

# Calgary Planning Commission Comments – Summary (from 2019 January 10 CPC Meeting)

**Project Name:** Beltline Area Redevelopment Plan Update

## 1.0 EDITING

Review the Plan and correct for:

- Spelling, grammar, syntax, terminology, policy and map numbering

## 2.0 MAPS

Overall readability of maps needs to be improved including:

- Map titles,
- Completeness of maps,
- Colours (more differentiation needed on some maps)
- Alignment of content to match with the CMLC Rivers District Master Plan maps,
- Clarify "Potential Events Centre" as including a "Major Sports Arena",
- Align the density table and corresponding map.

## 3.0 DOCUMENT

Plan title: Consider renaming document as Beltline instead of East Victoria Park.

Clarify the proposed two part structure of the Beltline ARP. Identify the structure of the Plan at the beginning of Part 1, and provide a description of how both Part 1 and 2 function.

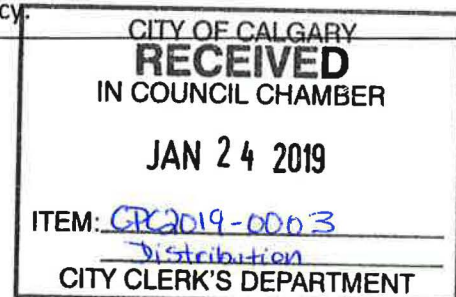
Clarify the role of the Plan and the Centre City Guidebook in the context of Community Planning's policy framework.

Consider relocating Character Areas sections earlier in the Plan.

## 4.0 COMBINE RELATED SUBJECT MATTER

Consider moving policy content to other sections, and/or combine related subject matter, for the following content:

- Wayfinding signage infrastructure.
- Flood Hazard Areas.
- Implementation actions for District Energy and flood resiliency.



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**5.0 DENSITY**

Consideration of market absorption rates should be made when assigning densities.
For the two future Greenline Station “nodes” the Plan should clarify the rationale for proposed increases to the density in these areas (Floor Area Ratio).
For other areas of the Plan, clarify the rationale to both maintain and increase density in specific areas (Floor Area Ratio).

**6.0 DENSITY BONUSING POLICY**

Density rates should be analyzed and compared for bonus options across the Centre City.
The density bonus section needs clarity and additional analysis on the viability of the bonus options.
Simplify or remove methodology for calculating density bonus.
Remove references to the +15 system.
<p>More analysis is required to confirm the viability of the following:</p> <ul style="list-style-type: none"> <li>• Public art bonus: review methodology and calculation.</li> <li>• District energy bonus: what are the additional costs that a developer or other party(ies) would need to pay for to extend or to connect to the district energy utility in East Village?</li> <li>• Indoor public hotel space bonus: <ul style="list-style-type: none"> <li>○ Bonus will provide such uses (amenities) without the incentive of a bonus as it is the nature of hotel uses programming and is not necessary to bonus for.</li> <li>○ Explore the approach of density exemption (Floor Area Ratio) to incentivize such uses (amenities).</li> </ul> </li> </ul>

**7.0 CHARACTER AREAS AND LAND USE**

Strengthen alignment with the Rivers District Master Plan.
Include sports arena/events centre clarification in the Character Areas section.
Add additional policies to support Character Areas.
For the warehouse district, identify mechanisms that could help protect existing buildings in this area.
Warehouse protection is important, and how it ties in with the amount of density considered in the ARP.
Add additional detail on public realm safety.
Consider combining the Character Areas and Land Use sections in order to consolidate policy objectives into one section of the Plan.

#### 8.0 ALIGNMENT WITH RDMP

Clarify the role of Rivers District Master Plan and its relationship to the Area Redevelopment Plan.

Complete map amendments to better align with the Rivers District Master Plan.

#### 9.0 INDIGENOUS COMMUNITIES

Consider opportunities within the Plan to incorporate additional details on:

- Engagement with the Indigenous communities – in a meaningful way.
- Cultural and historical significance of the Plan area to Indigenous communities.

#### 10.0 ADDITIONAL POLICY CONTENT

Clarify status of Rundle Ruins and strategies to retain the ruins.

Provide more information on open space/potential open spaces identified in the Plan, and strategies to provide sufficient open space for future residents.

Clarify building setback policies and the purpose of having an additional 1 metre setback.

#### 11. COMMUNITY STAKEHOLDER COMMENTS

The Commission would like to see letters from community groups confirming the local perspective from East Victoria Park BIA and Beltline Neighbourhoods Association.

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