Calgary

Beltline Area Redevelopment Plan
Part 2: East Victoria Park Area

Part 1: West Beltline Area Redevelopment Plan

Structure of the Beltline Area Redevelopment Plan

The Beltline Area Redevelopment Plan (ARP) is divided into two parts: Part One remains largely unchanged from the original Beltline ARP approved in 2006. Part Two has been added to provide policy specifically for East Victoria Park and the cultural and entertainment district envisioned for the area. The Centre City Guidebook policies apply only to Part Two of this document.

Part Two:

East Victoria Park Area

Vision: East Victoria Park is Calgary's major arts, cultural and entertainment district, and a complete community for future residents and visitors. It is a place that respect its past, complement the present and is a vibrant into the future.

1 Introduction

1.1 Policy framework

1.1.1 Legislative framework

The Municipal Government Act (MGA) is the legislative framework in which municipalities operate. It is under this authority that the policy for the Centre City, including East Victoria Park, is developed.

The Municipal Development Plan (MDP) Volume 1 and Calgary Transportation Plan (CTP) provides direction for growth and change in Calgary over the next 50 years. The Centre City Guidebook builds on these policies, refining the strategic direction for growth in the Centre City and establishing policies that will help to shape a successful downtown commercial core that transitions to a number of distinct residential mixed-use neighbourhoods.

The Centre City Guidebook is Volume 2, Part 2 of the MDP. It provides implementation policy for the Centre City and must be read in conjunction with the MDP, Volume 1, and is the policy foundation for a local area plan (e.g. area redevelopment plan). The Land Use Bylaw is a tool for implementing this policy.

The CTP, Centre City Mobility Plan and other City of Calgary documents, including the Centre City Plan and the Centre City Urban Design Guidelines, provide additional guidance for development in the Centre City, including East Victoria Park (see Figure 1: Legislative Framework).

Figure 1 Legislative framework
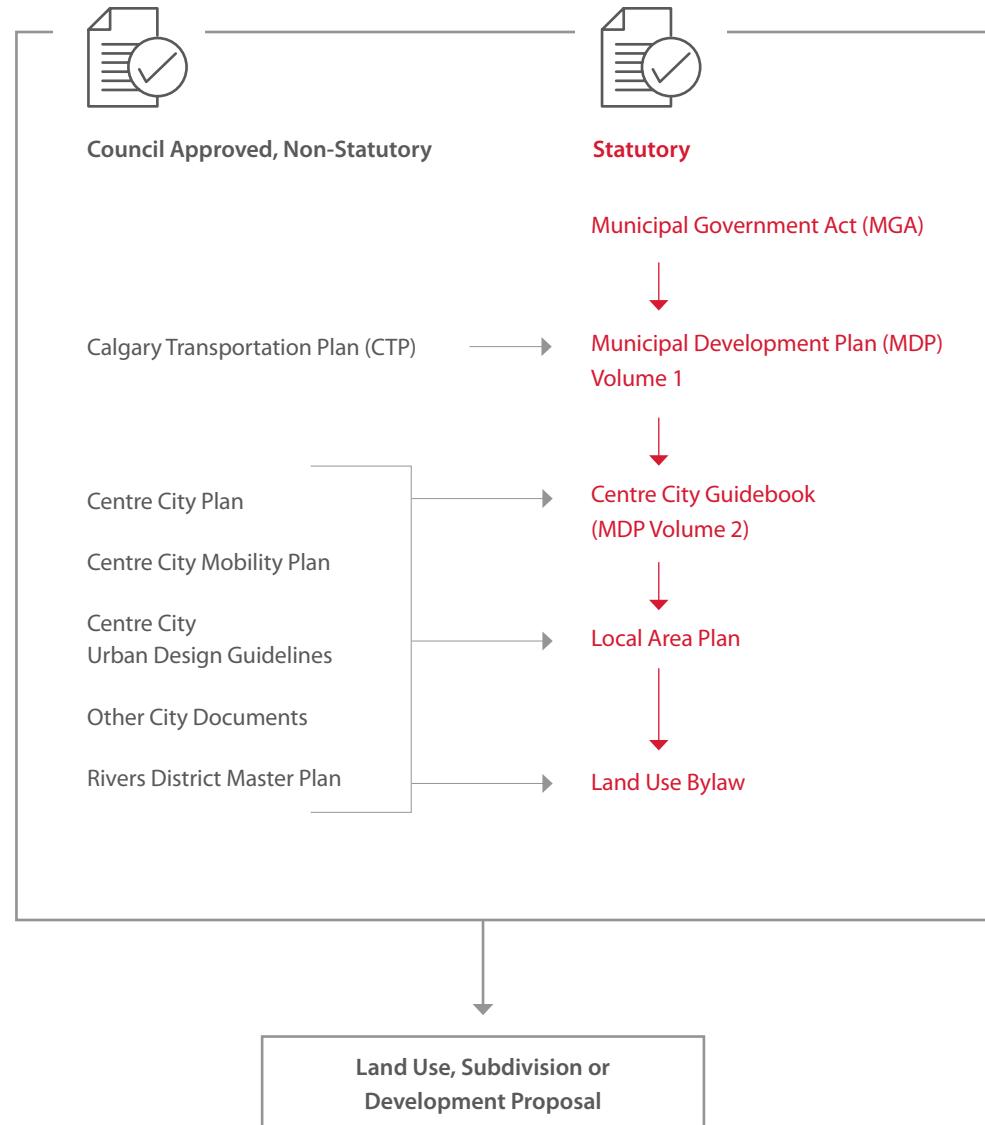
1.1.2   Application of the Plan

Part 2 of the Plan provides statutory policy specific to East Victoria Park, and applies only to the area identified on Map 3: Plan Area. Unless specifically stated in Part 2, policies of Part 1 do not apply to this area. Policies in Part 2 of the Plan apply in addition to policies in the MDP, Volume 1, and Centre City Guidebook (MDP, Volume 2, Part 2).

This ARP provides context-specific policies. It identifies when exceptions to a Centre City Guidebook policy may be needed and guides the discretion of the Development Authority. Where the policies within the Centre City Guidebook and this policy plan are different, the difference is intentional and not an inconsistency, because policy has been tailored to the East Victoria Park area. Where there is an absence of a specific policy within this policy plan, the Centre City Guidebook prevails. A list of City of Calgary source policy and guiding documents is provided in some sections and represents a selection of key resources only; it is not an exhaustive list. Policies and standards relevant to a given site will be determined based on the specific context of the parcel at the time of application.

1.2   Vision

East Victoria Park will continue to evolve as one of Calgary's major arts, cultural and entertainment districts. The neighbourhood welcomes residents, visitors and businesses for major events throughout the year and is the home of the Calgary Stampede. It is a place that respects its past, complements the present and that is vibrant in the future.

1.3   Core Ideas

A historic location

Since time immemorial, this area was the traditional gathering place for First Nations, and is of high spiritual and historic value. The Plan provides ideas to recognize the past and acknowledges its significance.

A major cultural and entertainment hub

Special consideration is needed in the design of public spaces and streets to accommodate a large volume of people for major events. The streets are designed as inviting urban spaces that are well connected and support a variety of mobility options.

A connected community

The Plan Area is used by both Calgarians and visitors, moving through new and existing connections within the community and beyond:

- Green Line Stations
- Pedestrian and cycling connections to the River pathways
- Potential 5th Street S.E. underpass
- 17 Avenue S.E. extension

A place to celebrate

East Victoria Park provides a new festival street, public spaces, and plazas that are appropriate performing arts and support age-inclusive accessible design for all seasons.

Integrating community priorities

To reflect the unique development context of East Victoria Park, the following priorities build on the objectives identified in the previous Beltline ARP and are supported by policies in this Plan:

- Maintain diversity in housing choice.
- Improve safety in the public realm.
- Support local economic development.
- Reduce social isolation through multi-generational design.

Map 1 Plan concept

5th Street Underpass

High Street

River Walk

9 AV SE
CP RAILWAY
10 AV SE
MACLEOD TR SE
11 AV SE
OLYMPIC WY SE
6 ST SE
①
②
12 AV SE
5 ST SE
CENTRE ST S
13 AV SE
3 ST SE
14 AV SE
15 AV SE
17 AV SE
18 AV SE
ELBOW RIVER
1 ST SE
STAMPEDE TR SE
MACLEOD TR S
25 AV SE

① Faerie Terrace

② Dafoe Terrace

4th Street Station Plaza

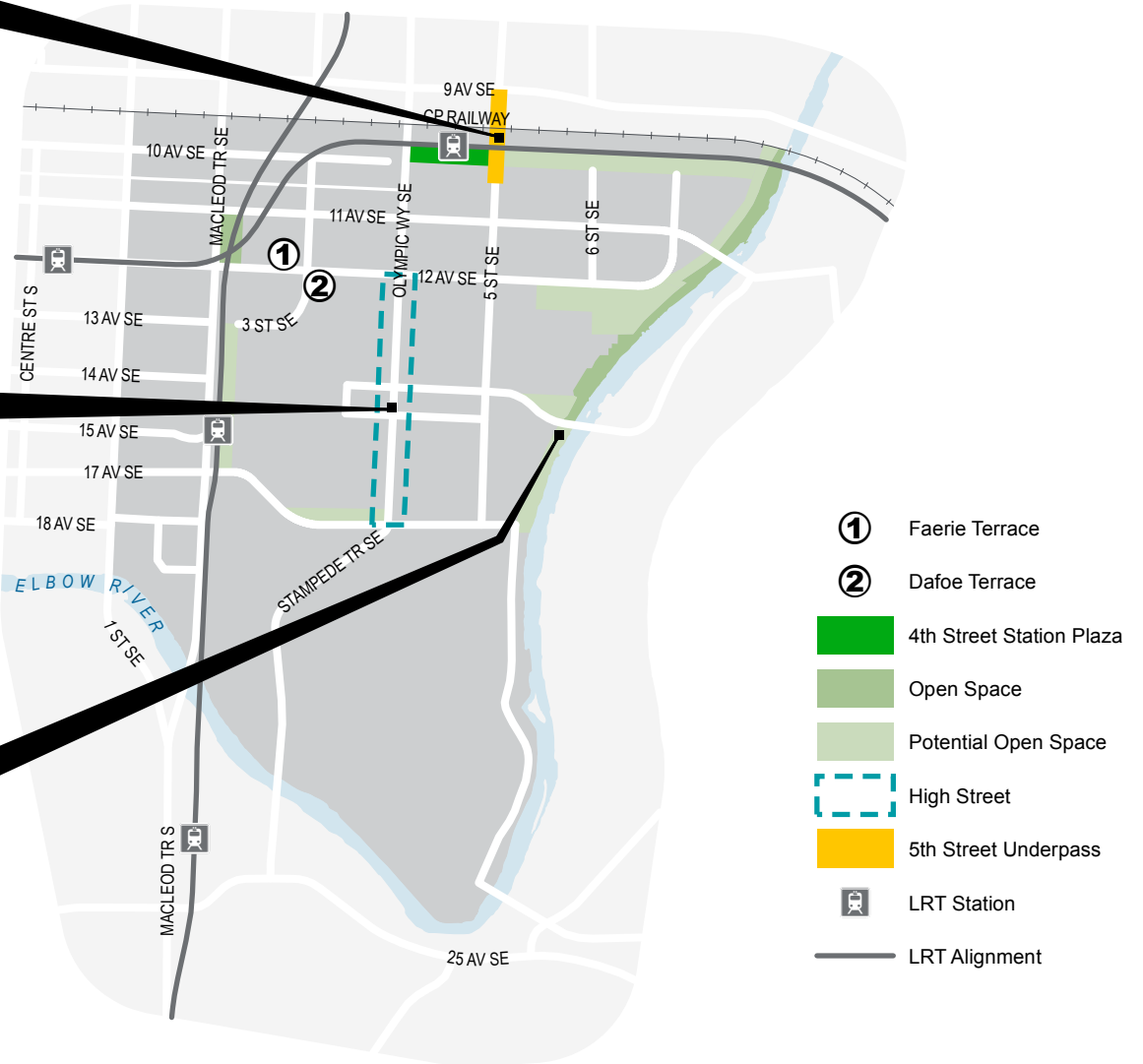Open Space

Potential Open Space

High Street

5th Street Underpass

LRT Station

LRT Alignment

This map is conceptual only. No measurements of distances or areas should be taken from the map.

2 Community Framework

Objectives

- Enable East Victoria Park to be inclusive through design that meets the needs of all of its residents and visitors
- Promote walkability, safety, vibrancy and accessibility for all seasons
- Preserve and strengthen the special or unique qualities that contribute to the positive urban character of the Beltline community
- Guide the evaluation of development applications
- Provide guidance when planning for new public and private investment in the public realm
- Recognize and reinforce character areas as they emerge

References
- Municipal Development Plan
- Centre City Guidebook
- Centre City Plan
- Centre City Urban Design Guidelines
- Calgary Heritage Strategy
- Archeology studies (pending)
- Social Outlook 2011-2016
- Statistics Canada 2011
- Access Design Standards
- City of Calgary Community Profiles

2.1 Plan Attributes

2.1.1 Plan Area

East Victoria Park

The Plan Area includes Stampede Park, and is bound by 1st Street S.E. to the west, the Elbow River to the east and south, and Canadian Pacific Railway (CPR) to the north.

2.1.2 Physical Attribute

East Victoria Park is bound by the Victoria Crossing Centre and Mission to the west, Manchester Industrial and Erlton to the south, East Village to the north and the Elbow River, Inglewood, and Ramsay to the east.

The Elbow River and river pathways wraps around the east and south edges of the plan area. Recent connectivity improvements include the 4th Street S.E. underpass.

Map 2 Location of East Victoria Park
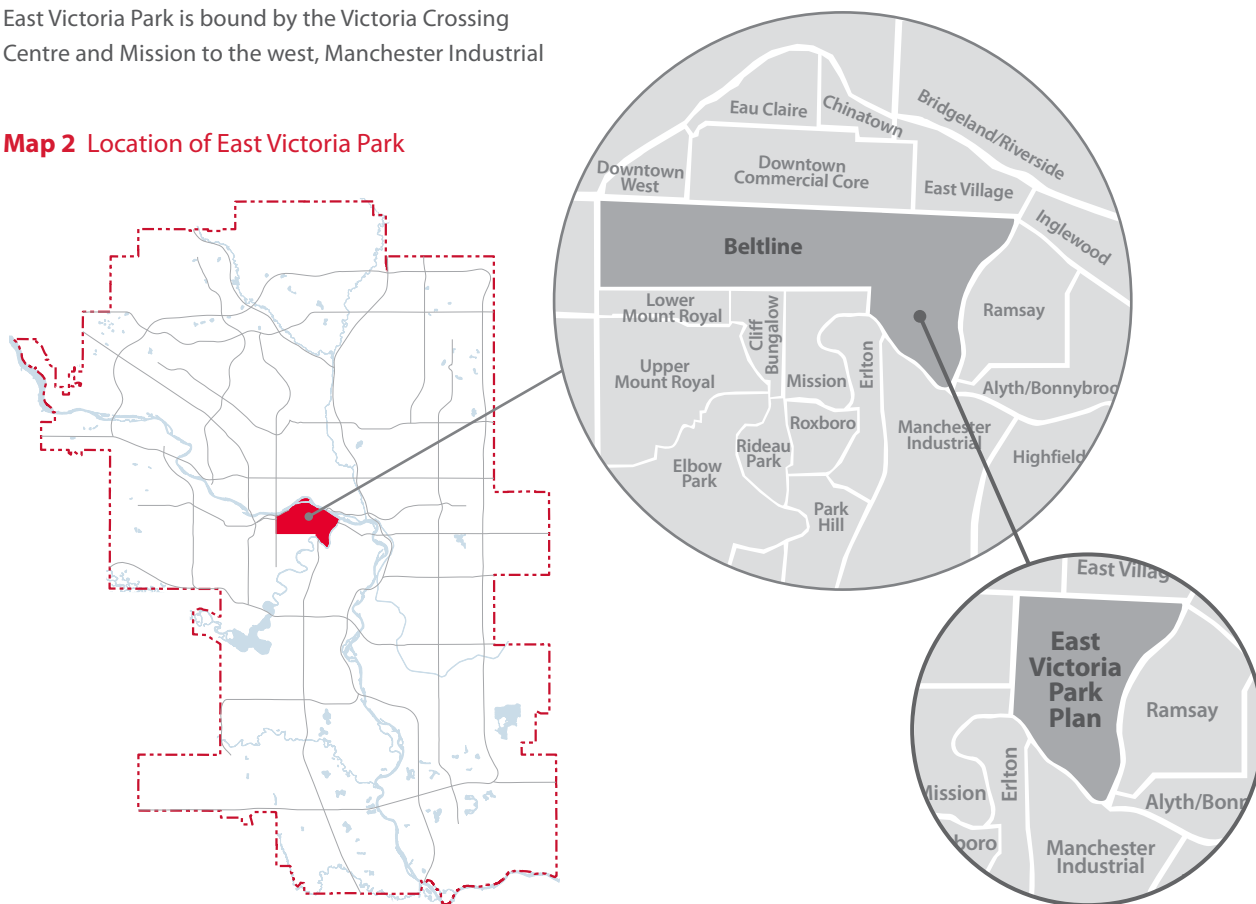
Map 3 Plan Area (Part 2 - East Victoria Park)
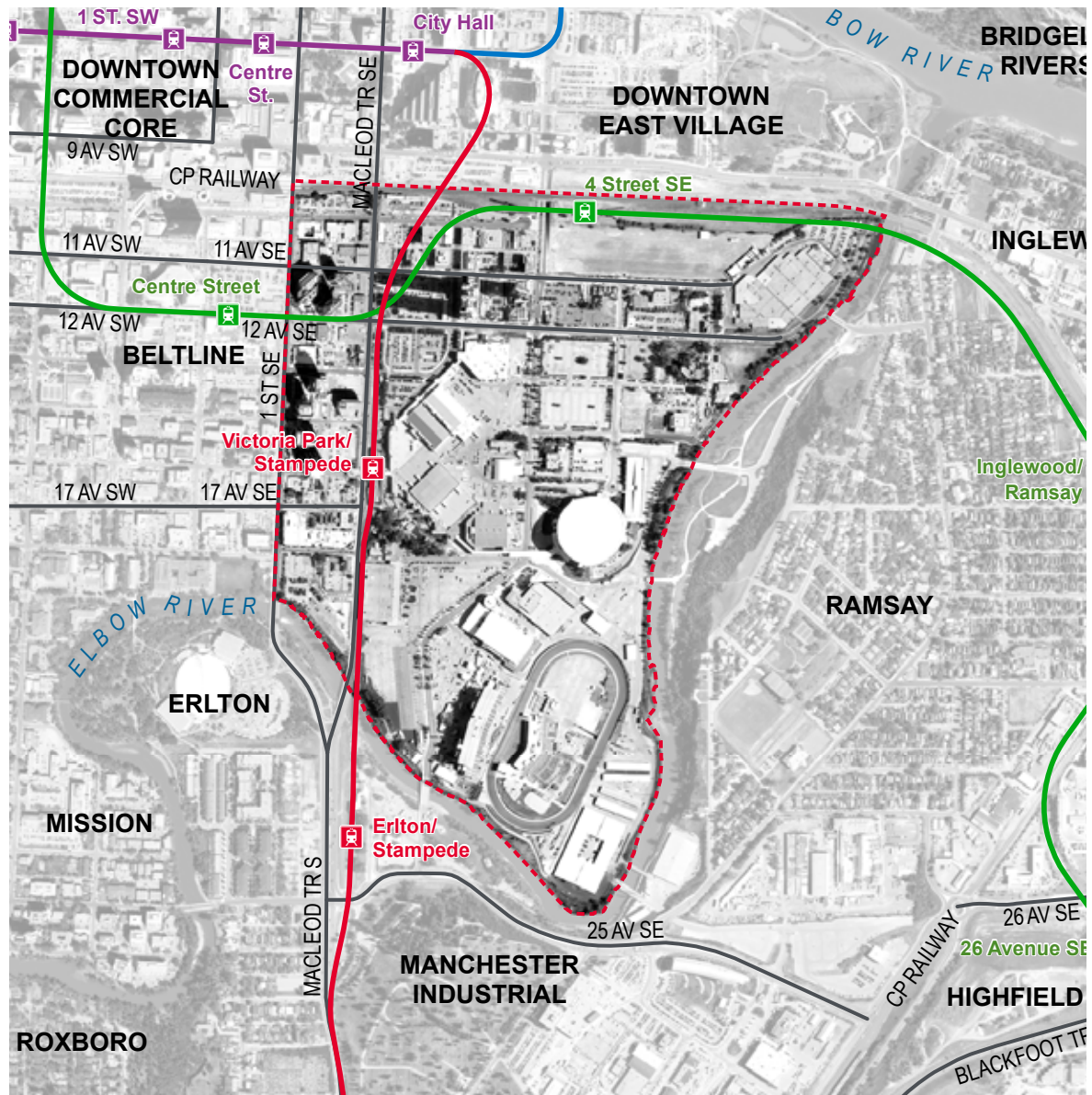
1 ST. SW
City Hall
BOW RIVER
BRIDGEL
RIVERS

DOWNTOWN
COMMERCIAL
CORE

Centre
St.

DOWNTOWN
EAST VILLAGE

9 AV SW

CP RAILWAY

4 Street SE

INGLEW

11 AV SW   11 AV SE

Centre Street

12 AV SW   12 AV SE

BELTLINE

Victoria Park/
Stampede

Inglewood/
Ramsay

17 AV SW   17 AV SE

RAMSAY

ELBOW RIVER

ERLTON

MISSION

Erlton/
Stampede

26 AV SE

26 Avenue SE

25 AV SE

MANCHESTER
INDUSTRIAL

HIGHFIELD

ROXBORO

BLACKFOOT TR

MACLEOD TR SE

1 ST SE

MACLEOD TR S

CP RAILWAY

This map is conceptual only. No measurements of distances or
areas should be taken from the map.

2.1.3 Historic resources

The term 'historic resource' is used to describe a variety of natural and human-made features managed by both Provincial and Municipal authorities in Alberta.

All Historic Resources are governed under the Alberta Historical Resources Act, including archaeological and paleontological sites, Indigenous traditional-use sites of a historic nature (burials, ceremonial sites, etc.), historic structures, and geologic (eg. erratics) or natural resources (eg. Douglas Fir trees). Many of these resources exist beneath the ground surface, or may be otherwise difficult to distinguish without specific expertise. Applicants proposing development or redevelopment projects are advised to circulate the Provincial Authority for review to ensure compliance with any regulatory requirements.

The Province of Alberta also allows municipalities to manage historic resources locally. The Calgary Heritage Authority maintains an Inventory of Evaluated Historic Resources which provides a growing (non-exhaustive) list of sites within the city. Certain sites listed on Calgary's Inventory are also individually protected by The City and/or Province, and have particular legal requirements regarding their management.

BEFORE

Calgary looking northwest across the Elbow river in 1885. Tipi camp can be seen in centre of photo.

AFTER

Same view of Calgary in 2018.

2.2   Community Context

This Plan builds on the existing community context to strengthen the neighbourhood local identity.

2.2.1   Identifying Community needs and opportunities

East Victoria Park

In 2017, the population of East Victoria Park was 2,861, with 7,420 jobs. The largest increase in age cohort are young adults between the ages of 25 to 34 years. There are no significant increases in children under the age of 19, or increases in seniors.

Figure 1 Age cohort for East Victoria Park (2001-2016)

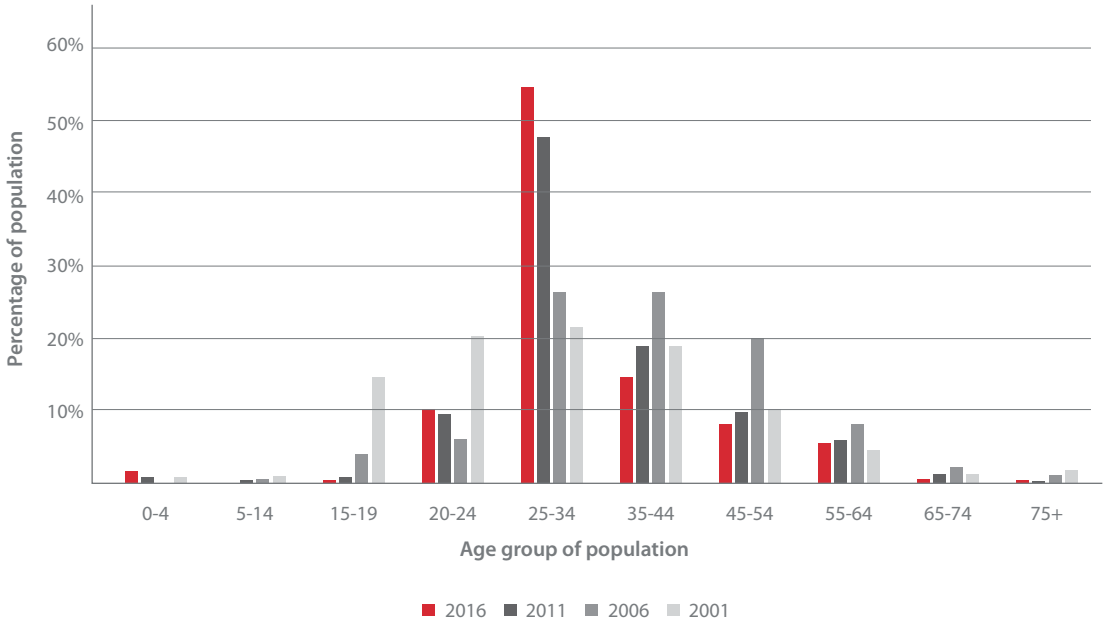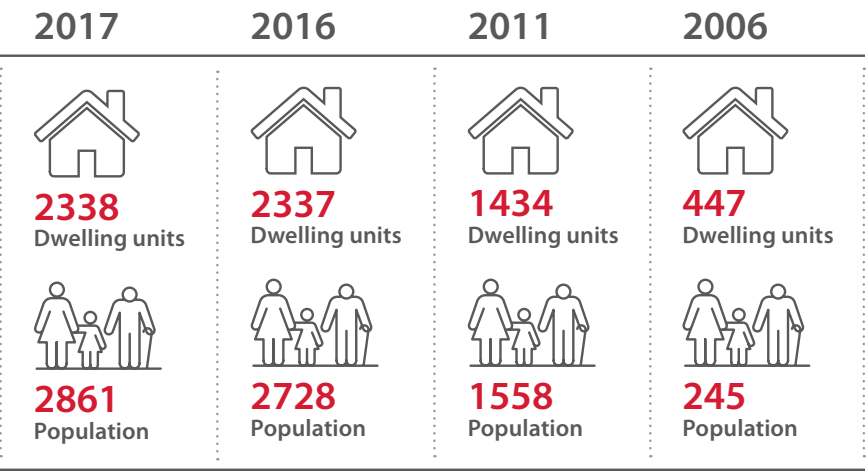**Figure 2** Population change

2017	2016	2011	2006
2338 Dwelling units	2337 Dwelling units	1434 Dwelling units	447 Dwelling units
2861 Population	2728 Population	1558 Population	245 Population

2.2.2 Community priorities

Community priorities are realized through various activities within the Beltline. The City, Victoria Park Business Improvement Area (BIA), 17 Avenue Business Revitalization Zone (BRZ), Beltline Neighbourhoods Association, Calgary Stampede, Calgary Municipal Lands Corporation (CMLC), service providers, other levels of government, and developers can play a role in taking action related to these priorities.

Safety in the public realm

The community is frequented by a variety of residents and visitors who live, work, play and stay in the area. To create inclusive neighbourhoods, the design of the public realm should promote safety through natural surveillance and other design features (e.g. Crime Prevention Through Environmental Design principles), as well as minimize pedestrian and vehicle conflicts and prioritize active modes.

Support local economic development

Through local economic development, neighbourhoods can initiate and generate their own solutions to economic problems. Redevelopment should provide opportunities for local entrepreneurs to invest, develop and run businesses in the community.

Improve transit and connectivity

As the Green Line, LRT stations, 5th Street Underpass, and the 17th Avenue Extension are built, public infrastructure should be designed to accommodate active modes and higher volumes of pedestrian movement.

Planning culturally

To plan culturally, we need to engage in the culture. This Plan was created with the thoughtful input from indigenous Elder's, archaeological studies, and engagement with arts and cultural communities.

The Plan promotes arts, culture, and entertainment, encouraging mixed-use development with a wide range of uses. This may include activities such as attending a concert or sports event, outdoor winter activities, or participating in conferences.

2.2.3 Plan outcomes

The Plan promotes the development of a 24/7 mixed-use development. It encourages fine-grained neighbourhood design and a well-connected mobility network and a focus on improved pedestrian connections within and beyond the neighbourhood. There is an expectation in East Victoria Park for new development to provide high quality buildings designed with entrances oriented to the streets and transparent frontages that help to create a safe and walkable community. The same principle applies to the development of a variety of safe and inviting public open spaces. These spaces are intended to support active and passive recreation opportunities, encouraging people to gather in their community.

3 Land Use

Objectives

- Support the events-driven nature of the area
- Provide a variety of local open spaces and amenities
- Support the development of community amenities
- Allow for development that varies in building scale and intensity
- Achieve a transition from high-density mixed-use areas to the Elbow River
- Integrate the Green Line in the neighbourhood
- Support the expansion and development of new cultural and entertainment facilities

References
- Municipal Development Plan
- Centre City Guidebook

3.1   Land Use Concept

East Victoria Park

The East Victoria Park Plan accommodates up to 15,000 residents and 23,000 jobs[1]. It provides for a wide range of uses, including important cultural and civic amenities, hotel, and event and conference space, and is home to the Calgary Stampede. It will continue to function as a local, regional, and international destination for a wide variety of activities.

A higher intensity of mixed-use development is envisioned surrounding the new Green Line stations. Active frontages are required along Stampede Trail, where a new festival street will develop. This will require wide sidewalks to ensure sufficient space for before and after event traffic.

The land use concept for East Victoria Park implements the vision established in the Rivers District Master Plan created by Calgary Municipal Land Corporation, as well as realizes the goals of the Municipal Development Plan.

[1] ** These numbers are estimates only and represent several development scenarios permitted by the policy. In all cases, optional bonus density was included and used for residential development. The blended scenario assumes 50% of the maximum allowable commercial FAR and residential development up to the total maximum.

Map 4 Land Use Concept
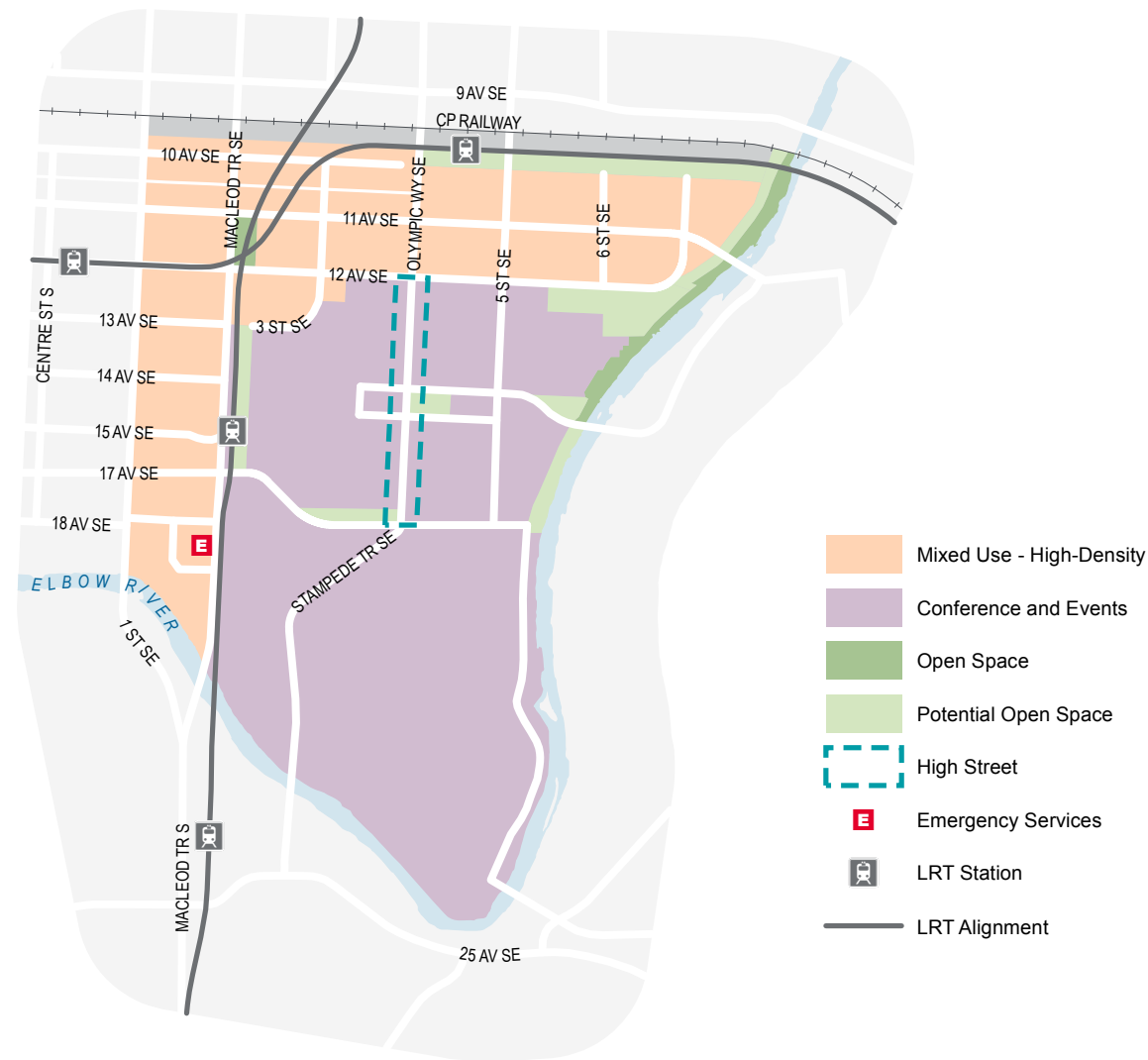
Legend:
- Mixed Use - High-Density
- Conference and Events
- Open Space
- Potential Open Space
- High Street
- **E** Emergency Services
- LRT Station
- LRT Alignment

This map is conceptual only. No measurements of distances or areas should be taken from the map.

3.2   Land Use

Land use in Calgary's Centre City is guided by a community framework outlined in the Centre City Guidebook. The guidebook contains land use categories and building blocks that vary according to a range of uses, scale, density and built form characteristics. The Mixed–Use High–Density building block is used to implement the vision for this Plan.

3.2.1   Mixed–Use High–Density

Mixed use high density accommodates a wide range and mix of compatible uses in a compact development form. It represents a typical mixed-use area with pedestrian-scaled building forms that are oriented towards the street, and it accommodates non-residential activity at lower levels to activate the street.

The mixed-use high density building block has a base set of land use policies that apply to any parcel located within the Plan Area (see Map 5: Mixed–Use High–Density).

Policies in this section are intended to apply in addition to the mixed-use high density policies in the Centre City Guidebook.

Policies

1. Land use designations should be consistent with the general land use identified on Map 5: Mixed–Use High–Density and the scale of development identified in Section 3.4: Density and Composition.

2. No new drive-thru facilities will be allowed.

3. To encourage higher density development and promote street-level pedestrian activity, large non-residential uses should be combined with other uses when located in the Plan Area.

4. Wherever applicable, a direct control land use district approved prior to the date of approval of the Plan may be transitioned to a land use district aligned with the ARP; however, there is no requirement for redesignation.

5. Promote an equal distribution of care facilities and shelters in an area. Where a care facility or shelter is proposed in the plan area, cumulative impacts of the facility on the surrounding neighbourhood should be assessed when evaluating the application.

Railway Corridor Policy

The Railway Corridor Policy is to manage the risk of development in these areas and ensure a high quality of life and facilitate responsible development. The northern boundary of the East Victoria Park abuts an active railway corridor.

Policies

6. Any development in proximity to a railway corridor must conform to all requirements of the City at the time of application, and mitigate risks and impacts associated with railway operations, all to the satisfaction of the Approving Authority.

Map 5 Mixed–Use High–Density
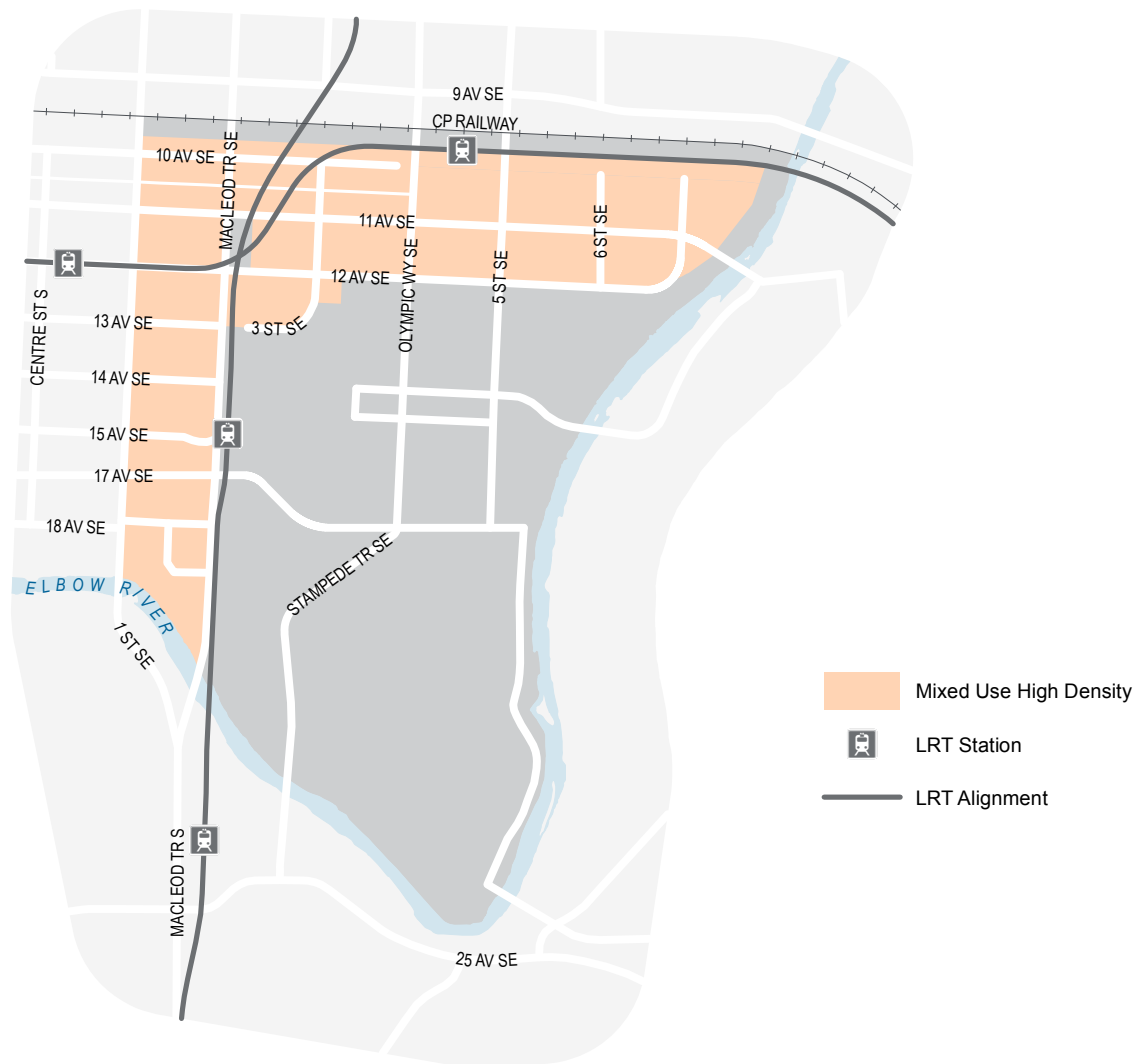
This map is conceptual only. No measurements of distances or areas should be taken from the map.

Map 6 Conference and Events

Map labels:
- 9 AV SE
- CP RAILWAY
- 10 AV SE
- MACLEOD TR SE
- 11 AV SE
- OLYMPIC WY SE
- 5 ST SE
- 6 ST SE
- 12 AV SE
- CENTRE ST S
- 13 AV SE
- 3 ST SE
- 14 AV SE
- 15 AV SE
- 17 AV SE
- 18 AV SE
- ELBOW RIVER
- 1 ST SE
- STAMPEDE TR SE
- MACLEOD TR S
- 25 AV SE

Legend:
- Conference and Events
- LRT Station
- LRT Alignment

3.2.2 Conference and Events

The Conference and events area accommodates the conference centre and Stampede Park facilities. It represents an area where a diversity of indoor and outdoor activities oc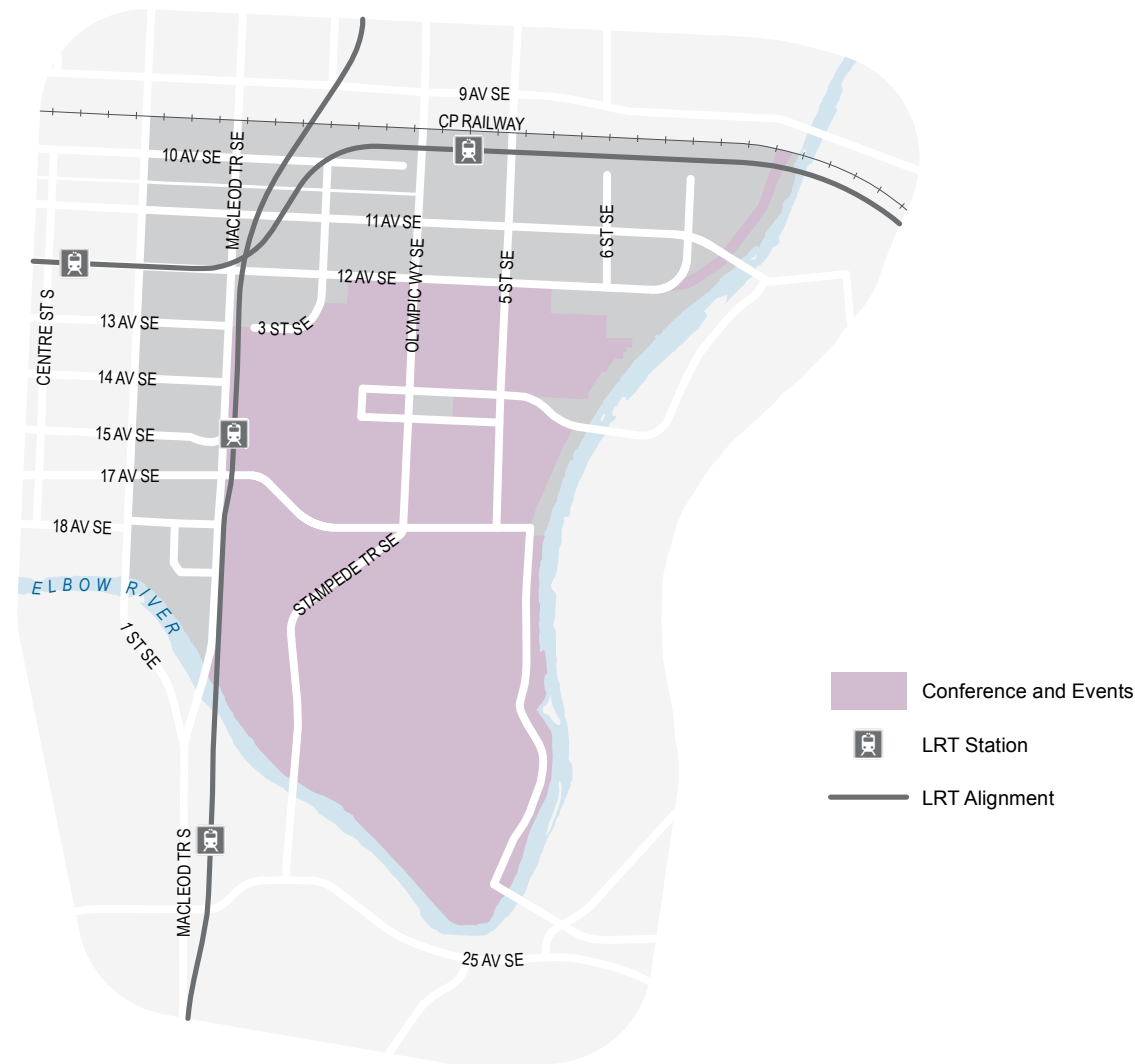cur throughout the year. The Area is intended to provide a variety of complementary commercial and event uses, including hotels, retail and restaurants.

Policies

1. Land use designations should be consistent with the general land use identified on Map 4: Land Use Concept and the scale of development identified in Section 3.4: Density and Composition.

This map is conceptual only. No measurements of distances or areas should be taken from the map.

3.3 Character Areas

Character areas have special or unique qualities that are different from other areas in the community, such as historical buildings, cultural resources and unique streetscapes.

Map 7: Character Areas identifies the Plan's character. Where character areas share boundaries, development may be a combination of those character areas.

3.3.1 Neighbourhood Centre

Adjacent to the Green Line LRT station, this area is envisioned to include a mix of uses including residential, office, hotel, arts spaces, neighborhood retail, restaurants and services with active frontages throughout.

Policies

1. Development applications that propose non-standard designs for access and loading may be supported subject to the discretion of the Development Authority.

2. Street level uses should contribute to a vibrant pedestrian experience and be active during the day and evening (e.g. restaurants, cafes, retail and personal service).

3.3.2 Gateway West

This area is the gateway into Centre City from the south where High–Density Mixed–Use development with a mix of restaurants, commercial and office uses are located.

Map 7 Character Areas
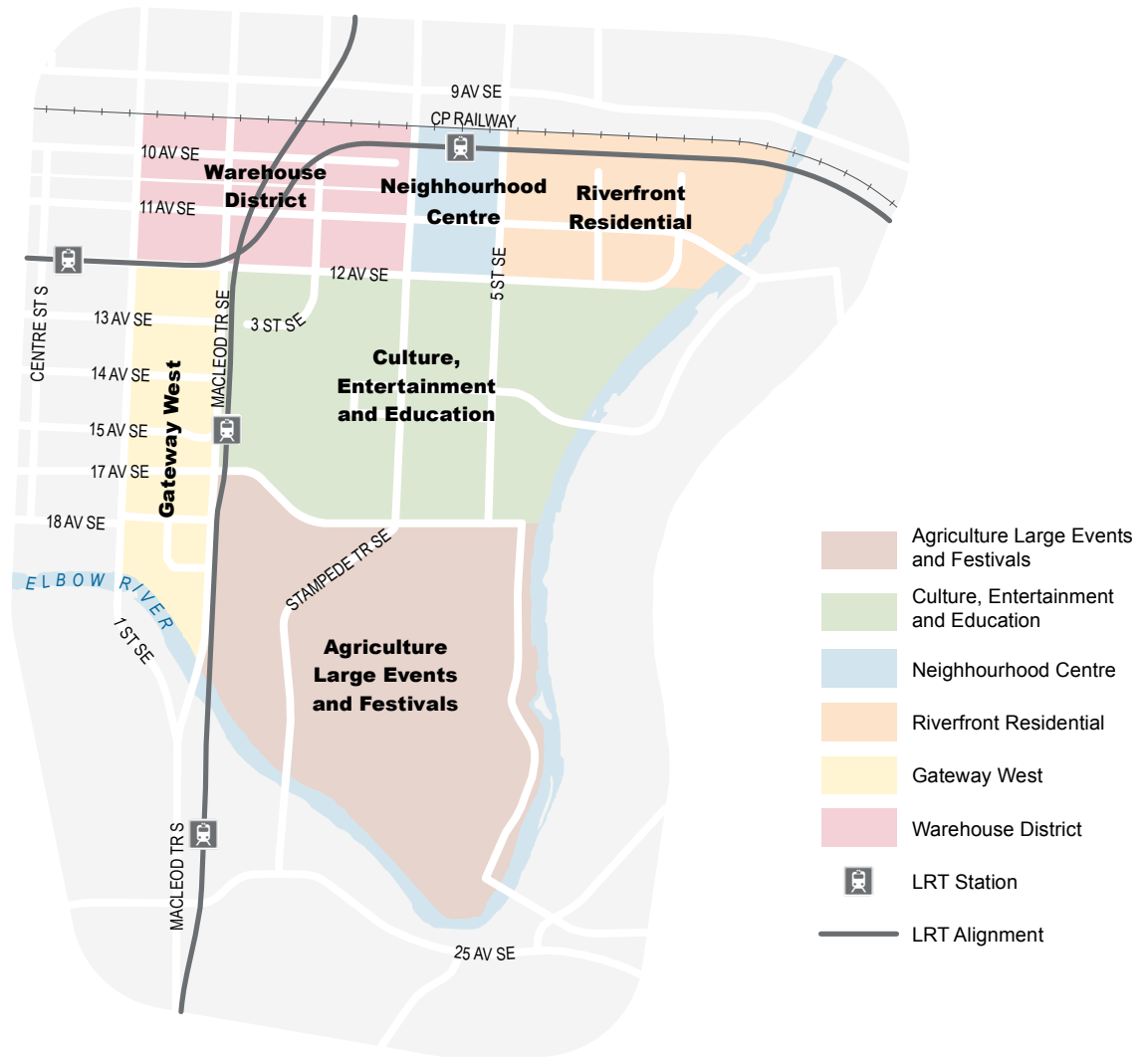
This map is conceptual only. No measurements of distances or areas should be taken from the map.

3.3.3 Culture, entertainment and education

This area is the heart and soul of East Victoria Park. The expansion of the Stampede Convention Venue and a potential for a new events facility could attract visitors from across the city, region, country and continent. This area thoughtfully integrates long standing events, such as the Stampede, with cultural, arts and educational facilities. This area is a hub of activity organized around a network of festival streets, urban plazas and riverfront parks.

Policies

1. Primary building entrances for a major event facility should be accessible and should be located along 14 Avenue S.E. and 12 Avenue S.E.

2. Scramble crosswalks should be provided near major event facility entrances.

3. Any major event facility site should provide commercial retail units, such as restaurants and patios, along the active frontages along Stampede Trail S.E. (Refer to Map 9: Active Frontages).

4. Parcels adjacent to Stampede Trail from 12 Ave. to 14 Ave. should provide a setback to accommodate pedestrian traffic. A 1.0 metre setback is a useful benchmark.

3.3.4 Warehouse District

The Warehouse District is characterized by the scale and materials of restored historic warehouse buildings. New development should reflect the existing character and not detract from it. The form and character of the warehouse district should be continued along 11 Avenue S.E. and 10 Avenue S.E., where possible, to create a unique street experience. Further policy regarding the primary and secondary warehouse districts is provided in Part 1 of this ARP.

Policies

1. New development and uses should be complementary to the area.

3.3.5 Agriculture, large events and festivals

Located by the Elbow River and home of the Calgary Stampede, this flexible area is intended for large festival and event functions, and builds upon the Calgary Stampede Master Plan.

3.3.6 Riverfront residential

Characterized by predominantly residential development which may have mixed use at grade. The Neighbourhood is envisioned as a mid-scale, residential neighbourhood designed for children and families to live and thrive in an urban environment. It is characterized by mid-scale urban living with easy access to transit, downtown, regional trails, and the Elbow River. This lively character area provides a transition between the growing Beltline and East Village to the quieter quaint streets of Ramsay.

Special attention will be paid to the design and integration of buildings adjacent to the Elbow River Here, a collection of uses will provide north-south permeability into the neighbourhood for active modes.

3.4 Density and Composition

3.4.1 Density Areas

The land use concept is supported by five density areas. The different areas are shown on Map 8: Density Areas, with greater detail provided in Table 1: East Victoria Park Density by Area.

Area A

Area A is located on the conference centre site, and adjacent to the Elbow River. This area should provide predominantly residential development that steps down in size towards the Elbow River, and expansion of the conference centre.

Area B

Area B aligns with the historic warehouse district and is envisioned to be a mixed-use area that respects it's historic respects it's historic character through providing a lower density.

Area B is also is located adjacent to the Elbow River. This area should provide predominantly residential development that steps down in size towards the Elbow River.

Area C

Area C is appropriate for higher–density mixed–use developments with active ground floor uses because of its proximity to transit and connection to major pedestrian and cycle routes into downtown and the rest of the Beltline.

Area D

Area D links to the LRT station areas, and is appropriate for the higher-density mixed-use residential developments, accommodating high–rise residential development with ground floor retail and services. A pedestrian thoroughfare is also envisioned to link to the potential Events Centre Site and Urban Plaza.

Area E

Area E provides for the highest–density area in East Victoria Park. Its proximity near the LRT stations and along major transportation corridors makes this area appropriate for high–density development.

Table 1 East Victoria Park Density by Area

Area	Base Density (FAR)		Maximum Density (FAR)		Maximum Allowable (CR) Density with Bonus (FAR)	Area associated with Land Use Byaw Bonus Area Boundaries Map
	C	R	C	R		
A	3.0	5.0	3.0	5.0	5.0	N/A
B	5.0	5.0	7.0	7.0	7.0	E
C	5.0	5.0	8.0	9.0	9.0	F
D	7.0	7.0	7.0	9.0	9.0	G
E	5.0	8.0	8.0	12.0	12.0	H

Note:

* Site constraints and/or sunlight protection requirements may prevent maximum allowable (CR) densities from being achieved.

** Maximum allowable (CR) densities include floor area ratio, as calculated under the Land Use Bylaw.

3.4.2 Maximum density

Density or scale of development and the mix of residential and non-residential uses are expressed as floor area ratio (FAR). Maximum densities are applied by parcel and are intended to regulate the following variables:

Base density: Establishes a density threshold up to which a parcel may be developed without providing public amenities.

Maximum Commercial (C) and residential (R) density: The intensity of commercial (C) and residential (R) density is regulated by limiting the amount of non-residential and residential development that can occur on a parcel. The distribution of commercial and residential densities are intended to support the land use concept.

Maximum allowable (CR) density: The overall density to which a parcel may be developed. It may be a combination of commercial and residential density and includes provision for bonus density earned by providing public amenities (see Section 3.5: Methods for Increasing Density).

3.4.3 Density

East Victoria Park

The following density policies apply to any parcel located within East Victoria Park.

Policies

1. Maximum densities (FAR) for Areas A, B, C and D vary as shown in Map 8: Density Areas and Table 1: East Victoria Park Density by Area.

2. Sites may be developed up to the base density as shown in Table 1: East Victoria Park Density by Area without the provision of any public amenity items.

3. The Development Authority may consider density up to the maximum allowable density as shown in Table 1: East Victoria Park Density by Area where a development provides, a public amenity in exchange for density. For details, refer to Section 3.5: Methods for Increasing Density.

Map 8 Density Areas
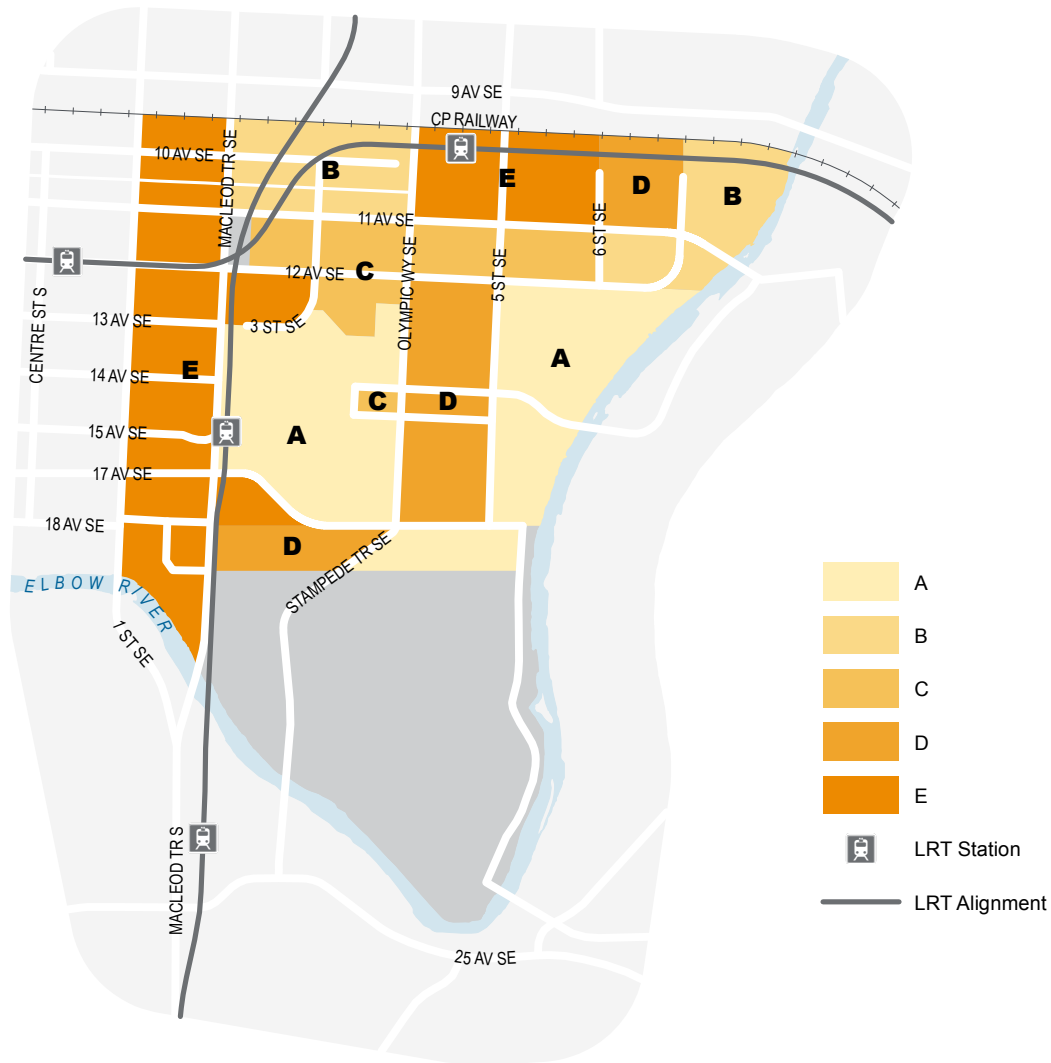
Legend:
- A
- B
- C
- D
- E
- LRT Station
- LRT Alignment

Map labels:
9 AV SE, CP RAILWAY, 10 AV SE, MACLEOD TR SE, 11 AV SE, 12 AV SE, 13 AV SE, 3 ST SE, 14 AV SE, 15 AV SE, 17 AV SE, 18 AV SE, CENTRE ST S, OLYMPIC WY SE, 5 ST SE, 6 ST SE, ELBOW RIVER, 1 ST SE, STAMPEDE TR SE, MACLEOD TR S, 25 AV SE

This map is conceptual only. No measurements of distances or areas should be taken from the map.

3.5 Methods for Increasing Density

The base density of a parcel may be increased up to the maximum allowable density by using the following methods for increasing density. These methods are:

- Heritage density transfer
- Bonus density:
  - District energy connection ability
  - Active arts space
  - Cultural support space
  - Indoor public hotel space
  - Public Art On-Site
  - Innovative Public Amenity

3.5.1 Heritage density transfer

Calgary's historic resources are an important public asset. They provide a unique opportunity to recognize Calgary's history and should be protected where possible.

Policies

1. The maximum densities listed in Table 5.1 may be exceeded by up to 10% through a transfer of heritage density rights.

2. Heritage density (calculated as gross floor area) may be transferred from a parcel that is legally protected as a Municipal Historic Resource (donor parcel) to a receiving parcel located within East Victoria Park.

3. A Direct Control Land Use District will be required for both the donor parcel and the receiving parcel to track the transfer of heritage density.

3.5.2 Dafoe and Faerie Terrace

The following density transfer policies applies to Dafoe and Faerie Terrace.

Policies

1. Any unused surplus density from Site 1 (Fairey Terrace) must only be transferred to Site 2 (Dafoe Terrace) on Map 1.

   Bylaw 19P2016

3.5.3 Bonus density

East Victoria Park

Bonus density is a voluntary method for a landowner to obtain additional Floor Area Ratio (FAR) in exchange for providing of public amenities that support the greater activity and larger population that increased density brings.

Policies

1. The bonusing provisions provided in Part 1 Section 5.3 apply to the East Victoria Park Plan Area, including the calculation methods.

2. The following bonusing provisions may be applied at the discretion of the Development Authority using the incentive provisions provided in the Land Use Bylaw:

   i. District energy connection ability

      District energy connection ability is the preservation of site areas from physical obstructions that would preclude or make unviable a connection to district energy infrastructure in the future. The maximum FAR for this item is 0.5.

      Method:

      Where a development provides the ability for a district energy system connection, the additional FAR is 0.5.

ii. Active arts space

Active arts space is publicly accessible, internal space that provides accommodation for one of the various branches of creative activity concerned with the production of imaginative designs, sounds or ideas. Active arts space is intended for activities that require public accessibility, e.g. performances, exhibitions. The maximum FAR for this item is 4.0.

Method:

Where a development provides active arts space the Incentive Rate is $270 per square meter of gross floor area.*

* Future operating costs are calculated by multiplying $3,324.68 m^2 by the amount of cultural support space provided in square metres (this is the Net Present Value of operating costs based on $20 per square foot, a 2 per cent cost escalation, a 6 per cent discount rate, and a 25 year period).

iii. Cultural support space

Cultural support space is an internal space that provides accommodation for one of the various branches of creative activity concerned with the production of imaginative designs, sounds or ideas. Cultural support space is intended for activities that do not require public accessibility (e.g. administration, rehearsal space, storage). The maximum FAR for this item is 4.0.

Method:

Incentive gross floor area (square metres) = cost of cultural support space ($) plus the capitalized, future operating costs* (not including taxes) divided by $270.

* Future operating costs are calculated by multiplying $3,324.68 m^2 by the amount of cultural support space provided in square metres (this is the Net Present Value of operating costs based on $20 per square foot, a 2 per cent cost escalation, a 6 per cent discount rate, and a 25 year period).

iv. Indoor public hotel space

Indoor public hotel space is publicly accessible indoor space that can be used by hotel guests, conference attendees and the general public, without having to be guests of the hotel or customers of a business within the building. Restaurant, lounge, café, retail and conference use areas, when located at grade and at the +15 Skywalk System level in the building – and one storey above for conference facilities – and open to the public are considered to be indoor public space. The maximum FAR for this item is 4.0.

Method:

Where a Hotel development provides an indoor public hotel space hotel space, the additional bonus is up to 4 FAR subject to the rules provided in the Land Use Bylaw.

v. Public art on-site

Public art is publicly accessible art of any kind that is permanently suspended, attached to a wall or other surface, or otherwise integrated into a development. It is privately owned and must be an original piece of art in any style, expression, genre or media, created by a recognized artist.

The maximum incentive floor area ratio for this item is a cumulative total of 1.0.

vi. Innovative public amenity

An innovative public amenity is a building feature that has not been considered under any of the other incentive items in this table, but which is determined by the Development Authority to provide a benefit to the public. The maximum incentive floor area ratio for this item is a cumulative total of 1.0.

4 Urban Design

Objectives

- Provide for a variety of building forms.
- Understand, value and celebrate the history of the Beltline.
- Support mixed-use buildings designed with active uses at grade that can evolve with the neighbourhood over time.
- Establish a street wall that creates a rhythm and reduces the impact of large, tall buildings on the public realm.
- Ensure adequate privacy, daylight and amenity space for residents and employees.
- Create comfortable, safe and accessible pedestrian experiences.
- Ensure public safety in areas of high pedestrian activity.
- Ensure a vibrant environment during winter months.

References

- Municipal Development Plan
- Centre City Guidebook
- Centre City Plan
- Centre City Urban Design Guidelines
- City of Calgary Access Design Standards
- Calgary's Municipal Emergency Plan (MEP)
- 2017 Status of Emergency Preparedness Report.
- Calgary's Flood Resilient Future
- Victoria Park Density and Diversity
- Calgary Stampede Concept Plan
- Cultural Plan for Calgary
- Rivers District Master Plan

4.1   Site Design

Intent

Buildings should be designed to frame the streets and open spaces with entrances that are clearly visible and directly accessible. Sidewalks should be wide enough to accommodate peak event traffic. In addition to the site design policies in the in East Victoria Park, the following policies apply.

4.1.1   Building setbacks and grade separation

Building setbacks are encouraged, to provide a high quality pedestrian realm.

1. Where appropriate, building setbacks at grade should be designed to facilitate the use of publicly accessible private open spaces.

2. Where landscape screening is proposed, the planting medium should be of adequate depth to support the healthy development of plants and trees.

Flood hazard areas

Parts of the Beltline are located in both the Overland Flow and Flood Fringe flood hazard areas. Developments located within flood hazard areas will be subject to municipal flood proofing, setback and building design requirements. A flood map is provided in Appendix A, which is subject to updates in future from the Province.

Policies

1. Where grade separation is required to address potential flood hazards, developments should consider incorporating building setbacks at ground level to accommodate accessible ramps and/or stairs that are better integrated with the sidewalk.

4.1.2 Site access and loading

Site access is intended to provide minimal disruptions to the pedestrian realm.

Policies

Access to off-street parking and loading should be provided from lanes where possible. Where standards cannot be met, innovative designs may be considered for accessing and servicing a development (e.g. loading and parking accessed via consolidated street access points, shared internal street, an interior courtyard or an opening on the exterior of the building).

Where an on-street bicycle route is built or proposed, access to off-street parking and loading should be avoided.

Service areas should be located internal to buildings or along shared exterior loading corridors.

Space for emergency command vehicles should be considered in the plan area.

4.1.3 Wayfinding

Intent

Wayfinding is an important element in East Victoria Park to ensure residents and visitors know where to find buildings, transit facilities, pathways, cultural and recreational resources and other key locations.

Policies

1. Wayfinding signage should be located along in high pedestrian traffic areas such as pedestrian corridors and urban plazas.

4.2   Building Design

Policies in this section place particular emphasis on the design of the street wall and the impact of building massing on the pedestrian experience on the street.

4.2.1   Building massing

Buildings should be designed to create high-quality living and working environments, accommodate a variety of uses, and foster a vibrant and active streetscape. They should reinforce the neighbourhood scale of development in the East Victoria Park and help define and frame the streets.

In addition to the building massing policies in the Centre City Guidebook, the following policies apply.

Policies

1. Smaller separation distances between buildings in comprehensive developments and infill sites, provided that sunlight access and privacy concerns can be addressed through design considerations to the satisfaction of the Development Authority.

2. The minimum horizontal separation between any two tall buildings should be as outline in Table 2: Tower Separation Regulations.

Table 2 Tower Separation Regulations (to be added to 4.2.1 Building massing)

Building height	Tower separation
Below 36.0m	No restriction
Above 36.0m between two commercial or one commercial, and one residential building	18.0m from the façade of any other building on the same parcel
	9.0m from a property line shared with another parcel
	6.0m from a property line shared with a lane
Above 36.0m between two residential buildings	24.0m from the façade of any other building on the same parcel
	12.0m from property line shared with another parcel
	9.0m from a property line shared with a lane

Note: Façade of a building does not include balconies.

4.2.2   Street wall

The design and massing of a building, particularly at the base of the building or street wall, can help to break down bulk and create a sense of enclosure for the public realm.

In addition to the street wall policies in the Centre City Guidebook, the following policies apply.

Policies

1. Podiums or mid-rise buildings that exceed 60.0m in length should be articulated to reduce the perception of building bulk at the street level.

2. Avoid having blank façades directly onto adjacent sidewalks. Where blank façades cannot be avoided, design consideration should be incorporated to the satisfaction of the Development Authority (e.g. increased setbacks, landscaping, accent lighting, material and colour contrast, public art).

4.3   Building Frontages

Building frontages contribute to shaping the overall streetscape character.

4.3.1   Active frontages

To create a high-quality and vibrant pedestrian environment, active frontages have been identified. Collaboration with community groups to promote mural and arts activities along street frontages can help to activate a street. Building frontages should be designed to animate the sidewalk or pathway, prioritizing comfortable pedestrian movement and minimizing interruptions for access and loading. Less active uses, such as residential, office and institutional uses, are encouraged to be located behind these more active uses or on upper floors.

In addition to the frontage policies in the CCG, the following policies apply.

Policies

1. Continuous ground floor spaces composed of active uses (e.g. restaurants, retail, services and amenities) should be provided on building frontages as identified on Map 9: Active Frontages.

2. Residential and office uses should be located above the first storey or behind more active ground floor uses when identified as active frontages.

3. Main floor use restrictions in the Land Use Bylaw may be relaxed. Active frontages may be allowed for uses such as daycare, fitness facilities and micro-retail units.

Stampede Trail

Stampede Trail S.E. is envisioned as a high street in the location identified on Map 10: High street. As a retail, entertainment, and festival street it will be the heart of the entertainment and cultural district.
This unique corridor is designed to have a mix of performance venues, bars, restaurants and retail that can be closed for events and street festivals.

Buildings should be designed to animate the pedestrian realm (e.g. greater façade articulation, transparent and unobscured glazing, and outdoor patios.)

Policies

1. Rooftops on podiums or buildings along the high street are encouraged to be used as amenities spaces (e.g. rooftop patios).

2. Emphasis should be placed on architecture at the intersection of 12 Avenue S.E. and 4th Street S.E.

3. Building heights should be limited on the west side of the high street for solar access at ground level.

4. Parcels adjacent to Stampede Trail from 12 Ave. to 14 Ave. should provide a setback to accommodate pedestrian traffic. A 1.0 metre setback is a useful benchmark.

4.3.2 Open space frontages

Building frontages facing or abutting public or private open spaces have the potential to create safer gathering places by generating activity and providing for visual and territorial surveillance.

In addition to the frontage policies in the Centre City Guidebook, the following policies apply.

Policies

1. Where developments are adjacent to or facing an open space, ground floor units should be designed to accommodate a wide variety of uses over time as identified on Map 9: Active Frontages (e.g. retail, restaurants, patios).

4.3.3 Digital Signs

Where high levels of activity are envisioned, digital signs can be used to animate the street and surrounding area. The following policies address the impact of digital signs on the public realm.

Policies

1. Digital signs may be integrated as part of the façade of a building, provided that digital signs:

    i. Do not exceed the majority of the façade area; and

    ii. Are limited to the first three storeys of a building.

Map 9 Active Frontages
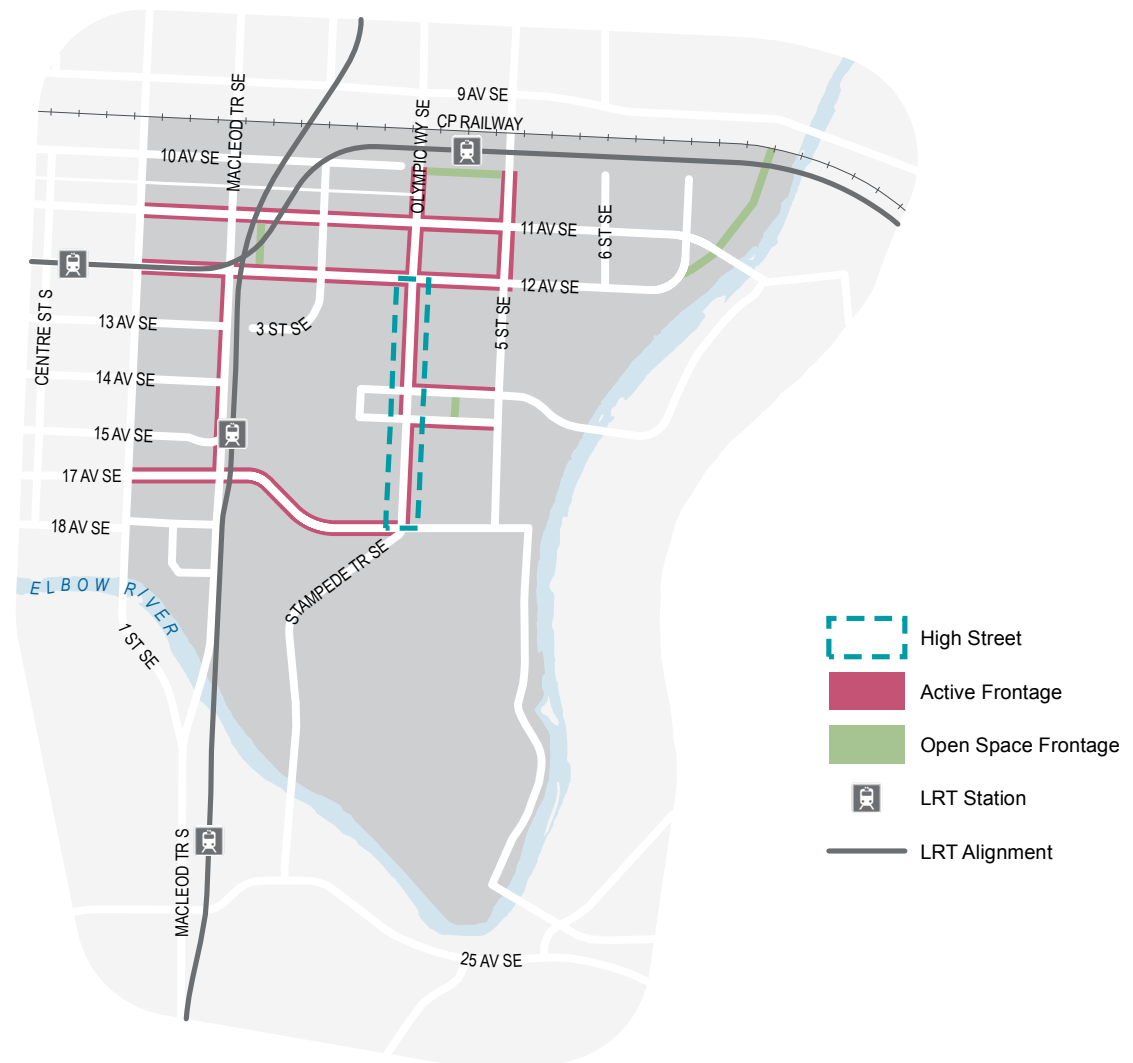
This map is conceptual only. No measurements of distances or areas should be taken from the map.

4.3.4 Illuminated Buildings

Illuminated buildings provide for a dynamic and vibrant environment.

Policies

1. Illuminated buildings are encouraged in the areas shown in Map 10: Illuminated Buildings and should follow the Centre City Illumination Guidelines.

2. Illumination may consist of lighting and animation.

3. Accent lighting to accentuate architectural features and to create visual interest during nighttime should be explored.

Map 10 Illuminated Buildings
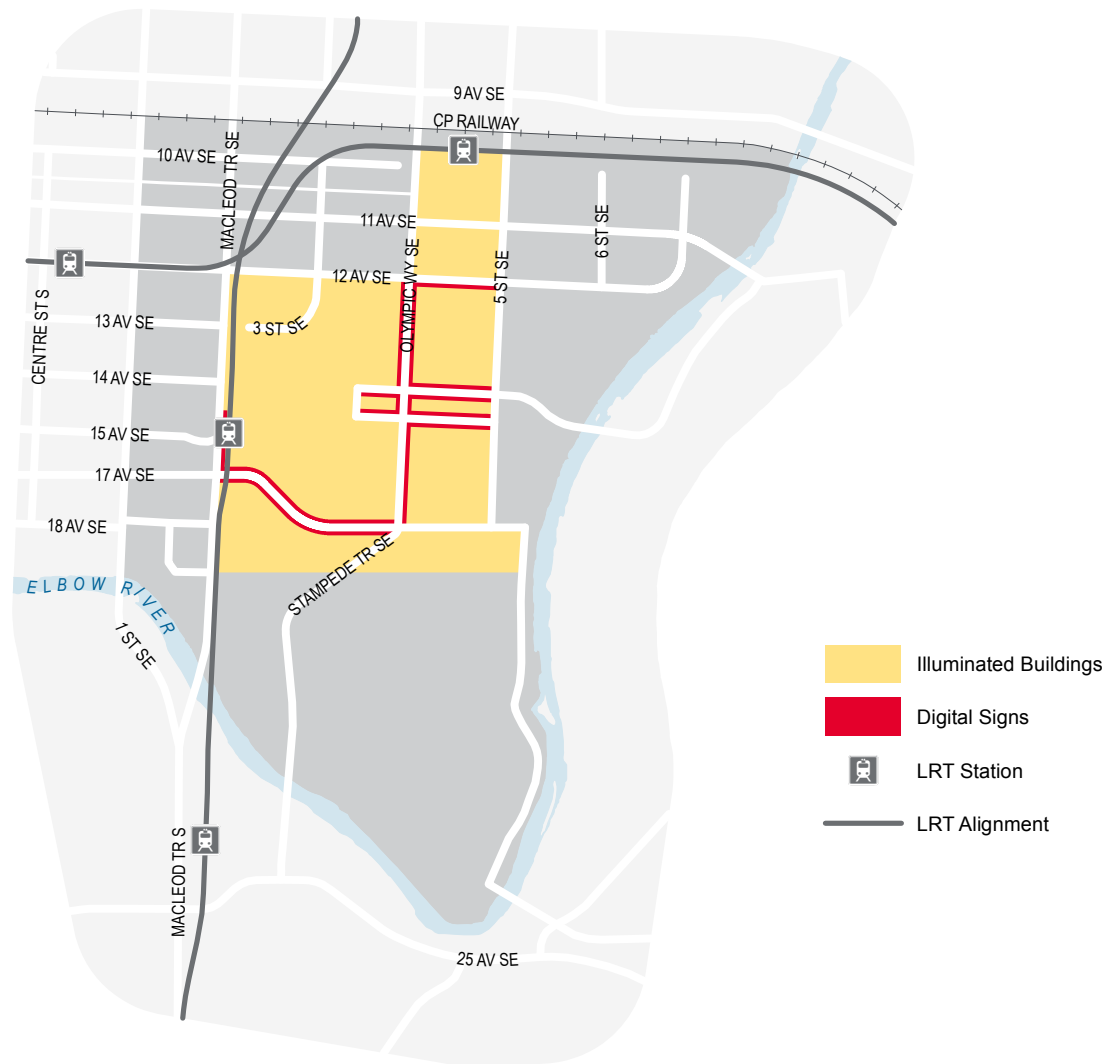
Legend:
- Illuminated Buildings
- Digital Signs
- LRT Station
- LRT Alignment

This map is conceptual only. No measurements of distances or areas should be taken from the map.

4.4 Crime Prevention through Environmental Design (CPTED)

The safety and security of public spaces should be a consideration in the design of buildings, open spaces, walkways or pathways, and parking areas.

Policies

1. Development applications in the East Victoria Park area shall be circulated to Calgary Police Services (CPS) for a CPTED assessment.

2. Public restrooms should be placed near main pedestrian linkages with clear signage.

3. Creative solutions to interim uses are encouraged to continue street-level activities and maintain "eyes on the street" (e.g., pop-up shops, pocket parks, farmers market, etc.).

Pedestrian safety

Due to the nature of East Victoria Park being an area for large gatherings and crowds, attention must be paid to the design and protection of residents and visitors to the area. Streets and sidewalks should be designed to mitigate hostile vehicles.

Development of the public realm should protect the public while complementing good urban design principles (e.g. planters, street furniture, bollards).

4.5 Historic Resources

4.5.1 Heritage conservation approach

Historic resources, such as heritage buildings, are a defining characteristic of communities and should be preserved, or protected, where appropriate. Policies in the Plan encourage redevelopment in the community, while conserving, enhancing and celebrating the community's heritage character and heritage resources.

Many heritage sites and properties have been formally acknowledged and documented on Calgary's Inventory of Evaluated Historic Resources and are protected by The City of Calgary, Province of Alberta or both. Additionally, many other properties in the area have significant heritage character and merit inclusion on the inventory and conservation.

In addition to the policies of the Centre City Guidebook and the density bonusing and transfer options specified in the Plan, the following policies apply:

Policies

1. Historic interpretation of the area's history and archaeology should be incorporated in new developments, where appropriate, to help the public understand, value and care for the historic environment.

5 Open Space

Objectives

- Provide a variety of well-connected open spaces and amenities that support local and regional activity year round

- Provide open spaces, plazas, and community amenities that are well integrated with adjacent building uses

- Balance pedestrian access to nature with preservation of biodiversity and protection of the riverfront zones along the Elbow River

- Encourage the integration of arts and culture into some public and publicly accessible open spaces

References
- Municipal Development Plan
- Centre City Guidebook
- Bird-Friendly Design Guidelines

The Plan envisions a variety of new and enhanced open spaces that are connected by high-quality streets and pathways (see Map 11: Open Spaces). These form a network of spaces for community gathering, active and passive recreation, and cultural celebration.

The Elbow River is important as a gathering space and natural area for the community. The natural riparian environment of the Elbow River is an important consideration when redevelopment occurs. While other public open spaces are not specifically protected from shadow, buildings should be designed to optimize sunlight access to the river, streets, open spaces and plazas. The lands defined as potential open space may become a component of the open space network. They may be acquired by the City where feasible, or be included as a component of private developments as either private amenity space or publicly accessible private open space. Parks is not required to acquire new open spaces labelled as 'potential open space'.

In addition to the open space policies in the Centre City Guidebook, the following policies apply.

5.1   Open Space Design

The network of public and private open spaces in the East Victoria Park provides opportunities to support year round activity. These open spaces should be designed for all seasons, and for all ages.

1. Small-scale buildings may be allowed in public open spaces (e.g. less than 100 square meters in size, less than 10 m in height).

5.2 Riverfront Areas

Intent

The Elbow River is a significant community asset. The open space network provides Calgarians the opportunity to access nature in an urban environment during all seasons, while protecting the existing biodiversity. Parks along the western edge of the Elbow River are encouraged and should be designed in a manner that promotes for a high quality open space with linkages to the regional pathway system and existing open spaces. To maximize the use and enjoyment of the riverfront, street furniture, enhanced landscaping, public art and a high degree of amenity should be provided along the Elbow River. Enhance the riverfront as an active livable, pedestrian/bicycle-oriented amenity for the neighbourhood and the city as a whole.

Policies

1. Developments shall not cast shadows onto the riverbank within an area 10.0m in width abutting the west Top of Bank of the Elbow River between the hours of 10:00 and 16:00 as measured on September 21. Shadow studies may be required to ensure that shadowing is minimal on the Elbow River.

2. The hospital ruins site acts a private open space that is accessible to the public at the discretion of Stampede. These lands are encouraged to remain accessible to the public in order to supplement the open space network in the area.

Map 11 Open Spaces

This map is conceptual only. No measurements of distances or areas should be taken from the map.

6 Mobility

Objectives

- Design streets to be safe, attractive and well connected for pedestrians, cyclists, transit users and vehicles

- Support mid-block connections, lanes and pedestrian-friendly streets and pathways

- Manage local and regional parking demand and support commercial retail activity

References
- Municipal Development Plan
- Calgary Transportation Plan
- Centre City Guidebook
- Centre City Mobility Plan
- Calgary Access Standards

6.1   Pedestrian Circulation

Streets and lanes are intended to be places for people. They should be designed to provide a vibrant and active urban environment, and ensure pedestrian safety and comfort by balancing the efficient movement of people, bicycles, transit and personal vehicles. Connectivity between adjacent communities and East Victoria Park should be improved. Additional pedestrian connections may be considered as part of the Green Line LRT and potential high-speed rail development.

In addition to the pedestrian circulation policies in the Centre City Guidebook, the following policies apply.

Policies

1. Installation of temporary open spaces within the street right-of-way (e.g. street parks) may be supported on lanes or on streets. To improve public safety, pedestrian routes and public open spaces should be designed to direct pedestrian movement toward marked or signalized crosswalks.

2. Mid-block connections and crossings may be considered in locations where it can be demonstrated that they support a more comprehensive pedestrian network for the neighbourhood.
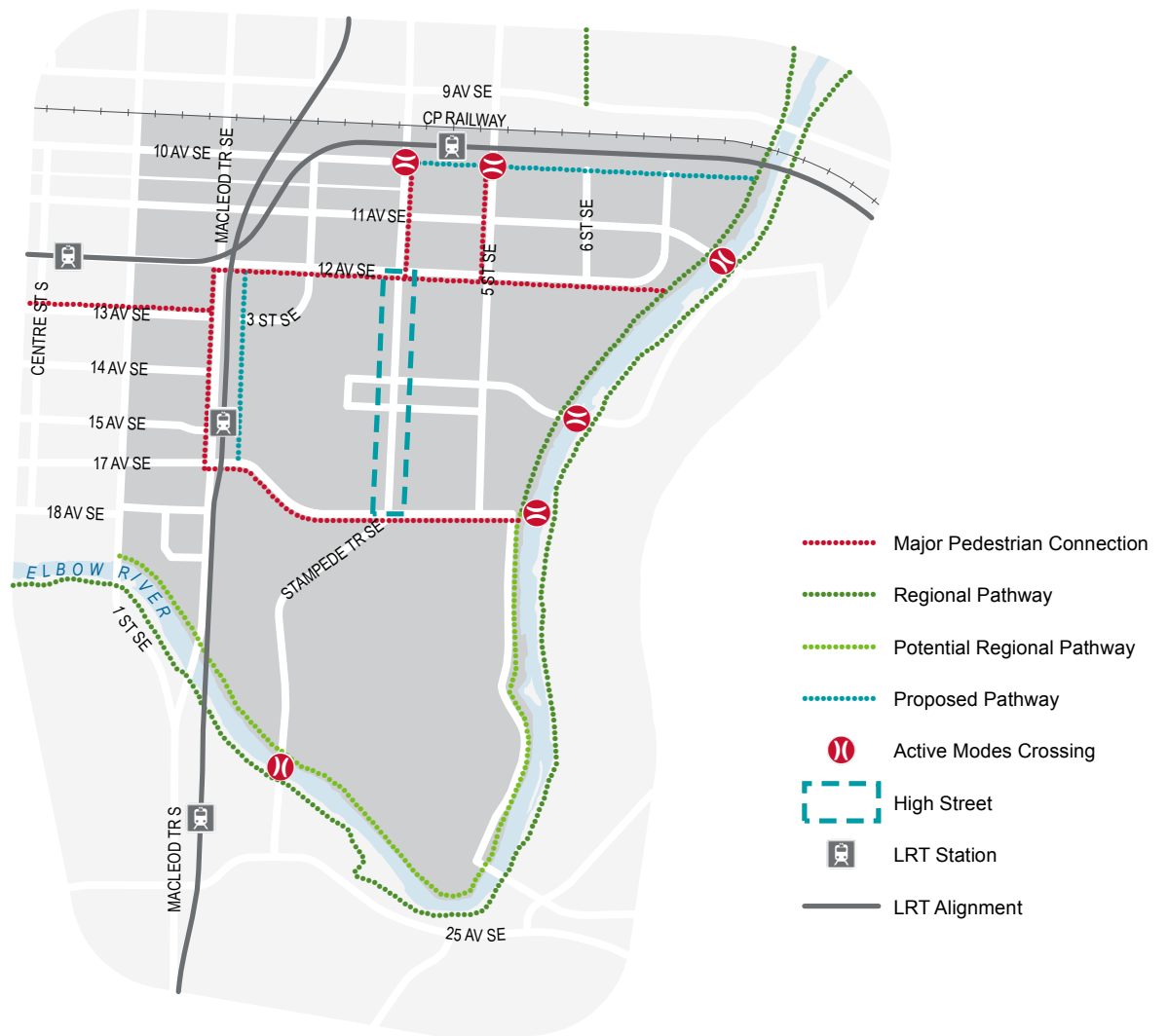
6.1.1 Major pedestrian connections

Pedestrian connections function as high capacity multi-use pathways with enhanced landscaping that move people effectively and safely. These may be located on public or private land.

Policies

1. Pedestrian connections should be located as shown on Map 12: Pedestrian Circulation.

2. Pedestrian connections should have enhanced streetscape treatments (e.g. double row of trees, street furniture).

3. Cycling pathways along the elbow river, and bridges connecting to stampede park are subject to closure at the discretion of Calgary Stampede.

Map 12 Pedestrian Circulation

Legend:
- .... Major Pedestrian Connection
- .... Regional Pathway
- .... Potential Regional Pathway
- .... Proposed Pathway
- Active Modes Crossing
- High Street
- LRT Station
- LRT Alignment

This map is conceptual only. No measurements of distances or areas should be taken from the map.

6.2 Cyclist Circulation

Streets and pathways provide important connections within the city's cycling network. The following policies support Calgary's cycling strategy and encourage active modes. The Plan encourages new connections for cycle tracks (e.g. off-street cycle lanes next to vehicle lanes).

In addition to the cyclist circulation policies in the Centre City Guidebook, the following policies apply.

Policies

1. Public bicycle amenities are encouraged in key active nodes such as the Green Line 4th Street Station, and park intersections.

2. Bike paths within Stampede Park, and active mode crossings located at 17 Avenue S.E., 14 Avenue S.E., 3 Street S.E., Stampede Trail S.E., and Agriculture Trail S.E. are subject to periodic closure at the discretion of the Calgary Stampede.

3. Due to physical constraints and potential safety issues associated with the Calgary Stampede back-of-house operations, the potential regional pathway is subject to further review by The City and Calgary Stampede.

Map 13 Cyclist Circulation

Legend:
- ·········· Regional Pathway
- ·········· Potential Regional Pathway
- ——— Path or Separated Bike Lane
- ·········· Proposed Pathway
- (X) Active Modes Crossing
- ▮ Key Bicycle Amenity Area
- ⌐¬ High Street
- 🚆 LRT Station
- ——— LRT Alignment

This map is conceptual only. No measurements of distances or areas should be taken from the map.

6.3   Transit Network

East Victoria Park

Transit routes in East Victoria Park are part of the regional transit network. The Green Line LRT will travel adjacent to the CP railway tracks, with a station located between 4th Street S.E. and 5th Street S.E., as well as a potential high-speed rail link at this location. A Bus Rapid Transit (BRT) line will also travel near the Plan Area on 9 Avenue S.E. Special transit routes will be considered in coordination with the Calgary Stampede. Additional transit services are also provided by the existing Red Line LRT and several bus routes in the Plan Area. Transit routes are shown in Map 14: Transit Network.

In addition to the transit network policies in the Centre City Guidebook, the following policies apply.

Policies

1. Streets identified as Transit Routes on Map 14: Transit Network should be designed to support efficient and convenient transit services. This should include appropriate street design and protection for transit stop locations (including space for amenities) as identified by Calgary Transit.

2. The potential Special Transit Route in Stampede Park identified in Map 14: Transit Network should meet all requirements of the above policy, but may be temporarily closed from time to time during major events on the exhibition grounds.

3. As resident and employment populations increase in East Victoria Park, transit service should be monitored and adjusted as required based on ridership, demand and funding.
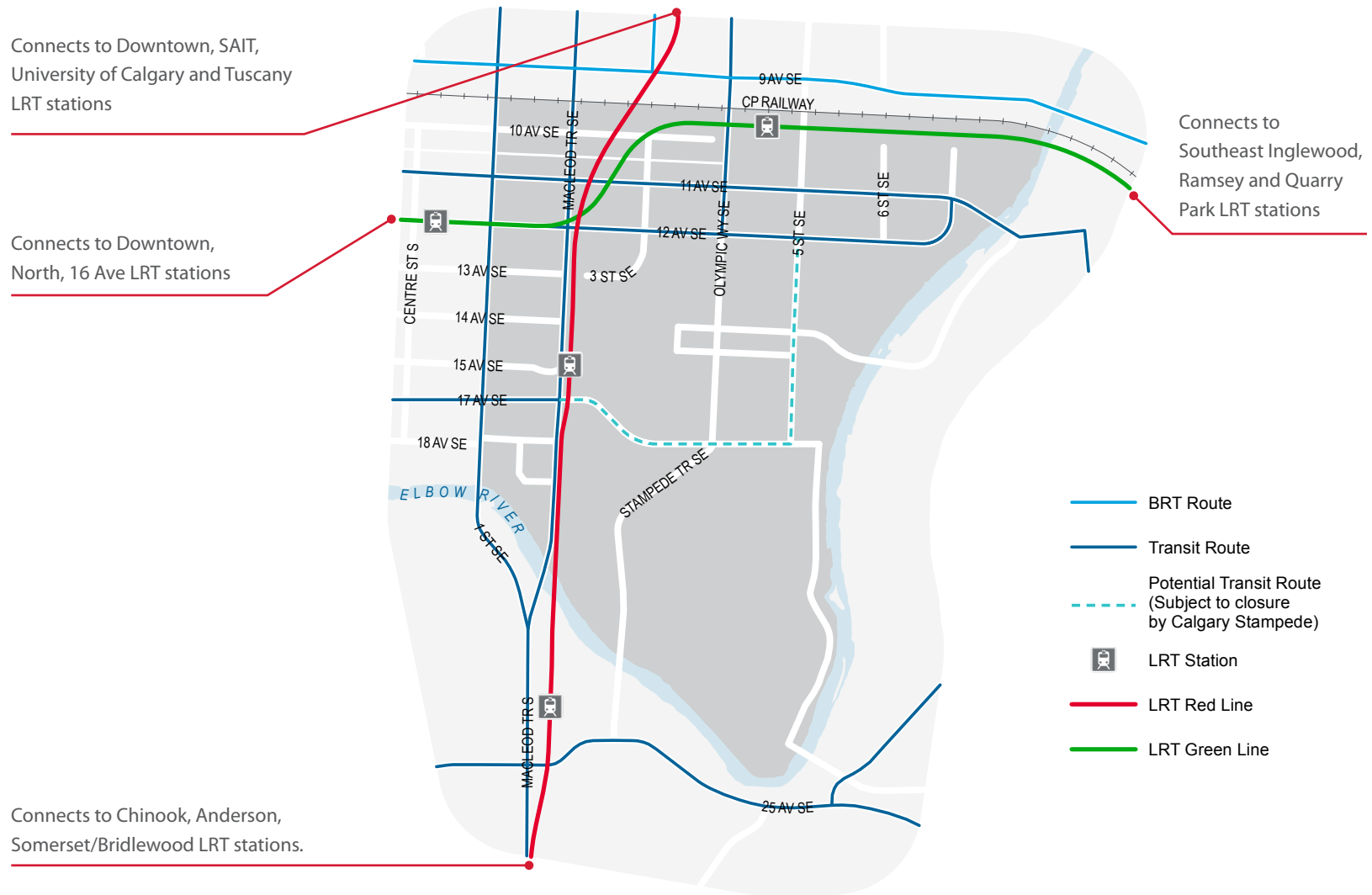
6.3.1   Victoria Park Transit Centre

The Victoria Park Transit Centre (VPTC) is important to the efficient operation of Calgary Transit service for the city. This Plan supports the medium-to long-term relocation and redevelopment of the VPTC site, but also recognizes its current importance for city-wide mobility.

Policies

1. The VPTC shall continue to operate according to the needs and requirements of Calgary Transit.

2. The VPTC shall remain in operation until a suitable new storage and maintenance facility is constructed to accommodate all roles and functions of the existing facility, in a location deemed acceptable to Calgary Transit.

Map 14 Transit Network

Connects to Downtown, SAIT, University of Calgary and Tuscany LRT stations

Connects to Downtown, North, 16 Ave LRT stations

Connects to Southeast Inglewood, Ramsey and Quarry Park LRT stations

Connects to Chinook, Anderson, Somerset/Bridlewood LRT stations.

9 AV SE
CP RAILWAY
10 AV SE
11 AV SE
12 AV SE
13 AV SE
14 AV SE
15 AV SE
17 AV SE
18 AV SE
25 AV SE

CENTRE ST S
MACLEOD TR SE
3 ST SE
OLYMPIC WY SE
5 ST SE
6 ST SE
1 ST SE
MACLEOD TR S
STAMPEDE TR SE

ELBOW RIVER

—— BRT Route

—— Transit Route

- - - Potential Transit Route (Subject to closure by Calgary Stampede)

🚉 LRT Station

—— LRT Red Line

—— LRT Green Line

6.4   Street Network

6.4.1   11 and 12 Avenues

Converting 11 and 12 Avenues could be converted from one-way to two-way streets, which could provide many benefits to the community and local businesses. The feasibility of this work needs further exploration.

Policies

1.   A pedestrian/cycle enhancement plan should be developed for 10, 11 and 12 Avenues.

2.   New public right of ways should be considered to sites adjacent to the CP Rail tracks, including the Victoria Park Transit Centre to support redevelopment opportunities.

6.5   Parking

To support neighbourhood services, businesses and amenities, public on-street parking is provided on the majority of streets throughout East Victoria Park.

In addition to the parking policies in the Centre City Guidebook, the following policies apply.

Policies

1.   Parking requirements may be reduced for development applications adjacent to Stampede Trail S.E., provided the following criteria are met:

   i.   Minimal impacts to the overall parking demand for the area can be demonstrated, and

   ii.   The proposed parking rate is supported by a parking study where necessary.
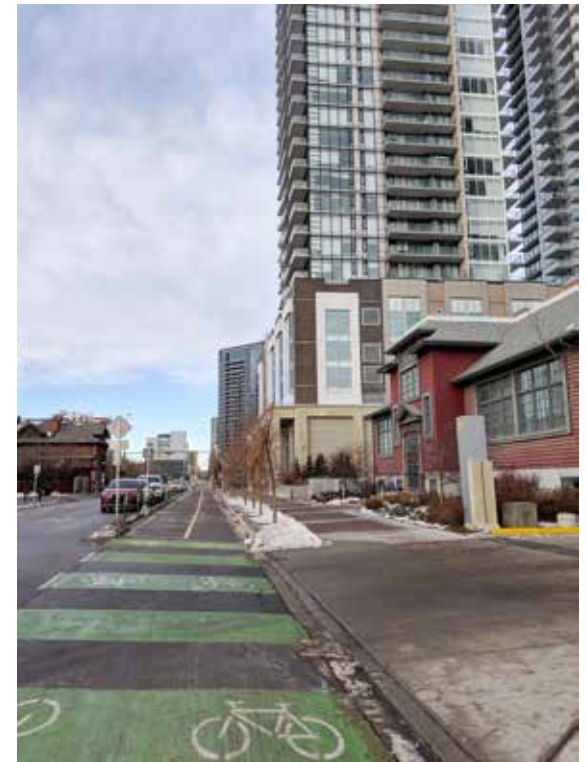
7 Arts and Culture

Objectives

- Provide a variety of arts and culture opportunities for residents and visitors, including music, theatre, dance, film, visual arts and festivals as well as public art.

- Support arts and culture activities during day, night, all four seasons.

- Include indoor and outdoor arts and culture experiences.

- Support arts and culture activities for all ages and abilities that reflect the diversity of our city

- Support the collaboration between the hospitality and related commercial industries of the Beltline and the arts community.

- Include accessible spaces that support arts education and development such as rehearsal spaces, as well as performance venues and galleries.

- Integrate arts and culture into proposed residential and commercial developments, as well as parks, streets and outdoor areas .

- Provide streetscapes which promote walkable, animated, safe and diverse street festivals.

The East Victoria Park area is an important part of Calgary's arts and cultural landscape. It links the Red Mile to the Music Mile, and has been the centre for major cultural, sport and entertainment-focused events. The following policies are provided to help arts and culture to flourish in the community.

7.1 Promoting arts, culture, and entertainment.

The East Victoria Park area is an important part of the arts and cultural landscape of Calgary. It links the Red Mile to the Music Mile, and has been the centre for major cultural, sport, and entertainment-focused events. Arts and culture activities are economic drivers that create jobs, build community, increase social inclusion, and animate our communities. Also, a successful arts and cultural landscape provides opportunities for winter cultural activation. The following policies are provided to help arts and culture to flourish in the community.

Intent

Arts and culture activities require specifically designed and supported spaces to be successful and sustainable. In addition to the site design policies in the Land Use Districts, the following policies apply.

Policies

1. Density bonusing for arts and cultural space is encouraged throughout the plan area as outlined in Section 3.5 Methods for Increasing Density.

2. Development should support the growth of cultural clusters (e.g. performance venues, restaurants, art galleries, gathering spaces, park spaces) in close proximity.

3. Adjacent cultural and arts amenities such as the Red Mile (17 Avenue S.W.) and Music Mile (9 Avenue S.E.) should be well-connected through improved transit, pedestrian, and cycling connectivity.

Map15 Cultural Map
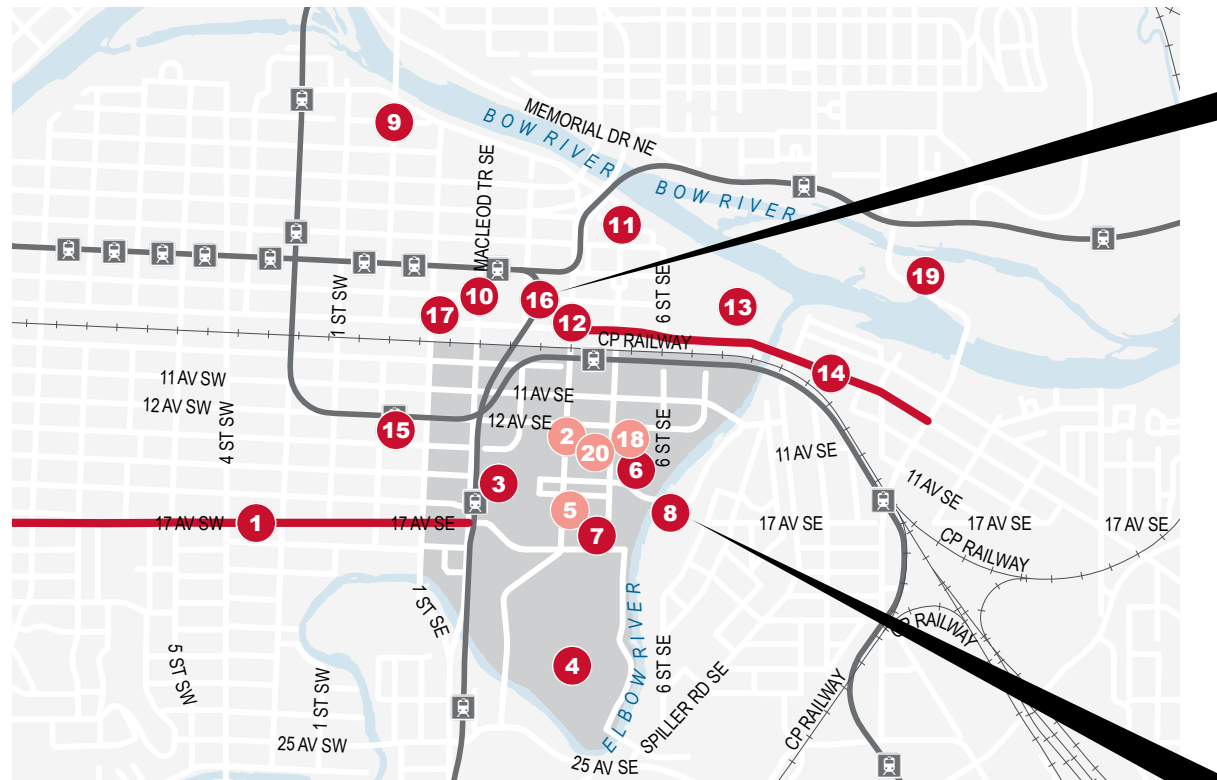
Cultural Points of Interest

⬤ Existing

⬤ Proposed

1) Red Mile
2) Festival Street
3) BMO Centre/ Casino
4) Stampede Park
5) Central Plaza
6) Youth Campus
7) Saddledome
8) Elbow River Camp
9) Chinatown
10) Olympic Plaza Cultural District

11) East Village
12) National Music Centre
13) Fort Calgary
14) Music Mile
15) Decidedly Jazz Danceworks
16) New Central Library
17) Arts Commons
18) Calgary Opera
19) Calgary Zoo
20) Potential Event Centre

This map is conceptual only. No measurements of distances or areas should be taken from the map.

7.2 Indigenous Elements

"If we lose our words, we lose our songs. If we lose our songs, we will lose everything."
— Herman Manyguns

Area Significance

Moh'kinsstis is a Blackfoot word used to describe the landscape of what is now known as Calgary. The literal meaning of Moh'kinsstis is elbow and references the area where the Elbow River meets the Bow River. Moh'kinsstis was a gathering place for Niitsitapi (the Blackfoot people) since time immemorial.

This is the epicenter and beginning of the story of connection to the Creator.

Using these ideas

Incorporating the ideas presented in this section is not mandatory, but is highly encouraged. These ideas could be used in the design of architecture, public art, public spaces, river pathways, and plazas. Community Planning will help facilitate a dialogue between Applicants and a First Nations 'Guiding Circle' where indigenous designs are proposed to ensure they are appropriately interpreted.

These ideas were generated through several meetings with Treaty 7 Nations including Siksika, Tsu Tina, Blackfoot Confederacy, Pikani, Metis Nation Region 3, and Îyãħé Nakota:

1. Tell the story of the significance of this place as Moh'kinsstis, where the two rivers meet. Acknowledge this area as a traditional gathering place for ceremony and diversity. Throughout history, this was a place of gathering for many First Nations. The tradition of diversity continues to this day as a place which attracts people from all over the world, and is welcoming for all.

2. Use indigenous names to identify pathways or streets. Appropriate names include:

a. Wicispa (Nakota)

b. Moh'kinsstis (Blackfoot word for Elbow)

c. Guts'tist'i (Nakota word for Elbow)

d. Otoskwunee (Cree word for Elbow)

e. Ljathibe Wapta (Bow River)

f. Mini Thni (Water)

3. Use imagery and experiences which show how diversity strengthens our community.

4. Tell the story of the three brothers. Long ago, indigenous brothers from the area became stranded in North Dakota during a very cold winter. They survived with the help of local indigenous people who provided shelters which were built in the ground along the River or along hillsides. Animals would be kept within them to generate heat. Provide winter heating shelters along the river pathway and provide interpretive elements which tell this story.

5. Values and morals need to be passed down to youth. Therefore, it is important that the area provides opportunities for indigenous youth to connect to their roots by offering spaces traditional ceremony can occur, learning language, and connecting with Elders. Support the development of an Indigenous Gathering Place in the plan area.

6. The River provides an abundance of resources and needs to be respected and acknowledged for its spiritual and traditional purpose. The following should be used in the design of infrastructure along the river.

a. Plant Saskatoon Berries and Choke Cherries along the river, and tell the story of how the river was used for healing, ceremony, and to attract heards of buffalo.

b. Respect the river and water as highly spiritual place. Water is life, and is used in ceremony.

c. Use of wildlife imagery such as:

i. Buffalo: particularly along the river where they would have grazed on berries along the river.

ii. Beavers: a sacred animal. The way a beaver would build its lodge was analyzed to help predict the severity of an approaching winter.

7. Tell the story of natural streams of the site through typical rocks found in site streams. There are many First Nations ceremonies which require natural water and rock.

8. Show the spirit of the tipi as a story of the Blackfoot Tribe life. The spirit of the tipi has several stories which are showcased in the actual design of the tipi. The tipi has three layers; the top tells the stories of the cosmos and the universe, the middle is associated with symbols of animals, and the bottom

is associated with mountains, foothills, land and landscapes and water. Apuni is the dream symbol on the back of tipis. On the flaps of tipis are usually designs of stories related to the 'big dipper' and the Pleiades, the story of the 'lost children'.

9. Reflect the spirit of the local ecology through the use of site-typical specific plants and trees. Humans have been gifted by plants, rocks, animals, birds, water, clay/ soil for spiritual and medicinal purposes. Treaty 7 communities are still practitioners of this way of life.

10. Tell the story of natural streams of the site through

typical rocks found in site streams. There are many First Nations ceremonies which require natural water and rocks; one is called "sweat lodge". Sweats are made of willows, water and rocks.

11. Through the design of buildings or as standalone structures in the community, show examples of the communications towers once built by the Îyâhé Nakoda, used to communicate across the Province.

This is a medicine wheel plaza, with women and matriarchs lining the arbor. The arbor is a the outer circumference of the circle, and it is always where people are and the Tree of life at the center.

The plaza design shows how we are all related, it acknowledges our grandmothers and grandfathers whose ashes lie in the ground, and it acknowledges the future as we acknowledge the reciprocal relationship between people and land.

8 Infrastructure and Environment

8.1 Water and sanitary servicing

As part of the Rivers District Community Revitalization Plan, significant public investment may be made in East Victoria Park.

In addition to the water and sanitary servicing policies in the Centre City Guidebook, the following policies apply.

Policies

1. If the population projections or development intensity envisioned by the Plan are altered through land use redesignation, a sanitary study may be required to determine adequate servicing requirements, and developments may be required to provide upgrades to existing infrastructure.

8.2 Stormwater management

Updated targets for stormwater release rates and volume control have been developed for the Bow River watershed. In addition to the stormwater management policies, development needs to consider the requirements for flood prone areas as outlined in the Land Use Bylaw.

Policies

1. The riverfront area located along the Elbow River should be maintained to encourage biodiversity and help manage stormwater runoff.

8.3 Energy and environmental impacts

Policies in this section are in place to reduce the environmental impact of future development. A district energy plant is located in East Village. It generates both heat and power in a combined facility more efficiently than conventional approaches and has the potential to expand and extend its service to more of the Centre City. These opportunities should be further explored and supported where they can demonstrate environmental (e.g. greenhouse gas reduction) and economic benefits.

In addition to the energy and environmental impacts policies in the Centre City Guidebook, the following policies apply.

Policies

1. Environmental risk assessments may be required for at-risk or contaminated sites.

9 Implementation

New development in mixed-use areas can experience significant change due to shifting markets and circumstances, and there may be emerging development forms that were not anticipated by this Plan. As a result, the Development Authority may use discretion in approving developments that do not meet a specific policy, provided the new development can demonstrate it meets the objectives and intent of the plan, is well aligned with the goals identified in the plan and is in accordance with Section 9.1.3: Policy interpretation.

9.1 Authority of the Plan

An ARP is a statutory document, adopted by bylaw by City Council in accordance with Section 634 of the Municipal Government Act. The ARP sets comprehensive long-term policies to guide local redevelopment within a defined area. The Plan may also identify implementation work that needs to be undertaken to realize the policies.

9.1.1 Interpretation of the map boundaries

Unless otherwise specified in this ARP, the boundaries or locations of any symbols or areas shown on a map are intended to be conceptual only, not absolute, and will be interpreted as such. The precise location of these boundaries, for the purpose of evaluating development proposals, will be determined and/or confirmed by City Administration at the time of application. No measurements of distances or areas should be taken from the maps in this ARP.

9.1.2 Illustration and photo interpretation

All illustrations and photos are intended to illustrate concepts included in the ARP and are not an exact representation of any actual intended development. They are included solely as examples of what might occur after implementation of the ARP's policies and guidelines.

9.1.3 Policy interpretation

The Plan uses language that is both general and specific. Where general direction is given, flexibility should be used in the interpretation of the policy. Where specific language is used, it is meant to give clear and unambiguous direction to both the Development Authority and the applicant.

Where an outcome statement or objective accompanies a policy, it is provided as information only to illustrate the intent and enhance the understanding of the policy. If an inconsistency arises between the intent statement and a policy, the policy will take precedence.

Policies that use the word "should" are to be applied in all situations, unless it can be clearly demonstrated to the satisfaction of the Development Authority that the policy is not reasonable, practical or feasible in a given situation. Proposed alternatives must be to the satisfaction of the Development Authority with regards to design and performance standards, and should support the policy intent.

Policies that use the words "shall," "will," "must" or "require" apply to all situations without exception, usually in relation to a statement of action, legislative direction or situations where a desired result is required.

9.1.4 Plan limitations

Policies and guidelines in this ARP are not to be interpreted as an approval for a use on a specific site. No representation is made herein that any particular site is suitable for a particular purpose as detailed site conditions or constraints, including environmental constraints, must be assessed on a case-by-case basis as part of an application for land use amendment, subdivision or development permit.

9.1.5 Amendments to the plan

The Plan should have the flexibility to support innovative ideas, respond to prevailing market conditions and reflect community aspirations. As a statutory document, any changes to the policies require an amendment to the ARP. Minor variances may be considered by Council or the Development Authority, without requiring an amendment to the ARP, provided that the intent of the policy is met. Major amendments, however, will require an amendment to the ARP.

9.2   Implementation of the Plan

Where the policies within the Centre City Guidebook and this policy plan are different, the difference is intentional and not an inconsistency, because policy has been tailored to the East Victoria Park area. Where there is an absence of a specific policy within this policy plan, the Centre City Guidebook prevails.

9.2.1   Coordination with the Rivers District

As stewards for the Rivers District Community Revitalization Plan, Calgary Municipal Land Corporation (CMLC) will continue to work with the City of Calgary to implement the Plan for East Victoria Park. This will include: streetscape improvements, public realm improvements and infrastructure.

9.2.2   District energy

To expand on the District Energy network throughout East Victoria Park, coordination between the City and Enmax is required. As the design and investment in infrastructure takes shape in the Plan area, the following coordination is required:

- Line assignment for the District Energy pipes should be provided throughout the plan area.

- Streets should be designed to incorporate District Energy infrastructure.

9.2.3   Flood resiliency

Flood resilient communities should plan in advance for potential future floods that could affect the safety and well-being of the public. Streets should be designed to mitigate flood impacts, and future development of large format buildings.

10 Appendices

A. Flood Hazard

Map Appendix A: Flood Hazard

Legend:
- Normal River Channel
- Floodway
- Flood Fringe
- Overland Flow
- LRT Station
- LRT Alignment

Map labels: 9 AV SE, CP RAILWAY, 10 AV SE, MACLEOD TR SE, 11 AV SE, 6 ST SE, 5 ST SE, OLYMPIC WY SE, 12 AV SE, CENTRE ST S, 13 AV SE, 3 ST SE, 14 AV SE, 15 AV SE, 17 AV SE, 18 AV SE, ELBOW RIVER, STAMPEDE TR SE, 1 ST SE, MACLEOD TR S, 25 AV SE