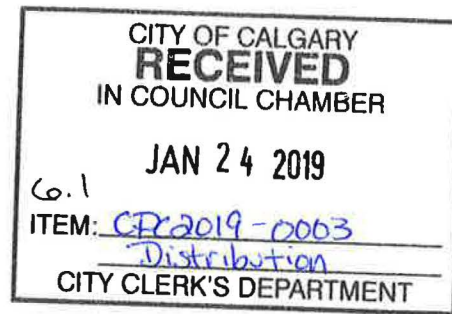




January 10, 2019

The City of Calgary  
Planning, Development & Assessment  
Municipal Building  
800 Macleod Trail SE  
Calgary, AB T2P 2M5



ATTN: Ryan Hall, Senior Planner – Centre West

**RE: Consolidated Community Association Comments to Part 2 of the Proposed Beltline ARP Revisions**

Dear Ryan,

I am writing this letter on behalf of the Beltline Neighbourhoods Association (BNA) in response to the City's request for our feedback on the proposed revisions to the Beltline Area Redevelopment Plan (ARP). We have focused our review only on 'Part 2' of the proposed update as this section reflects the recent changes that were required to bring the policy into alignment with CMLC's proposed Rivers District Master Plan. We understand that 'Part 1,' which includes the remaining portions of the Beltline community, will be updated following the adoption of 'Part 2' by City Council. We will reserve commentary of those portions of the policy until that time.

The BNA would like to thank the Planning and Development team at the City of Calgary for their efforts on creating this document. Overall, we believe that the collective effort has resulted in some major improvements to the ARP, and we generally believe that it is the right policy for our community.

The BNA participated in several meetings with the City of Calgary over the course of the last several months. Draft ARP documents were then reviewed internally during regular public Beltline Urban Development (BUD) committee meetings. As a result of this process, the following commentary was arrived at as a result of prior engagement with the City and was agreed to by a consensus of the BUD committee.

While we generally support the proposed revisions to 'Part 2' of the ARP, the BNA would like to offer the following specific feedback:

**Subsection 2.2 – Community Context**

- The ARP does not make its objectives clear around supporting increased diversification of the community. While housing diversity is listed as a community priority, demographic diversity is not. As indicated in Figure 1, the Beltline has a disproportionate share of people in the age 25-34 cohort. This is not sustainable. The plan should identify diversity as a priority and provide specific frameworks and establish incentives around increasing the range of housing types, maintaining affordable housing stock, developing 3+ bedroom units, and building schools and community facilities.

**Subsection 3.2 – Land Use**

- The land-use framework fails to acknowledge that a majority of Stampede Park is used primarily for parking. Instead, the plan refers to it as a 'Conference and Events' district. The use of these areas is ultimately within the purview of the Stampede and we understand that they intend to reserve these areas for parking for the foreseeable future. All we would expect at this time is an honest acknowledgement of this reality.
- The policy is silent on vehicular-oriented 3<sup>rd</sup> party advertising. Over the last several years, the character of the Beltline has transformed significantly. It is a residential community with a focus on supporting a healthy and vibrant pedestrian realm. The continued proliferation of vehicular-oriented billboards (even in spite of a mandatory renewal period) is not in keeping with this reality. We would be open to the inclusion of language supporting pedestrian-oriented 3<sup>rd</sup> party advertising in certain circumstances. However, the ARP's silence on this matter is a significant weakness.

• **Subsection 3.3 – Character Areas**

- The land-use framework fails to acknowledge that a majority of Stampede Park is used primarily for parking. Instead, the plan defines it as a character area intended to support 'Agriculture, Large Events and Festivals'. Altering the character of these areas is ultimately within the purview of the Stampede we understand that they intend to reserve these areas for parking for the foreseeable future. All we would expect at this time is an honest acknowledgement of this reality.

• **Subsection 3.5 – Methods for Increasing Density**

- We do not support the inclusion of 'indoor public hotel space' as a bonus item. The provision of these amenities directly supports and enhances the businesses that will operate them. Furthermore, these spaces are not public and do not provide a direct public benefit. As a result, we do not believe that they meet to essential criteria to be eligible for bonusing.
- We note that contributions to the Beltline Community Investment Fund (BCIF) are not identified as a bonus item. Please confirm that this will remain an option.

• **Subsection 4.3 – Building Frontages**

- The policy should look at supporting opportunities for creating active frontages along lanes. Consider identifying specific locations directly in the plan. Any such provision would also need to contain language around strategies for dealing with waste and recycling, parking and loading, but we believe that it would be achievable. The fact that the ARP is silent on this is a lost opportunity.

• **Section 5 – Open Space**

- There is a lack of accommodation for new park space in East Beltline. This is already an area in which the community consistently underperforms relative to other established neighbourhoods and the City's standards for new communities. Considering the limited publicly-owned space available, we'd like to see some outside-of-the-box thinking around strategies to achieve more publicly-accessible open space (such as incentivising public park space within private development sites, including on rooftops).

• **Subsection 6.1 – Pedestrian Circulation**

- The pedestrian circulation network identified in the policy is very problematic. Map 12 only identifies a few 'Major Pedestrian Connections'. Arguable, every street in the Beltline constitutes a major pedestrian route, and the planning framework should reflect that. Several major arteries such 17 Avenue and 10 Avenue are missing altogether. We would also question the rationale for not identifying a major pedestrian connection to the south.

• **Subsection 6.2 – Cyclist Circulation**

- The cyclist circulation network is much improved over previous iterations. We thank the team for addressing our previous comments.

• **Subsection 6.5 – Parking**

- The policy does not specifically state that new surface parking will not be allowed. This is a significant issue for our community, and it needs to be clear. While the plan does maintain the inclusion of mandatory renewal periods from the previous ARP, we do not believe that these work (most applicants are allowed to renew their applications perpetually leading to *de facto* permanent surface parking lots). We also note that no rationale is provided for why Stampede Park is permitted a longer renewal timeframe than other sites.

• **Section 7 – Arts and Culture**

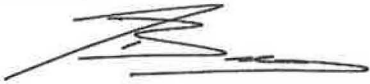
- In Map 15, the policy fails to acknowledge the McHugh House as a cultural point of interest.
- We strongly object to references to the "Red Mile." This terminology is not reflective of Calgary's culture and is laden with connotations of social disorder, misogyny and poor behaviour. This terminology needs to be revisited.



Once again, we would like to thank Planning and Development for their efforts on this document and for engaging with the BNA. We look forward to continuing to be a part of the implementation process.

Thank you for giving the BNA an opportunity to provide a comment.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tyson Bolduc', with a stylized, sweeping underline.

**Tyson Bolduc**

Director of Planning, Beltline Neighbourhoods Association



BELTLINEYYG.CA

