

Stakeholder Letters



March 6, 2019

Re: Beltline ARP Amendments

Calgary Municipal Land Corporation (CMLC), the organization charged with the revitalization of Calgary's Rivers District, including the delivery of the Rivers District Master Plan vision, is pleased to offer our support toward the City of Calgary's Beltline Area Redevelopment Plan amendment, dated March 6, 2019.

CMLC embarked on the development of the Rivers District Master Plan in 2016 and from 2016-2018, CMLC worked with community stakeholders and the City of Calgary to establish a vision of east Victoria Park; the eastern portion of the Beltline included within the Rivers District study area. Along with our project stakeholders, which included organizations like the Calgary Stampede, Remington Development Corporation and community groups like the Beltline Neighbourhood Association and Victoria Park BIA, we established a bold vision for Calgary's Culture and Entertainment District. The envisioned Culture and Entertainment District includes 8,000 new residents and more than 4 million square feet of new development.

In 2018, CMLC began a joint public engagement program with the City of Calgary for the Rivers District Master Plan and a concurrent update to a portion of the Beltline ARP. The four-month engagement ran between April 3rd and July 16th and included city-wide events, an online survey and promotional programs – this joint effort enabled both CMLC and the City of Calgary to understand the values and ideals of citizens who may be visitors or future residents to the district and ensure that feedback was reflected in the final documents. As the organization tasked to with the revitalization of this area, CMLC has worked closely with the City of Calgary to ensure the ARP amendments are consistent with the vision described in the Rivers District Master Plan and provide a solid foundation for the future development of Calgary's Culture and Entertainment District.

Sincerely,

Kate Thompson, AAA, MRAIC

Vice President, Development, Calgary Municipal Land Corporation

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March 15, 2019

Calgary Planning Commission
Planning Services Centre
3rd Floor, Municipal Building
800 Macleod Trail SE
Calgary, AB T2P 2M5

Dear members of the Planning Commission:

It is the Calgary Stampede's pleasure to provide this letter of support for the Beltline Area Redevelopment Plan (ARP).

We were engaged throughout the process and believe the ARP does a good job setting out a vision for the area including Stampede Park. We appreciated the efforts the ARP makes to support the Rivers District Master Plan.

Sincerely,
CALGARY STAMPEDE

A handwritten signature in black ink, appearing to read 'J. Laurendeau', written over the printed name.

Jim Laurendeau

Vice President, Park Planning and Development

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March 19, 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: Community Association Comments on Final Draft of Revisions to Part 2 of the Beltline ARP

Dear Ryan,

I am writing this letter on behalf of the Beltline Neighbourhoods Association (BNA) in response to the City's request for feedback on the final draft of the proposed revisions to the Beltline Area Redevelopment Plan (ARP) being presented to CPC on March 21, 2019. 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 following comments are based on the 'final' draft of the ARP which was received on March 7, 2019.

Once again, the BNA would like to thank the Planning and Development team at the City of Calgary for their continued 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.

Subsequent to our initial CPC feedback provided on January 10, 2019, the BNA met with the City to review our comments. Based on that conversation and our review of the final draft, the BNA would like to note the following:

- **Subsection 2.2.2 – Community Priorities**
 - While we acknowledge that additional language around inclusion of the full 'housing continuum' has been added, we would still contend that the ARP does not do enough to incentive or otherwise ensure that future development will be sensitive to the need to increase community diversity. The plan should provide specific frameworks and establish incentives for developing 3+ bedroom housing stock, family-supportive and aging-in-place accommodation, and encouraging the development community to include spaces for schools and community facilities in their future projects.
- **Subsection 3.2 – Land Use**
 - While we recognize that the intent of the ARP is to establish a long term vision, we still think that the fact that a significant portion of Stampede Park is used as a surface parking lot for 355 days of the year warrants acknowledgement (it is not simply a 'Conference, Events and Education' district – it's also a parking lot). Parking is not the highest and best use for this space, and the Stampede should be encouraged to develop the Park in a manner that provides more of a community benefit. The ARP misses a key opportunity to address this issue.
 - We have no concerns with the digital signage and illuminated buildings policies and areas noted in 4.3. However, the policy is generally silent on vehicular-oriented 3rd party advertising elsewhere in the community (digital and static). We are a residential community with a focus on supporting a healthy and vibrant pedestrian realm. The continued proliferation of vehicular-oriented billboards is not in keeping with

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this reality. No new vehicular-oriented billboards should be permitted and a sunset clause should be enforced on existing ones.

- **Subsection 3.3 – Character Areas**

- While we recognize that the intent of the ARP is to establish a long term vision, we still think that the fact that a significant portion of Stampede Park is used as a surface parking lot for 355 days of the year warrants acknowledgement (it is not simply a 'Agriculture, Large Events and Festivals' character area – it's also a parking lot). Parking is not the highest and best use for this space, and the Stampede should be encouraged to develop the Park in a manner that provides more of a community benefit. The ARP misses a key opportunity to address this issue.

- **Section 5 – Open Space**

- There is a lack of accommodation for new park space in East Beltline remain a major issue. While we acknowledge that later revisions of the ARP have done a better at identifying opportunities for parks and open space, we still find the policy to be lacking relative to what is available in 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). In order to support the argument that Stampede Park is an 'Agriculture, Large Events and Festivals' character area, the ARP should identify the Stampede's surface parking areas as programmable flat space that can function as parks and open spaces (in support of the Stampede's mandate) throughout the year.

- **Subsection 6.1 – Pedestrian Circulation**

- The pedestrian circulation network identified in the Map 10 only identifies a few 'Major Pedestrian Connections'. Several major arteries such 17 Avenue are missing altogether. We would also question the rationale for not identifying a major pedestrian connection to the south to interface with the Elbow River pathway, the Repsol Centre and the Ertton community.

- **Subsection 6.5 – Parking**

- The policy does not state that new surface parking will not be allowed. This is a significant issue for our community, and it needs to be clarified. No new non-structured surface parking should be permitted anywhere in the community under any circumstances (including within Stampede Park boundaries).

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,



Tyson Bolduc

Director of Planning, Beltline Neighbourhoods Association



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