

**Development Permit in Beltline (Ward 8) at multiple addresses, DP2024-05327**

**RECOMMENDATION:**

That Calgary Planning Commission APPROVE Development Permit DP2024-05327 for a Coliseum, Restaurants – licensed, Drinking establishments, Accessory food services, Entertainment establishments, Retail stores, Outdoor cafes, Offices, Parking areas and parking structures, Athletic and recreational facilities at 1208, 1216, 1296, 1306, 1310 and 1312 – 5 Street SE, 519, 599, 601, 607 and 609 – 12 Avenue SE, 599, 601, 602, 603, 607, 608, 610 and 611 – 13 Avenue SE and 604, 606, 608, 610 and 612 – 14 Avenue SE (Plan C, Block 93, Lots 1 to 6 and Lots 40 to 45; Plan 2410740, Block 93, Lot 46; Plan C, Block 94, Lots 1 to 7 and Lots 38 to 43; Plan 2110110 Block 4, Lot 1; Plan 0711603, Area E; Plan 0711603, Area F) with conditions (Attachment 2).

**HIGHLIGHTS**

- This development permit application proposes a new Calgary Event Centre which will be a world-class sports and entertainment space. The Event Centre will replace the Saddledome and will be the new home of the Calgary Flames, Calgary Hitmen, Calgary Roughnecks and Calgary Wranglers with ancillary uses comprising a community rink, restaurants, retail and office space.
- The proposed development complies with relevant planning policies of the *Municipal Development Plan* (MDP), in particular, contributing to downtown vibrancy and delivering high-quality architecture and landscaping in a significant and prominent downtown building spurring on future development in the Culture and Entertainment District.
- What does this mean to Calgarians? This application represents investment and an economic benefit to the Calgary Stampede, Beltline community and the city as a whole and will deliver a new event centre which will give Calgarians an opportunity to experience a venue for sports and concerts.
- Why does it matter? Delivering a new event centre will provide the most up-to-date facilities for Calgary's professional and non-professional ice hockey and lacrosse teams, will deliver public benefit to the local community through a community rink for the Beltline and will allow Calgarians to experience large-scale concerts in a new downtown venue within the Cultural and Entertainment District.
- Through negotiations with the applicant team during the development permit process and subject to conditions attached, this development permit complies with relevant planning policies in the *Greater Downtown Plan*, *Calgary Heritage Strategy*, *Beltline Area Redevelopment Plan: Part 2* (ARP) and Land Use Bylaw 2P80.
- While there is Council direction relating to the Calgary Event Centre in general, there is no Council direction specific to this development permit.

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### **DISCUSSION**

This application, in the southeast community of Beltline, was submitted by Dialog Design on behalf of the landowner, The City of Calgary, on 2024 July 19. This development permit received a priority review as the proposal constitutes a major City investment and it has a significant economic impact.

This development permit for the new Calgary Event Centre will have a building capacity of 18,000 people for hockey games and 20,000 people for concerts. The building is orientated east-west and is flanked by plazas north and south, with street trees adjacent to the building and along Stampede Trail SE and 5A Street SE. Active uses line three sides of the building, with a parkade to the east and a 1,000 seat community rink at the southeast of the site. More information can be found in the Development Permit Plans (Attachment 3) and Applicant Submission (Attachment 4). The proposal aligns with the relevant planning policies noted above and outlined in full in Attachment 1.

This application was reviewed by Urban Design Review Panel (UDRP) in 2023 December, 2024 April, 2024 July and 2024 September. Comments from UDRP relative to the building and landscape design are included as Attachment 5.

A detailed planning evaluation of this application, including location maps, 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 development permit application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with relevant public groups and the community association was appropriate. The Applicant Outreach Summary (Attachment 6) notes on page 2 that the applicant engaged Indigenous communities including Treaty Seven First Nations, Métis Nations of Alberta and Calgary's urban Indigenous community, as well as adjacent Community Associations, Business Improvement Areas and adjacent landowners.

#### **City-Led Outreach**

In keeping with Administration's practices, this application was circulated to relevant public groups, notice posted on site and published [online](#). In response, Administration received two letters in opposition from citizens, and the issues raised are summarized as follows:

- the proposed arena should comply with noise standards, rather than City Council modifying noise bylaws to facilitate this project; and
- the proposed lighting and materials may adversely trigger memories of forest fires for people who have been traumatized by previous forest fire events in northern Alberta.

Administration considered the relevant planning issues specific to the proposed development and has determined the proposal to be appropriate, subject to the conditions listed in

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Attachment 2. Noise is not a material planning consideration as development within Calgary is required to comply with the noise bylaw. The building illumination will align with the colours of the sports teams playing. The building illumination can also be programmed with different colours to align with significant events/holidays.

Calgary Stampede were circulated as an adjacent landowner and raised concerns with:

- alignment of street furniture with other developments in the Stampede Grounds;
- the interface of the eastern elevation of the Event Centre with the adjacent Stampede Youth Campus;
- simplification of uses above the community rink; and
- greater articulation of the building, particularly around the upper façade/bowl.

During the course of the application review, Administration worked with the applicant team to refine this development permit to address Calgary Stampede's comments through an improved public realm and building design.

Administration received comments from Beltline Neighbourhoods Association (who were supportive of the application but raised concerns with respect to the public realm, parking and noise) and Heritage Calgary, and their comments can be found in full as Attachment 7.

Victoria Park Business Improvement Area and Calgary Municipal Land Corporation expressed support for this application.

Following Calgary Planning Commission, Commission's decision will be advertised in accordance with the *Municipal Government Act*.

## **IMPLICATIONS**

### **Social**

This development permit will provide opportunities for Calgarians to experience world-class sports and entertainment in the heart of the Culture and Entertainment District. In addition, the community rink will provide recreational opportunities for the local community. Further, the new Calgary Event Centre will assist Calgarians and visitors to the city in understanding place and space as it relates to Indigenous worldviews and connections to the territories that Calgary resides in. This was done through specific design, imagery and landscaping responses to knowledge shared by distinct Indigenous communities as part of the applicant's engagement.

### **Environmental**

The new Calgary Event Centre is in a walkable downtown location, supported by transit (in particular LRT). In addition, the building will provide a district energy connection and solar panels on the roof of the structure – both of these measures align with the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Additional detail about the environmental impact of the development is provided in Attachment 1.

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**Economic**

The new Calgary Event Centre will increase vitality and vibrancy in the Beltline community and Greater Downtown with increased visitors to the area (from within and outside of Calgary). This development will also act as a catalyst for future development on parcels adjacent and in close proximity to the site.

**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. Conditions of Approval
3. Development Permit Plans
4. Applicant Submission
5. Urban Design Review Panel Comments with Applicant Response
6. Applicant Outreach Summary
7. External Circulation Comments
8. Stampede Park Concept Plan

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform