

**Road Closure and Land Use Amendment in the Downtown Commercial Core
(Ward 7) at 201 and 215 – 8 Avenue SE, LOC2024-0255**

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed closure of 0.02 hectares \pm (0.05 acres \pm) of road (Plan 2510830, Area 'A'), adjacent to 222 – 8 Avenue SE, with conditions (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 1.20 hectares \pm (2.96 acres \pm) located at 201 and 215 – 8 Avenue SE and the closed road (Plan A, Block 61, Lots 1 to 16 and 21 to 40; Plan 2510830, Area 'A') from Commercial Residential District (CR20 – C20/R20) and Undesignated Road Right-of-Way to Commercial Residential District (CR20 – C20/R20) and Direct Control (DC) District to accommodate an at-grade Plus 15 pedestrian walkway, with guidelines (Attachment 3).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 JUNE 5:

That Council:

1. Give three readings to **Proposed Bylaw 8C2025** for the closure of 0.02 hectares \pm (0.05 acres \pm) of road (Plan 2510830, Area 'A'), adjacent to 222 – 8 Avenue SE, with conditions (Attachment 2); and
2. Give three readings to **Proposed Bylaw 120D2025** for the redesignation of 1.20 hectares \pm (2.96 acres \pm) located at 201 and 215 – 8 Avenue SE and the closed road (Plan A, Block 61, Lots 1 to 16 and 21 to 40; Plan 2510830, Area 'A') from Commercial Residential District (CR20 – C20/R20) and Undesignated Road Right-of-Way to Commercial Residential District (CR20 – C20/R20) and Direct Control (DC) District to accommodate an at-grade Plus 15 pedestrian walkway, with guidelines (Attachment 3).

HIGHLIGHTS

- This application for a road closure and land use amendment is to help facilitate the development of the Arts Commons Transformation (ACT) Expansion project as well as enable the revitalization of the existing Arts Commons building, referred to as the ACT Modernization project.
- This application is supported as the road closure and the provision of at-grade public easement space within the existing Arts Commons building will align with the overall vision for both the Arts Commons and the Olympic Plaza Transformation projects. This application also aligns with the *Municipal Development Plan* (MDP) policies for Greater Downtown.
- What does this mean to Calgarians? This will help to facilitate renovations to the existing Arts Commons building that will allow for improved pedestrian movement through the site and a more logical connection at grade for pedestrians to move from the building to the adjacent public realm and Olympic Plaza, as well as will allow for the ACT Expansion project to proceed.

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- Why does this matter? Improvements to a key arts and culture venue within Calgary will help strengthen this as a main cultural hub in the downtown and continue to be a gathering place for visitors and Calgarians alike.
- A development permit (DP) was approved by Calgary Planning Commission for development of the Arts Commons Phase 1 project on 2024 October 31 (under DP2024-02789).
- There is no previous Council direction related to this proposal.

DISCUSSION

This road closure and land use amendment application, in the southeast quadrant of the Downtown Commercial Core, was submitted by O2 Planning and Design on behalf of the landowner, The City of Calgary, on 2024 October 16. No development permit has been submitted at this time for the ACT Modernization project. However, a development permit for the ACT Expansion project was approved by Calgary Planning Commission on 2024 October 31.

The existing Arts Commons building consists of two parcels of land with a total site area of approximately 1.18 hectares (2.92 acres). This site encompasses the majority of the city block between 8 and 9 Avenues SE and Macleod Trail and 1 Street SE, with the exception of the Burns Building which is located on the northeast corner of the parcel, adjacent to 8 Avenue SE and Macleod Trail SE. The site is occupied by Arts Commons, a multi-venue Performing Arts Centre.

As identified in the Applicant Submission (Attachment 5), this application proposes to redesignate the site from the Commercial Residential District (CR20 – C20/R20) to a new DC District to allow for the provision of the Plus 15 public walkway to be at-grade, connecting through the building and to the existing Plus 15 bridges on both the east and west sides of the building, crossing both Macleod Trail SE and 1 Street SE. Currently, the CR20 District requires that Plus 15 public walkways be provided at the second level of every development in the Plus 15 boundary.

For the road closure portion of this application, the total site area of this road closure is approximately 0.02 hectares (0.05 acres) as identified on the Registered Road Plan (Attachment 4). This road closure is needed, as a small portion of the ACT Expansion project is proposed to extend into the road right-of-way. Therefore, a partial road closure is required to accommodate the extension of the building over the property line. This portion of land will be designated the CR20 District to align with the current zoning of the lands that will be occupied by the ACT Expansion project directly to the north.

A detailed planning evaluation of this 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

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Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the respective community association was appropriate. In response, the applicant team met with representatives from the adjacent properties, including from the Glenbow Museum, Teatro's and the Telus Convention Centre as well as the Ward 7 office and the Calgary Downtown Association to discuss this proposal. Please refer to the Applicant Outreach Summary, Attachment 6, for additional details on the engagement undertaken.

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. No public comments were received at the time of writing this report.

No comments from the Calgary Downtown Association were received. Administration subsequently contacted the Calgary Downtown Association, and no response was received.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the road closure and 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 proposed road closure and land use amendment is part of an overall project to help enhance an area of Calgary that is already an important part of the city's arts and cultural landscape. With improved facilities, Calgarians and visitors alike are better able to maintain a high quality of life by having additional opportunities for participating in cultural and special events.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The overall Arts Commons and Olympic Plaza Transformation projects, of which this road closure and land use application plays a part, are an investment in the future of this part of the Downtown Core. This will also further Calgary's reputation as a vibrant city with a strong sense of place and continue and strengthen this area as a destination for visitors and Calgarians alike.

Planning and Development Services Report to
Calgary Planning Commission
2025 June 05

ISC: UNRESTRICTED
CPC2025-0361
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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. Road Closure Conditions
3. **Proposed Bylaw 120D2025**
4. Registered Road Closure Plan
5. Applicant Submission
6. Applicant Outreach Summary
7. **Proposed Bylaw 8C2025**
8. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform