

Calgary Planning Commission Review and Administration's Response

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

Comment	Edits	Administration Response
1.0 EDITING		
Review the Plan and correct for:	N/A	N/A
Spelling, grammar, syntax, terminology, policy and map numbering	Corrected spelling, grammar, syntax, terminology, policy and map numbering. Section headings align with One Calgary terminology. Objectives have been reduced to only those which have policy support, and have been relocated to the section cover pages.	N/A
2.0 MAPS		
Overall readability of maps needs to be improved including:	N/A	N/A
Map titles	Corrected map titles. Map 1 changed from Plan Concept to Plan Overview.	N/A
Completeness of maps	Maps have been reviewed for completeness and have been corrected. This includes alignment of map contents with legends, and additional content.	N/A
Colours (more differentiation needed on some maps)	Colours updated for the following maps: Map 1: Plan Overview, Map 4: Land Use Concept, Map 8: Density, Map 9: Open Spaces.	N/A

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<p>Alignment of content to match with the CMLC Rivers District Master Plan maps.</p>	<p>Added McHugh house and relabeling of 17th Avenue as per comments from the Beltline Neighbourhoods Association. The Stampede Park boundary has been added to Map 1: Plan Overview, Map 10: Pedestrian Circulation, and Map 11: Cyclist Circulation. Conference Centre and Events Centre have been added to Map 1: Plan Overview.</p>	<p>Map 8: Density Areas is generally aligned with the exception of areas around the 4 Street Green Line station, Victoria Park Transit Centre site and lands within Stampede Park. The minor differences are a result of stakeholder input and application of TOD principles through locating density close to transit stations. Map 4: Land Use Concept is a simplified version of the Land Use Concept map in the RDMP and is aligned with the Centre City Guidebook which outlines building blocks that allow for mixed use development over time. Map 13: Cyclist Circulation generally aligns with minor modifications based on internal stakeholder engagement and input from liveable streets (CoC).</p> <p>Transit map generally aligns with the addition of the LRT lines and a potential transit route through the Stampede Park based on input from Transit.</p>
<p>Clarify "Potential Events Centre" as including a "Major Sports Arena".</p>	<p>Text has been included to identify sports as an activity at the Event Centre.</p>	<p>The events centre is intended to provide for a variety of events and activities and does not preclude sports. The text in the document reflects this flexibility.</p>
<p>Align the density table and corresponding map.</p>	<p>Density table and map are now located on facing pages, and density is more clearly shown on the density map.</p>	<p>N/A</p>

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3.0 DOCUMENT		
Plan title - Consider renaming document as Beltline instead of East Victoria Park.	Document title changed to Beltline ARP: Part 1 and Part 2.	N/A
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.	Included a comprehensive table of contents at the beginning of the document that includes Part 1 and Part 2.	Further explanation of the document structure is provided in the page titled "Structure of the Beltline Area Redevelopment Plan" on page 2.
Clarify the role of the Plan and the Centre City Guidebook in the context of Community Planning's policy framework.	Addressed through more detail in the Section 1.1.1 Legislative Framework.	N/A
Consider relocating Character Areas sections earlier in the Plan.	No edits were made to combine the land use and character areas maps.	Administration attempted to combine both maps. In doing so, the maps become very confusing and difficult to read due to the variety of character areas which were overlaid with Land Use categories. Therefore, the maps will remain separate.
4.0 COMBINE RELATED SUBJECT MATTER		
Consider moving policy content to other sections, and/or combine related subject matter, for the following content:	Railway corridor policy was removed as it is already provided in the Development next to Freight Rail Corridors Policy.	N/A
Wayfinding signage infrastructure	Wayfinding has been relocated under Section 6.1 Sidewalks & Pathways.	N/A
Flood hazard areas	The Flood Hazard section has been moved to 8.0 Infrastructure and Environment.	N/A

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Implementation actions for District Energy and Flood Resiliency	District Energy and Flood Resiliency have been relocated to Section 8.0 Infrastructure and Environment.	N/A
5.0 DENSITY		
Consideration of market absorption rates should be made when assigning densities.	N/A	Administration approaches planning in a strategic way that addresses the highest and best use of land around proposed and existing infrastructure. Plan projections are based on the full build out of the area.
For the two future Greenline station areas, the Plan should clarify the rationale for proposed increases to the density in these areas (Floor Area Ratio).	Additional text providing rationale for density increase has been added.	TOD planning includes locating higher densities in close proximity transit nodes to maximize ridership. Density Area D in Section 3.4.1 Density Areas indicates support for high density close to the LRT stations.
For other areas of the Plan, clarify the rationale to both maintain and increase density in specific areas (Floor Area Ratio).	After further discussion with the Calgary Stampede, density areas D and A south of 17 Avenue S.E. have been removed. Density area B (bus barns site) has been changed to area A (reduced from 7 FAR Maximum to 5 FAR maximum).	Density in some areas within Stampede Park are higher based on stakeholder input and are supported by Administration. This includes areas around the festival street and near the Victoria Park / Stampede LRT station.

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6.0 DENSITY BONUSING POLICY		
Density rates should be analyzed and compared for bonus options across the Centre City.	N/A	This is outside the scope of the current phase. Phase 2 of the Beltline ARP review will commence in the second quarter of 2019 and will look comprehensively at the bonus density system for the Beltline including land value methods and calculations. This work will be done in collaboration with the established areas growth and change strategy which looks at bonus density as one of the many tools to incentivize redevelopment and increase public amenity in the city.
The density bonus section needs clarity and additional analysis on the viability of the bonus options.	Density bonus methodologies were removed, as they are already provided in the proposed Land Use Bylaw amendments.	Administration analyzed all bonus options. Two bonus options have been altered: Indoor Public Hotel will remain in the plan but has been lowered from 4.0 FAR to 2.0 FAR. The District Energy Connection bonus was increased from 0.5 FAR to 1.0 FAR.
Simplify or remove methodology for calculating density bonus.	Removed methodology for calculating density bonus.	
Remove references to the +15 system.	Removed all references to the +15 system.	N/A
More analysis is required to confirm the viability of the following:	N/A	N/A
Public art bonus: Review methodology and calculation	N/A	Public art bonus was reviewed. The methodology and calculation are viable, and policy encouraging public art in the entertainment district has been added.

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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?	The district energy bonus is an important part of the ARP's climate action objectives. Administration determined an increase from 0.5 FAR to 1.0 FAR would be more appropriate to make the bonus more viable.	N/A
Indoor public hotel space bonus.	The bonus item has been reduced to 2.0 FAR.	Administration has reviewed this item and has determined that a reduction from 4.0 to 2.0 FAR is appropriate. Hotels are a desirable use that brings activity and revenue to an area. This bonus provides amenities that would support the culture and entertainment district.
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.	Administration reduced the bonus from 4.0 FAR to 2.0 FAR. While the bonus is not as generous, Administration believes the bonus would be required to make hotel development viable in the area.	N/A
Explore the approach of density exemption (Floor Area Ratio) to incentivize such uses (amenities).	N/A	FAR exemption is currently not used in the Beltline and uses different methods and calculations. This may be explored in Phase 2 when Administration evaluates density bonusing comprehensively in the Beltline.

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7.0 CHARACTER AREAS AND LAND USE		
Strengthen alignment with the Rivers District Master Plan.	Additional policies have been added to Section 3.3 Character Areas to align with the RDMP.	N/A
Include sports arena/events centre clarification in the Character Areas section.	Text has been included to identify sports as an activity at the event centre.	N/A
Add additional policies to support Character Areas.	Additional policies have been added to Section 3.3 Character Areas to align with the RDMP.	N/A
For the warehouse district, identify mechanisms that could help protect existing buildings in this area.	Added additional policies to Section 3.3.4 Warehouse District, encouraging heritage preservation.	The Heritage Density Transfer is the preferred policy tool which can protect the existing warehouse buildings. This option has been highlighted in the policy and is strongly worded as a preferred tool. Additionally the Centre City Guidebook provides additional policy that would be applicable to the warehouse district.
Warehouse protection is important, and how it ties in with the amount of density considered in the ARP.	N/A	The existing densities are being preserved for the warehouse district. New buildings are encouraged to use bonus density items to maintain and respect the character of the area.
Add additional detail on public realm safety.	Additional detail on the design of public realm as it relates to public safety has not been included.	There is stakeholder concern about having too much detail about public realm safety due to security being compromised. Development permits are to be circulated to Calgary Police Service for CPTED and pedestrian safety review.

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Consider combining the Character Areas and Land Use sections in order to consolidate policy objectives into one section of the Plan.	Reviewed objectives to ensure they are supported by policies in each of the sections.	N/A
8.0 ALIGNMENT WITH RDMP		
Clarify the role of Rivers District Master Plan and its relationship to the Area Redevelopment Plan.	Added text clarifying role within Section 1.1.1 Legislative Framework. Core ideas and character areas have been updated to reflect RDMP language.	N/A
Complete map amendments to better align with the Rivers District Master Plan.	Maps have been reviewed for completeness and corrected. This includes alignment of map contents.	N/A
9.0 INDIGENOUS COMMUNITIES		
Consider opportunities within the Plan to incorporate additional details on:	N/A	N/A
Engagement with the Indigenous communities - in a meaningful way.	Language has been added in Section 2.2.2 Community Priorities to provide background into the Indigenous Engagement undertaken in this Plan.	Administration will continue to engage the Indigenous elders in the next phase of the plan and they will be further engaged on future community plans.
Cultural and historical significance of the Plan area to Indigenous communities.	Added Section 2.1.4 Indigenous History.	N/A

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10.0 ADDITIONAL POLICY CONTENT		
Clarify status of Rundle Ruins and strategies to retain the ruins.	N/A	The ruins are privately owned by the Calgary Stampede. There is an agreement between Calgary Stampede and the City which commits to protecting the Rundle Ruins. The Calgary Stampede Concept plan identifies the Rundle Ruins as a potential heritage site with the intent to retain, conserve or reuse the site as part of the Youth Campus area.
Provide more information on open space/potential open spaces identified in the Plan, and strategies to provide sufficient open space for future residents.	The Open Space section has been updated to reflect all mechanisms which could be used to acquire new open spaces.	The open space network can be comprised by many different options, this includes Municipal Reserve, bonus density in the form of publicly accessible private open space, urban plazas, regional paths, streetscapes and acquisition through funds by the Beltline Community Investment Fund. CMLC has indicated existing open space in East Victoria Park is at 3.9 per cent, and would increase to 8.7 per cent through the additional spaces identified in the RDMP.
Clarify building setback policies and the purpose of having an additional 1 metre setback.	N/A	Flexible policy is needed regarding setbacks. A minimum setback is suggested however the plan recognizes that some sites are overly constrained and may have smaller setbacks and maybe considered at the discretion of the Development Authority.

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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.	N/A	Letters have been requested from all stakeholders in advance of the March 21st Calgary Planning Commission date.