory of Potential Heritage Sites identifies several locations within Stampede Park.

(See Figure 5):

- Rundle Ruins / General Hospital # 2 (632, 13 Avenue SE)
- Stampede Corral (1410 Olympic Way SE)
- Doherty Hall (623 13 Avenue SE)
- Oliver Residence (619, 13 Avenue SE)
- Stephenson Block (602, 13 Avenue SE)
- Calgary Arts Academy (640, 14 Avenue SE)
- Dominion Bridge Buildings

The buildings, with the exception of the corral, will be retained, conserved or reused as an integral part of the redevelopment. The Westbourne Baptist Church was reconstructed as Doherty Hall (623 13 Avenue SE) with the salvage and restoration as indicated in the Municipal Historic Resource and Compensation Amending Agreement. In all cases, the Calgary Stampede will work closely with the City of Calgary on these potential historic sites.

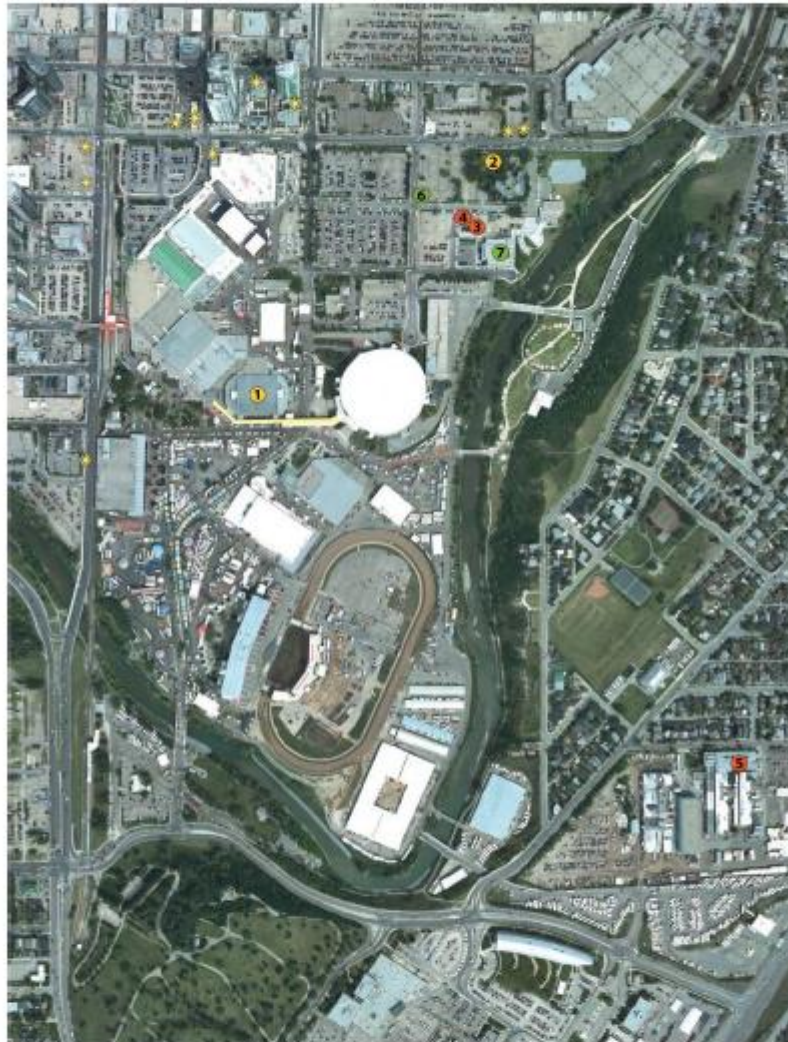
8.2. Potential Archaeological Sites

Three limited, relatively undisturbed areas identified below are considered to have high archaeological potential:

- The flat terrain atop Scotsman's Hill
- Isolated patches of undisturbed land on the flanks of the Elbow River in the northeast section of the DC District
- Terrain on the north side of the bend in the Elbow River in the south central section of the DC District

No ground disturbance is proposed for the top of Scotsman's Hill or for any of these areas. If any substantive disturbance is contemplated in the future, their archaeological potential will be reassessed through an Historical Resources Impact Assessment in accordance with Section 37(2) of the Historical Resources Act.





ADDRESS	BUILDING NAME	DATE	DESIGNATION	ID	Legend
1410 01MPCWY SE	Stampede Corral	1950		05-195	Category A Heritage Sites
632 13 AV SE	Rundle Burns General Hospital 42	1899		05-147	Category B Heritage Sites
625 13 AV SE	Doherty Hall (Westbourne Baptist Church)	1910		05-128	Category C Heritage Sites
619 13 AV SE	Oliwer Residences	1906		05-145	Heritage Sites Outside Stampede Area
803 24th AV SE	Dorinton Buildings	1925		05-190	
662 13 AV SE	Stephenson Block	1911		05-191	
640 14 AV SE	Calgary Arts Academy (Weston Bakery)	1929			

FIGURE 5 Potential Heritage Sites



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9.0 CIRCULATION AND PARKING

9.1 Circulation

Development in Stampede Park will be supported by a circulation network that provides for internal movement and for access and connectivity to adjacent lands for pedestrians, cyclists, transit and other vehicular traffic. Vehicular circulation is illustrated on **Figure 6**. Pathways for pedestrians and cyclists are illustrated on **Figure 4** and are addressed in Section 6.3. These connections and related circulation and parking provisions will be co-ordinated with plans for adjacent areas, including the Beltline, Rivers District Master Plan, Ramsay and Centre City plans.

Way-finding features, such as landmarks, logical entrance portals, and signage will help create a safe, secure environment for year-round operation. Flexible, open areas throughout the site can accommodate seasonal festivals and special events. Access to these areas may be secured and controlled as required.

Parking and vehicle circulation for Stampede developments on the east bank of the Elbow River will be limited in order to ensure that the river valley highlights heritage, environment and green space. An existing restricted access driveway from MacDonald Avenue in the northeast will be closed except for specific scheduled events at the Scotiabank Saddledome (in accordance with the Scotiabank Saddledome Operating Agreement), special circumstances and occasional access to limited parking on the east bank of the river related to uses within the Heritage Zone.



FESTIVAL STREET PERSPECTIVE | NON FESTIVAL



FESTIVAL STREET PERSPECTIVE | FESTIVAL



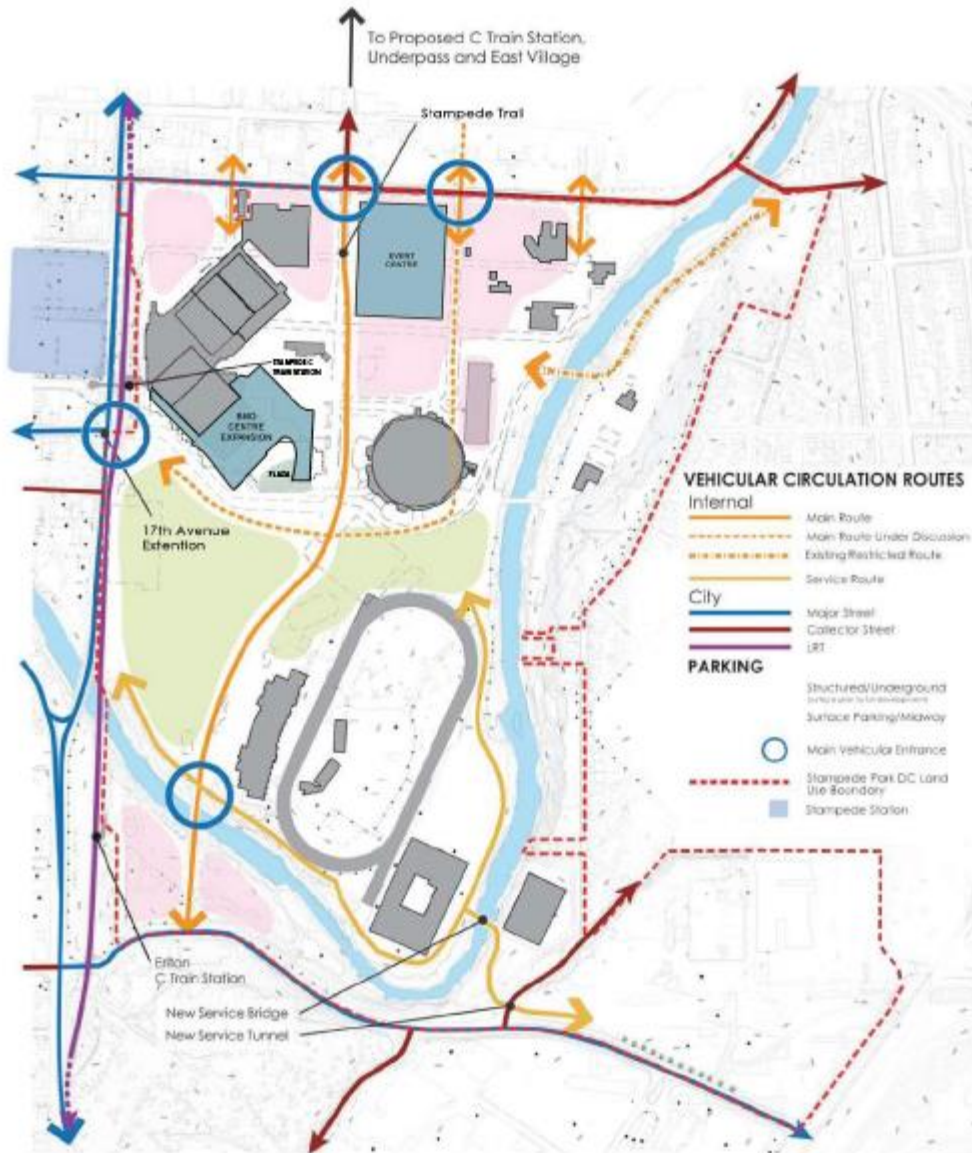


FIGURE 6 Vehicular Circulation and Parking



Calgary Event Centre - Development Permit Proposed Stampede Plan Revisions

2024-07-15



Concept Plan

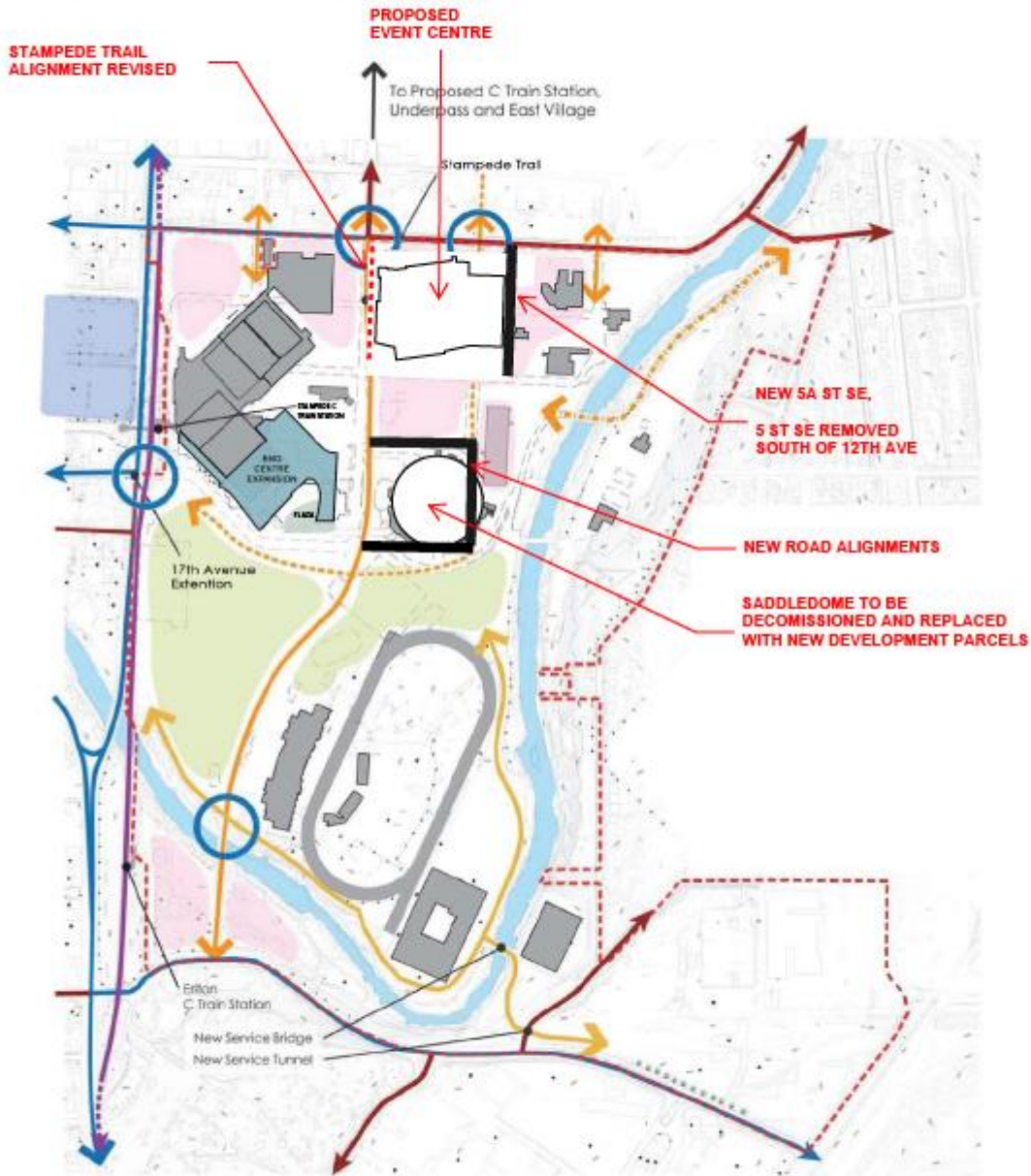


FIGURE 6 Vehicular Circulation and Parking



Stampede Park Concept Plan | Calgary Stampede
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9.2. Traffic Demand Management

The Calgary Stampede will develop and implement a transportation demand management program. The Calgary Stampede will provide the City of Calgary with status reports on progress towards proposed traffic reduction targets.

The transportation demand management program will promote, manage and monitor the use of alternative modes of transportation, including transit, bicycles and walking.

9.3. Parking

On-site parking is considered campus style, and will be provided for up to 8,000 vehicles. In the long term, underground or structured parking will be explored as illustrated on Figure 6. In addition, allowance has been made for parkade space to be developed by:

- The Scotiabank Saddledome, which is under the authority of the Saddledome Foundation and managed by the Calgary Flames
- The Stampede Station, as part of the City of Calgary conditions on the development of this site that requires approximately 1,000 parking stalls to be available for the use of Stampede Park patrons

Surface parking, whether permanent or permitted prior to full development, will not be accessed directly from a public street or located between the building face and a property line that abuts a public street.

Parking for vehicles will include bicycle parking in accordance with City standards.

Parking management will include the encouragement and promotion of carpooling in concert with City Transportation.

9.4. Accessibility

The Calgary Stampede will continue to upgrade its facilities and amenities to reach the goal of barrier-free access for all users of the site. This includes ongoing work on child friendly and accessibility amenities.





10.0 SERVICING

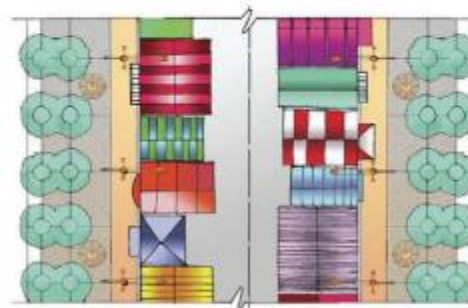
The site is presently served with municipal water supply, sanitary sewerage and storm water management facilities. Ongoing studies assess the suitability of existing infrastructure for current and evolving needs. Any additional services required for future development will be determined at the development permit stage of planning approval.

11.0 DEVELOPMENT PHASING

Development in Stampede Park since 2000 has included BMO Centre Expansions, greening initiatives on riverbank and park areas and land assembly. The phasing of future development will be determined by market conditions, the availability of funding and other conditions. The following phasing outline is provided as a general indication only and can be expected to adjust to changing circumstances.



ENTERTAINMENT STREET SECTION | FESTIVAL



ENTERTAINMENT STREET PLAN | FESTIVAL





11.1. Initial Development

Administrative

- Updating of lease agreement and related property survey

Setting the Stage

- Stampede Trail Development
light fixtures,
sidewalk materials and patterns
street furniture,
- 12 Avenue Frontage
interim, screened surface parking
light fixtures,
sidewalk materials and patterns
street furniture
- Riverbank Greening (East and West bank)
improvements to the river walk area
additional plantings
lighting
sculpture locations
- Macleod Trail / LRT
Design approach to the improvement of the LRT right of way interface with Macleod Trail including finishing materials, bollards, trees
- Entrance features
Entranceways, plazas and booths
- Way finding
Stampede Branding and Signage
- Back of House
Edge conditions, screening and frontage for the BMO Centre
Edge conditions, screening and frontage for 25th Avenue
New bridge and tunnel
New service buildings
Underpass at Spiller Road
- Nutrien Western Event Centre

Development Projects

- Commercial and retail development along Stampede Trail and 12 Avenue, as determined by market demand
- Convention Hotels
- BMO Centre Expansion – Phase II
- Youth Campus - Phase 1 to include TransAlta Performing Arts Studio, SAM Western Heritage Centre, Doherty Hall, Calgary Arts Academy, Calgary Opera & Community Arts Centre, BMO Amphitheatre and Enbridge Plaza.
- Heritage Zone
Elbow River Camp
Museum
Rotary House
Historic buildings
ENMAX Park
- Festival Zone
Nutrien Western
Event Centre
Natural and landscaped open space

11.2. Medium to Long-term Development

- Agriculture Discovery Zone
- Continued commercial and retail development along Stampede Trail and 12 Avenue, as determined by market demand
- Farmers' market and specialty shopping pavilion
- An interpretive centre for tourism
- Co-ordination with Scotiabank Saddledome enhancements
- Completion of the Cenovus Trail
- Continued greening initiatives – landscaping and infrastructure upgrades, including sculpture in the plaza at the southern end of the main street

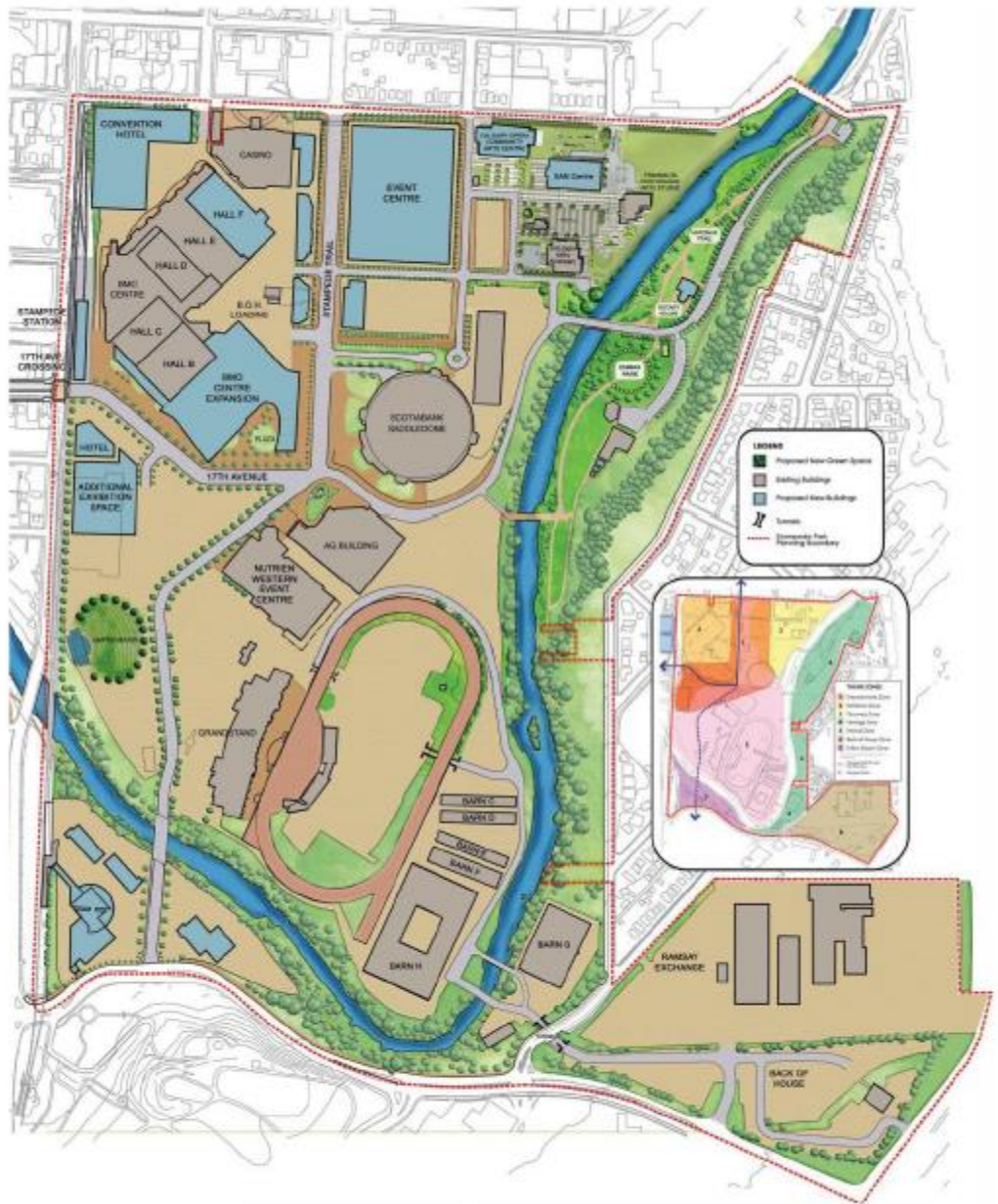


FIGURE 7 Initial Development

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2024-07-19

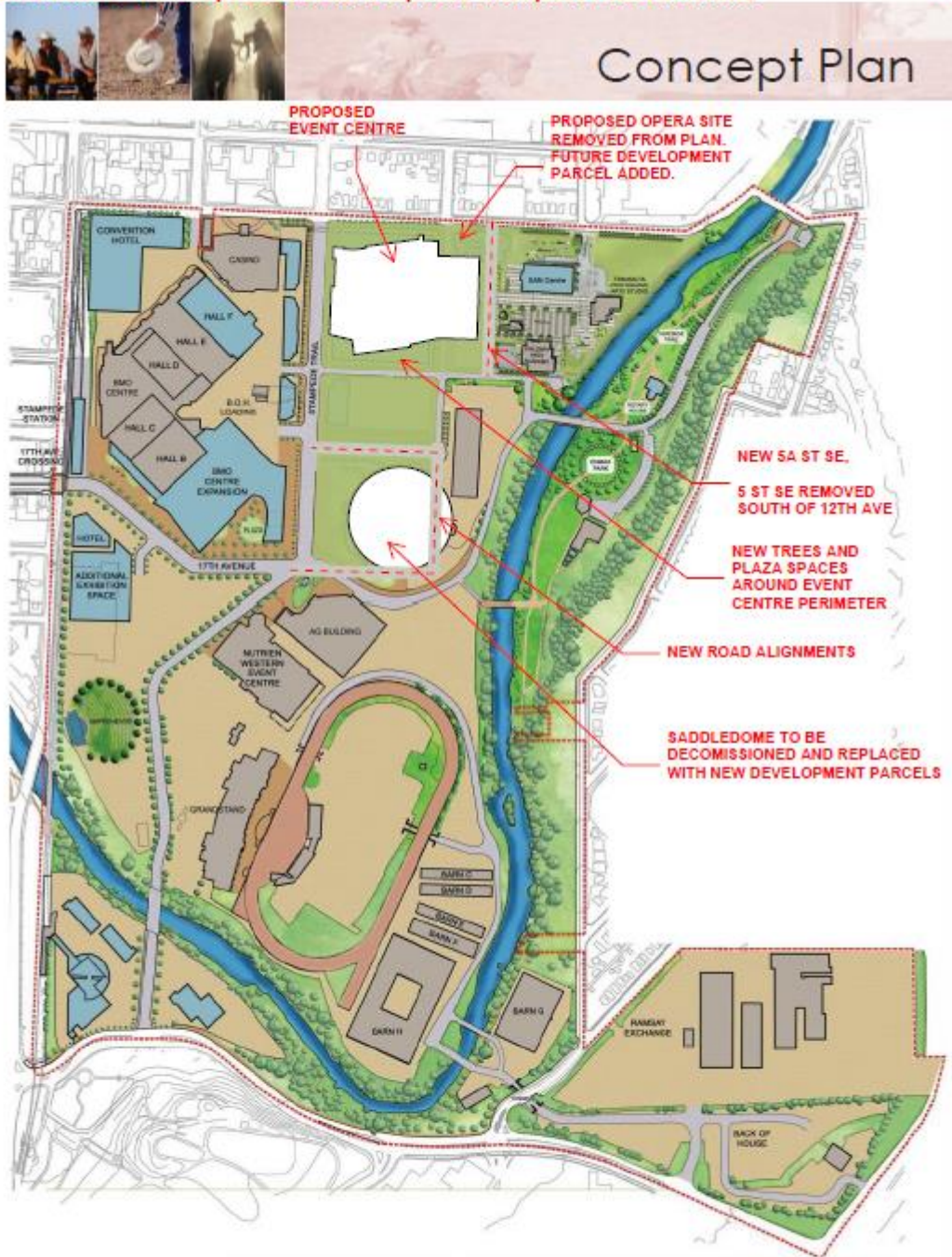


FIGURE 7 Initial Development

Updated: June 20, 2019



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11.3. Interim Development

Interim uses and landscaping treatment of sites prior to full development will aim to support and be compatible with surrounding developed areas.

Interim uses near the perimeter of Stampede Park may include surface car parks but will preclude potentially disruptive uses that may be associated, for example, with special function tents used for temporary drinking establishments.

The landscaping of any interim uses that interface with the community will be designed to respect the character of the neighborhood and to reflect a positive image of the Stampede. Along 12 Avenue SE, for example, the selection of trees and shrubs will reflect the types of materials used in the landscape of Victoria Park.

