

## ARP Amendments Summary

### Summary of amendments to the Beltline Area Redevelopment Plan: Part 1

| Section  | Deleted  | Inserted  |
|--|--|---|
| <b>Part 1</b>  | Generally, all policies that relate to Part 2 have been removed from Part 2.   | N/A – only where updates to references are needed.<br>Format has been changed to match current City standards.<br>Grammar and spelling updates have also been made that do not impact the intent of the remaining policies in Part 1. |
| <b>Part 2</b>  | N/A  | Part 2 of ARP has been developed to provide policy for East Beltline in support the RDMP and the culture and entertainment district.  |
| <b>Maps (general)</b>  | East Beltline, Part 2 Area   | All maps have been amended to removed East Victoria Park from Part 1 and refers the reader to Part 2 for policies in in East Beltline.<br><br>Maps have been updated to current City standards.                                       |
| <b>Preface</b>   | "The boundaries separating different types of land uses in the Land Use Concept map and the boundaries separating different density ranges in the Density Ranges map are intended to be conceptual only. The precise location of these boundaries, for the purpose of evaluating development proposals, will be determined by City Administration at the time of application." | "Map boundaries separating land uses, density or other variables are intended to be conceptual only."<br><br>Revised for clarity and consistency  |
| <b>2.2 Principles</b>  | Delete 2.2.9 Integrate the Expansion of Stampede Park into the Surrounding Neighbourhood and related content.  | N/A – renumber remaining sections accordingly.  |
| <b>2.2.4 Improve Pedestrian and Cycling Environment and Manage Transportation Demand</b> | "a connection between 4 <sup>th</sup> Street S.E. and Olympic Way S.E. and new roads in East Victoria where required to facilitate the redevelopment of the former CPR lands and the Victoria Park Transit Centre Site."   | N/A   |
| <b>Land Use Concept (introductory paragraph)</b>   | "and, Stampede Park"   | N/A   |

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|---|--|--|
| <b>4.4 Objectives</b>   | "To ensure the continuation and enhancement of the public river pathway system, connecting the Beltline north to East Village and south through Stampede Park."  | N/A – addressed in Part 2.   |
| <b>4.4.7 River Pathway System</b>                             | "The City should assess the possibility of a comprehensive riverfront park and pathway system for the lands on the west side of the Elbow River in Victoria Park. Such a system would include integration with Stampede Park and the redevelopment of the Victoria Park Transit Centre Site."  | N/A – addressed in Part 2.   |
| <b>4.4.8 Historic Parks (Cultural Landscapes)</b>             | 4.4.8  | Renumbered to 4.4.7.   |
| <b>4.5 Calgary Exhibition and Stampede Park</b>               | Deleted.   | N/A – addressed in Part 2.   |
| <b>4.6 Special Policy Areas</b>                               | 4.6  | Renumbered to 4.5.   |
| <b>4.6.2 Special Policy Area 2</b>                            | Deleted.   | N/A – Dafoe and Fairey Terrace are addressed in Part 2.                                      |
| <b>4.6.3 Special Policy Area 3</b>                            | 4.6.3  | Renumbered to 4.5.2  |
| <b>5.2 Density Areas (Area B)</b>                             | "and Stampede Park"  | N/A  |
| <b>Table 5.1 Density Areas</b>                                | <p><b>**12.78 for Residential/Mixed Use for the legal parcel known as Plan A, Block 71, Lots 1 to 8 Bylaw 33P2015</b></p> <p><b>**Where an approved Development Permit has commenced, but construction has been suspended past the maximum days allowed as per the approved Building Permit requirements, prior to 2011 January 01, the maximum <b>floor area ratio</b> may be 12.78 provided that retail and residential uses are included in the development. Bylaws 33P2015 &amp; 42P2016</b></p> | N/A – moved to Part 2 density table, applies to One Tower property located in East Beltline. |
| <b>5.3.2.5 Incorporation of sustainable building features</b> | Delete section and related content.  | N/A – no longer a bonus option as of December 31, 2011.                                      |
| <b>Table 5.2 Sustainable</b>                                  | Delete section and related content.  | N/A – no longer a bonus option as of December 31, 2011.                                      |

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| <b>building features</b>   |  |   |
| <b>5.3.2.6 Contribution to the Beltline Community Investment Fund (BCIF)</b> | 5.3.2.6  | Renumbered to 5.3.2.5                           |
| <b>6.1.1 Places</b>  | In second paragraph “three”  | “two”   |
|  | In bullets delete “urban riverfront”   | N/A   |
|  | In last paragraph “park and riverfront”  | “and park”                                      |
| <b>6.1.1.1.8 Urban places</b>  | Bullets <ul style="list-style-type: none"> <li>• “Olympic Way S.E.”</li> <li>• “Macleod Trail S.E.”</li> </ul>   | N/A   |
| <b>6.1.1.2 Urban parks</b>   | Policy 3 Bullets <ul style="list-style-type: none"> <li>• “the edge of Stampede Park, particularly the Rundle Ruins site and the existing Victoria Park Community Park;</li> <li>• “the Elbow Riverfront”</li> </ul> | N/A   |
| <b>6.1.1.3 Urban Riverfront</b>  | Delete header and section.   | N/A – addressed in Part 2                       |
| <b>6.3.5.3 Building height, shadow protection and wind impact studies</b>    | Bullet 2 <ul style="list-style-type: none"> <li>• “12 Avenue between Macleod Trail S.E. and the Elbow River,”</li> <li>• “Macleod Trail S.E., and along Olympic Way S.E.”</li> </ul>                                 | N/A   |
| <b>7.2.1 Transit</b>   | In policy 2 delete “future Southeast”  | “Green Line”                                    |
| <b>7.2.2 Victoria Park Transit Centre</b>                                    | Delete section.  | N/A – addressed in Part 2.                      |
| <b>7.2.3 Southeast LRT</b>   | Delete section.  | Insert new section 7.2.2 Green Line LRT.        |
| <b>7.4 Cycling Facilities</b>  | Project/Initiatives 1 <ul style="list-style-type: none"> <li>• “Macleod Trail”</li> </ul>  | “1 <sup>st</sup> Street S.E.”                   |
| <b>7.5.1 Vehicle Facilities</b>  | Delete policy 5 “New roads may be required to facilitate the redevelopment of lands in Victoria Park, specifically, the former CPR lands and the site of the Victoria Park Transit Centre”.                          | N/A – renumber subsequent policies accordingly. |
| <b>7.5.3 Access</b>  | Delete section and related content.  | N/A – renumber subsequent section accordingly.  |
| <b>7.5.4 11 and 12 Avenues</b>   | Second paragraph<br>“an underpass connecting Olympic Way to 4 Street S.E.,”  | Renumber accordingly.                           |
| <b>7.6 Managing Transportation Demand</b>                                    | Delete policy 3 “Develop transportation management programs relative to the activities at Stampede Park. This includes traffic   | N/A – renumber subsequent policies accordingly. |

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|   | management, lane reversals, signal timing and promoting and improving alternatives to driving such as transit service and bicycle access and parking.”   |   |
| <b>7.7 Bylawed setbacks</b>                                     | First paragraph <ul style="list-style-type: none"> <li>“Macleod Trail, 1<sup>st</sup> Street S.E.”</li> </ul>  | N/A   |
| <b>8.4 Warehouse District</b>                                   | First paragraph <ul style="list-style-type: none"> <li>“Olympic Way S.E. (4<sup>th</sup> Street S.E.)”</li> </ul>  | “1 <sup>st</sup> Street S.E.”   |
|   | Bullet 1 <ul style="list-style-type: none"> <li>“Massey-Harris Company (Ribtor) Warehouse,”</li> <li>“, and Imperial Tobacco Warehouse”</li> </ul>   | N/A – buildings located in Part 2.  |
| <b>8.4.1 Primary warehouse district</b>                         | Delete header and related content in the section.  | N/A – addressed in Part 2, renumber Secondary warehouse district section accordingly. |
| <b>8.5 North Stampede Entranceway</b>                           | Delete header and related content in the section.  | N/A – addressed in Part 2.  |
| <b>8.5.1 Design Objectives</b>                                  | Delete header and related content in the section.  | N/A – addressed in Part 2.  |
| <b>9.0 Historic Resources</b>                                   | Delete from City-Wide policies, policy 1 <ul style="list-style-type: none"> <li>“The Inventory Map in Appendix C identifies all currently designated and potential heritage resources identified in the Beltline.”</li> </ul>  | N/A – deleted as the map no longer exists in Appendix C                               |
|   | Delete Beltline policies, policy 6 <ul style="list-style-type: none"> <li>“The historical importance and significance of Stampede Park within the Beltline is recognized by this plan. The Calgary Stampede must make every effort to re-use buildings contained on the Inventory within their overall Park development over time.”</li> </ul> | N/A – addressed in Part 2.  |
| <b>Appendix B – Urban places</b>                                | Delete headings for “Calgary Stampede Market”, “East Urban Campus” and “Public market squares” and associated content.   | N/A – addressed in Part 2.  |
| <b>Appendix B – Transit mall/public transit terminal plazas</b> | “Two locations have”   | “one location has”  |
|   | “which are the north block at the intersection of Macleod Trail and 17 Avenue S.E. and”  | N/A   |
|   | “S.E. – LRT line”  | “Green Line”  |
|   | Bullet   | N/A   |

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|---|---|-------------------------------|
|   | <ul style="list-style-type: none"> <li>“The public transit terminal plaza should be integrated with the +15 connection at Stampede Park”</li> </ul>   |                               |
| <b>Appendix B – Linear parks</b>  | Option E <ul style="list-style-type: none"> <li>“from Downtown/Olympic Plaza District with Stampede Park and”</li> </ul>  | “to”                          |
| <b>Appendix B – Winter gardens (indoor)</b>                                     | Bullet under Preferred locations <ul style="list-style-type: none"> <li>“; and a Potential location near or at Stampede Park close to 12 Avenue S.E. and Macleod Trail S.E.”</li> </ul>   | N/A                           |
| <b>Appendix B – Urban riverfront</b>  | Delete heading and content for “Elbow River Natural Environment Parks” and “Riverfront Urban Park”  | N/A                           |
| <b>Appendix B – Boulevards</b>  | Bullet under Preferred locations <ul style="list-style-type: none"> <li>“4 Street”</li> </ul>   | “1 <sup>st</sup> Street”      |
|   | Bullets under Preferred locations <ul style="list-style-type: none"> <li>“Macleod Trail from the CPR tracks to the Elbow River”</li> <li>“1<sup>st</sup> Street S.E. from 10 Avenue to the Elbow River”</li> </ul>  | N/A                           |
| <b>Appendix B – High streets</b>  | Bullet under Preferred locations <ul style="list-style-type: none"> <li>“Macleod Trail”</li> </ul>  | “1 <sup>st</sup> Street S.E.” |
|   | Bullet under Preferred locations<br>“Olympic Way S.E. from the CPR tracks to 12 Avenue S.E.”  | N/A                           |
| <b>Appendix B – Green streets</b>   | Bullet under Preferred locations <ul style="list-style-type: none"> <li>“12 Avenue from Macleod Trail to the Elbow River”</li> </ul>  | N/A                           |
| <b>Appendix B – Residential streets</b>   | Bullet under Preferred locations <ul style="list-style-type: none"> <li>“Macleod Trail”</li> </ul>  | “1 <sup>st</sup> Street S.E.” |
|   | Bullets under Preferred locations <ul style="list-style-type: none"> <li>“11 Avenue from 4 Street S.E. to 6<sup>th</sup> Street S.E.”</li> <li>“3<sup>rd</sup> Street S.E. from the CPR tracks to 12 Avenue S.E.”</li> <li>“5<sup>th</sup> and 6<sup>th</sup> Streets S.E. from 11 Avenue to 12 Avenue.”</li> </ul> | N/A                           |
| <b>Appendix B – River Bridges</b>   | Delete headers and associated content for “River Bridges”   | N/A                           |
| <b>Appendix B – Pedestrian Connectors, +15 linkages/bridges (including +30)</b> | Bullets under Preferred locations <ul style="list-style-type: none"> <li>“and 3<sup>rd</sup> and 5<sup>th</sup> Streets S.E.”</li> </ul>  | N/A                           |

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| Section                               | Deleted  | Inserted               |
|---------------------------------------|--|------------------------|
| <b>Appendix E –<br/>Project/Study</b> | Delete item 5<br>“Undertake the Short Term Strategy identified in<br>Section 7.2.2 of the Plan with respect to<br>mitigating the impacts of the operation of the<br>Victoria Park Transit Centre on the surrounding<br>neighbourhood”. | Re-number accordingly. |

## ARP Amendments Summary

### Beltline Area Redevelopment Plan: Part 2

Part 2 of the Beltline Area Redevelopment Plan has been created to implement the vision for the East Beltline (culture and entertainment district).

#### Introduction

Establishes the foundation of Part 2 by speaking to the legislative framework in which the ARP sits and describes its relationship to other documents, including the Centre City Guidebook (Guidebook). The proposed amendments for Part 2 uses the same goals as the Guidebook, with objectives in each section that identify how the Centre City goals may be achieved in East Victoria Park.

#### Community Framework

Identifies the plan areas where the policies of Part 2 apply. The plan area boundary is in alignment with the areas within the Beltline that exist in the Rivers District Master Plan. This section describes the physical attributes of east Victoria Park, including existing connections, open space and historic resources.

The section identifies community priorities and supports policies related to economic development and support services, however, it is recognized that many of these objectives are implemented more effectively through other corporate, city-wide policies (e.g. Fair Calgary Policy) and as such, specific policies have been streamlined and not included in Part 2.

#### Land Use

To align with the Centre City Guidebook and Centre City Plan, the land use concept applies the Mixed-Use High Density building block from the Centre City Guidebook. The following six character areas have been identified:

1. Neighbourhood Centre: located around the Green Line station, supports one of the highest densities and most active areas within east Victoria Park, contemplating a wide range of uses.
2. Gateway West: supports the shift from the rest of the Beltline, allowing for larger uses and building massing to occur in developments that are scaled appropriately for the neighbourhood and is consistent with what is existing today.
3. Culture, entertainment and education area: the heart of east Victoria Park, supporting and integrating large events like the Stampede, with cultural, arts and educational facilities.
4. Warehouse District: characterized by the scale and materials of restored historic warehouse buildings.
5. Agriculture, large events and festivals area: provides flexibility for large functions, supporting the Calgary Stampede Master Plan.
6. Riverfront residential area: supports primarily residential uses as it interfaces with the Elbow River.

The land use concept is supported by density areas that reflect the neighbourhood scale, allocating allowable density as well as the distribution of commercial and residential density. Methods for increasing density have been expanded in alignment with stakeholder feedback on desired public amenities for east Victoria Park.

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### **Urban Design**

This section builds on the urban design policies in the Guidebook by providing policies that support the land use policies. Policies address the same three key areas as the Guidebook: site design, building design and building frontage. Policies in this section address building separation, enhancement of the public realm, promotes vibrancy and activity on the street, and identifies a high street and active frontages within this cultural and entertainment district.

### **Open Space**

This section identifies the open space network and includes policies pertaining to riverfront areas, open space design and amenities.

### **Mobility**

This section identifies the multi-modal mobility network and includes policies pertaining to pedestrian circulation, cyclist circulation, transit network and parking. The content is supported through a Transportation Impact Assessment.

### **Infrastructure and Environment**

This section includes policies pertaining to water and sanitary servicing, stormwater management and energy and environmental impacts.

### **Implementation**

This section contains information regarding plan implementation such as interpretation of policies and relationship of Part 2 to other documents.