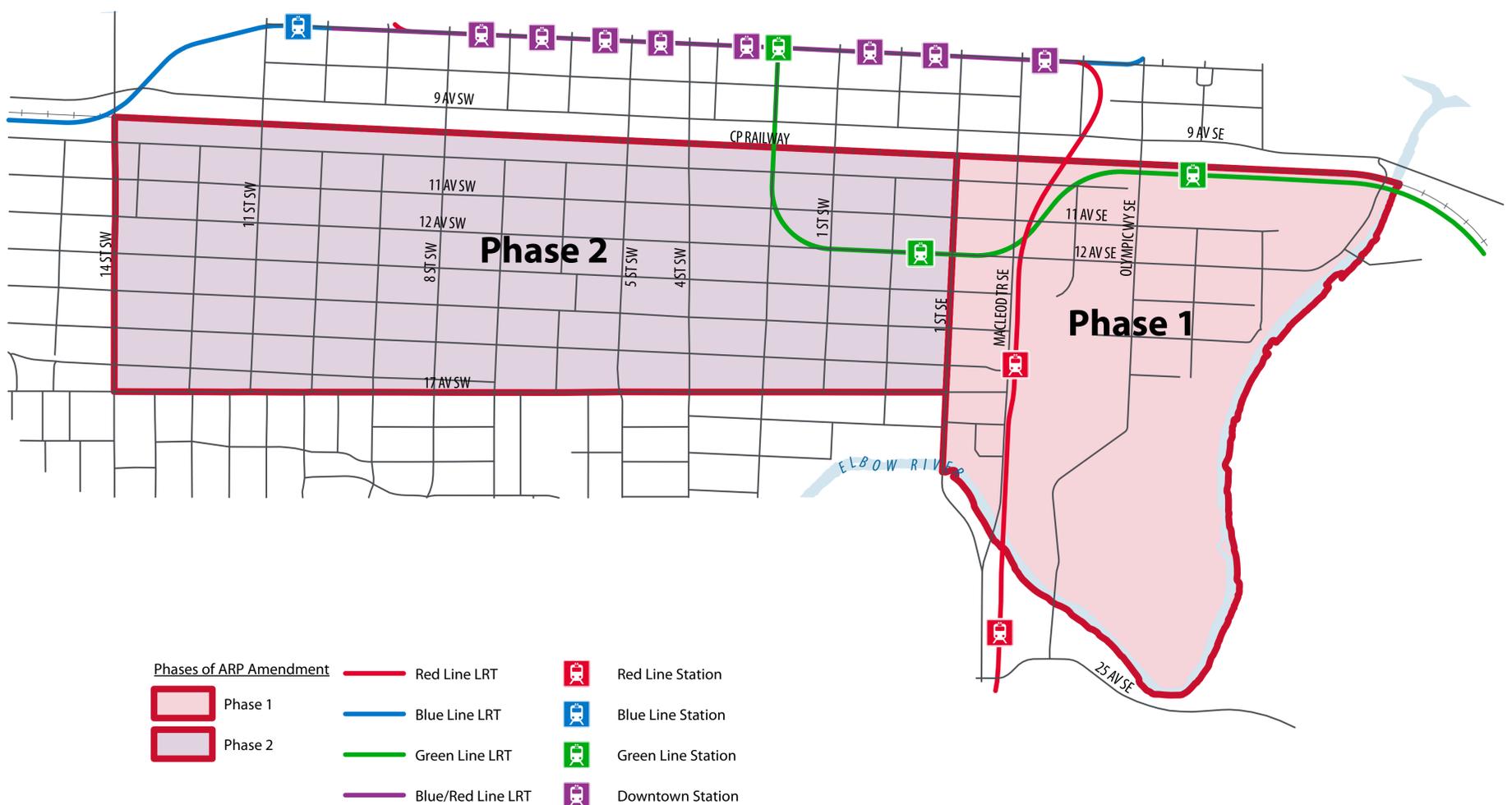


Welcome

At this open house, you will be able to see the results of our phase one engagement, see what we did to accommodate the public's ideas, talk to City Staff about the project, and learn about next steps.

The City is amending the Beltline Area Redevelopment Plan (ARP) as part of a two-phased process.

- Phase 1 (now – 2019):** Amendments will be made to guide the future development of the Rivers District area. This means a new section will be added to the ARP. The goal of the ARP amendments is to realize the vision described by Calgary Municipal Land Corporation's (CMLC) Rivers District Master Plan (more details about the master plan are presented here today), and to support the creation of a cultural and entertainment district for Calgary.
- Phase 2 (2019):** Amendments will be made to the remainder of the Beltline ARP plan area to align with the Centre City Guidebook, and refine policies with input from the community.



About the Project



Calgary Municipal Lands Corporation (CMLC) has created the Rivers District Master Plan to help guide investment and redevelopment in East Victoria Park.



The Beltline Area Redevelopment Plan (ARP) requires amendments to help implement the vision proposed in the Master Plan.



A new section is being created in the ARP to provide policy and implementation guidelines to guide redevelopment in this area.

What is an Area Redevelopment Plan?

An Area Redevelopment Plan (ARP) is a long-range planning document that is collaboratively developed between City staff and stakeholders. A statutory document, an ARP is approved by City Council. ARPs set out the vision for how an established community should change over time. They guide future development decisions, outlining the use of land and the form that development should take.

The amendments to the Beltline ARP will put in place the policies and framework to help guide the development of an entertainment and cultural district in the Rivers District area.



How does an ARP fit into the planning process?



Municipal Development Plan vol. 1 and Calgary Transportation Plan
Adopted by City Council in 2009.

Contains policy that will shape how Calgary develops over the next 30 to 60 years. Based on imagineCALGARY and PlanIt Calgary, these plans provide guidance for long-term growth to create a more compact and sustainable city.



Centre City Guidebook

The Centre City Guidebook is one of three guidebooks for Volume 2 of the Municipal Development Plan. The Centre City Guidebook is intended to be read in combination with the ARP. It sets out a framework to guide growth and change in the centre city.



Centre City Plan

A comprehensive and strategic long term vision for the future of Calgary's Centre City. It was developed through extensive consultation with Calgarians. The Plan contains long term visions and opportunities as well as specific, short and medium-term actions.



Area Redevelopment Plan (we are here)

ARPs, like the Beltline ARP, are approved by Council and provide policy for specific areas. It provides a greater level of detail specific to an area of land.



Rivers District Master Plan

The Master Plan is a non-statutory visionary planning and urban design document created by CMLC. The Rivers District Master Plan will guide and accommodate a variety of entertainment and cultural amenities.



Land Use Bylaw

An implementation tool that outlines the rules and regulations for development and the decision making process for development permit applications.



Land Use Amendment

Changes the existing land use designation to accommodate a certain type of development.



Outline Plan

Addresses infrastructure needs, the location and size of roads, the distribution of parks and open spaces, and the location of various land use districts.



Development Permit



Development Construction



What is the vision for the area?

East Victoria Park is envisioned to become one of Calgary’s major cultural and entertainment districts, and is a centre of national importance. The area is closely linked with the Olympic Plaza cultural district, and will respect its past. It will evolve to become a connected and vibrant community. The neighbourhood will welcome residents, and businesses with facilities for major conferences , events, concerts, and sporting events throughout the year, and is the home of the Calgary Stampede.

A shared space. A place to celebrate.

East Victoria Park will provide a new festival street, public spaces, and plazas which will provide multi-functional spaces that promote health and support age-inclusive accessible design for all seasons. A new central event plaza will act as a focal point in the entertainment area.



What is The City reviewing?

The Rivers District area is envisioned to become the cultural and entertainment hub of Calgary. The goal of the Beltline ARP amendments is to realize the vision described by CMLC's Rivers District Master Plan, and to address the issues, concerns and thoughts raised by the public.

As part of the ARP review process, The City will be reviewing the following sections in the Beltline ARP:

- Vision and principles for the Rivers District area
- Existing Beltline character areas
- Land use concepts and density
- Transportation (roads, bike paths, walkways)
- Parks and open spaces
- Flood mitigation policies



The ARP review process



The public engagement process

The City's engage promise:

Listen and Learn:

We will listen to stakeholders and learn about their plans, views, issues, concerns, expectations and ideas.

How will public feedback be used?

All feedback collected through our multi-phased engagement program will be used by both The City and CMLC. The City will use the feedback to inform amendments to the Beltline ARP, where possible, and CMLC will use the feedback to inform the final version of the Rivers District Master Plan.

The City and CMLC will prepare a combined report summarizing all feedback from the public, following each phase of public engagement. The What We Heard reports will include a summary of key ideas and areas of concerns. All feedback will be summarized and included in the final report to Calgary Planning Commission and City Council.



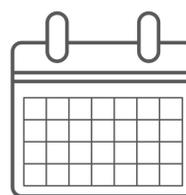
Engagement program overview

The City and CMLC held a joint engagement program from April 4 through to July 16, 2018 for phase one. The purpose of this engagement was to gather a high-level understanding of current issues and future opportunities that will inform the Rivers District Master Plan and the ARP amendments.

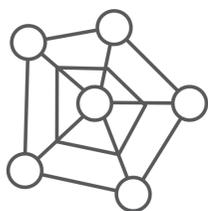
Our engagement program included engaging with citizens within the plan area and city-wide at a series of events including; open houses in the project area, pop-ups at important facilities across this City, in addition to City-wide reaching events such as Comic Expo, Lilac Fest and Stampede. We also held targeted meetings and sessions with; landowners in the plan area; community and business associations; development industry partners; arts and cultural organizations and indigenous peoples.

Over the course of 103 days, we held 36 in-person events and targeted stakeholder meetings, plus an online survey. In total, we engaged with 6,814 people both in-person and online and received 122,679 individual pieces of input through 3,995 completed surveys.

103



days of engagement



122,679

pieces of input recieved



6,814

people engaged in-person and online



36

in-person events and meetins held



3,995

surveys completed



13,860

unique website visits

What we heard and what we did

This chart outlines the key themes that emerged throughout the phase one of engagement. The City has responded to these key themes with information regarding how these have been addressed in the draft plan or why these cannot be addressed within the plan.

What we heard	What we did
<p>People overall shared excitement about the potential of a revitalized culture and entertainment district</p>	<p>The plan vision has been written to reflect the exciting potential for East Victoria Park.</p>
<p>People shared that a culture and entertainment district is more than just sporting and entertainment venues, and also should include a diverse variety of shops, restaurants, places to gather (like plazas and patios) and good green spaces.</p>	<p>We will keep the existing zoning in place which allows for a wide variety of shops, services, and amenities in the area.</p>
<p>People shared that the success of a culture and entertainment district is ensuring that it is vibrant, lively, unique and interesting. That it is a space that offers something for everyone, that it is a tourist attraction that draws people in year-round and not just for episodic events.</p>	<p>We are encouraging more street activity, live performance spaces, plazas for gathering and celebrating. In addition, new density bonus options for the development of arts and cultural spaces are being proposed. We will continue to work with the arts, cultural, and indigenous communities to ensure culture is a central component to this community</p>
<p>People shared mixed opinions about the potential of a new arena site. Some think this is a critical need where others shared opinions in varying degrees of opposition to the idea. However, there was common concerns about The City's contribution to this infrastructure.</p>	<p>The Event Centre Assessment Committee established by Council will continue working through the process to determine the feasibility of developing a new arena. At this time, the policy could accommodate a new arena in the area.</p>
<p>People stated that it is important for this area to be planned with overall safety top-of-mind. They feel that there are currently safety concerns and made suggestions for lighting, crime prevention measures, improved accessibility and flood prevention measures.</p>	<p>We are working closely with Calgary Police Services (CPS), and Calgary Emergency Management Agency (CEMA). Development applications will be reviewed by both CPS and CEMA to ensure developments are designed with public safety in mind.</p>

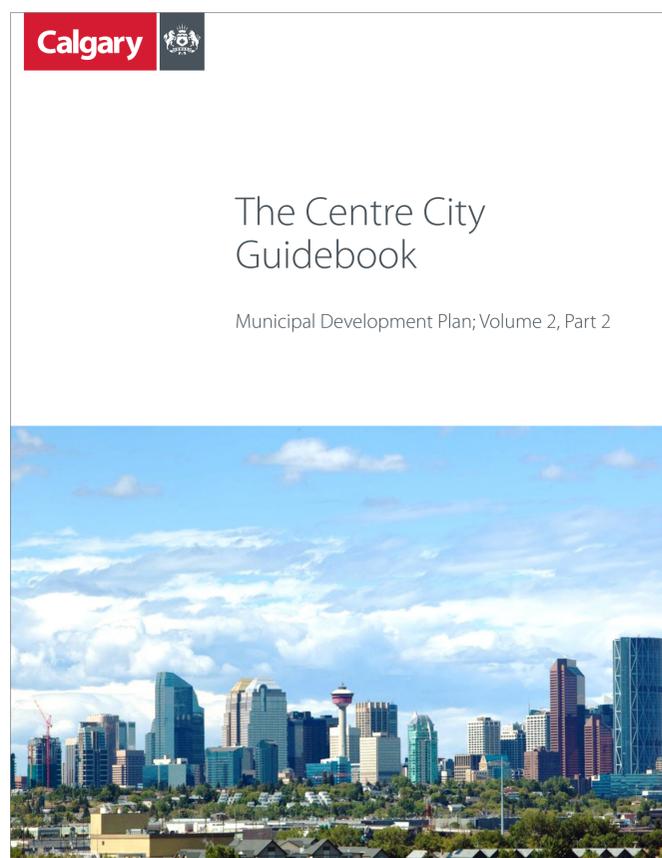
What we heard and what we did

What we heard	What we did
<p>People shared the importance of this area being well-connected for all modes of transportation. They would like good transit connections (Bus and LRT), pathways and bikeways, improved road connections and adequate parking available.</p>	<p>New connections will be created to allow for convenient access to local transit, including the new Green Line LRT, more pedestrian and cycling connections, and new vehicular access point.</p>
<p>People shared that there currently are not enough amenities or attractions in the area which is a current barrier to enjoying the area.</p>	<p>We are encouraging the development of more plazas, shops, and spaces that provide for interactive elements such as kids play areas, seating, and interacting.</p>
<p>People shared that this area is currently a 'hidden-gem' with its proximity to the river. Future planning should take advantage of the rivers proximity and highlight it as a feature and make it more accessible.</p>	<p>We have created policies to ensure the river pathways continues to connect people from the surrounding communities, and connects people to our beautiful rivers.</p>
<p>People shared the importance of ensuring that there is affordable housing available in the area and ensuring there is a mix of development types so there can be a variety of population demographics and incomes living within the area.</p>	<p>The plan provides density bonus incentives for developing affordable housing units.</p>
<p>People shared the importance of ensuring that there are small, local businesses included in the area and not big-box stores or chains. Comments also highlighted the importance of ensuring affordable spaces for these types of businesses.</p>	<p>The land use districts in East Victoria Park allow for a variety of local businesses. Small local retailers require a local residential population to help them survive. The Plan allows for the increased residential population that will help those businesses develop in the community.</p>

Applying the Centre City Guidebook

The Centre City Guidebook is a statutory plan that is intended to provide general land use and urban design guidance to the Centre City including the Beltline. The intent is to simplify ARP documents by allowing the guidebook to provide for general policy guidance, with ARP's becoming more tactical in the way they provide policy at a local level.

The plan for East Victoria Park applies the Centre City Guidebook to this plan area.





Character areas

The Beltline ARP previously defined a number of character areas throughout the Beltline community. This plan amendment carries forward this practice, and puts in place a variety of character areas intended to help broadly define the direction of how the area should redevelop. These character areas are:

Neighbourhood Centre

Adjacent to the Green Line LRT station, the Neighborhood Center is the 'knuckle' where Riverfront Residential, Warehouse District, East Village, and the Entertainment, Cultural and Educational neighborhoods merge. It is envisioned to include a mix of uses including residential, office, hotel, neighborhood retail, restaurants and services. This high density, high intensity, mixed-use area offers excellent transit access and proximity to entertainment and cultural amenities.

Riverfront residential

The neighborhood is envisioned as a mid-scale, residential neighborhood 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. A range of housing types, sizes and price points will be provided in order to allow a variety of people of various ages, incomes and family sizes to live here in order to create a diverse, active neighborhood that fosters social connections.

Agriculture, large events and festivals

Cradled by the Elbow River and home of the Calgary Stampede, Petroleum Expo, Comic and Entertainment Expo, and a growing agricultural event and exposition business, this district is intended for flexibility that allows for large festival and event functions. The vision for this character area builds upon the Calgary Stampede Master Plan.

Warehouse district

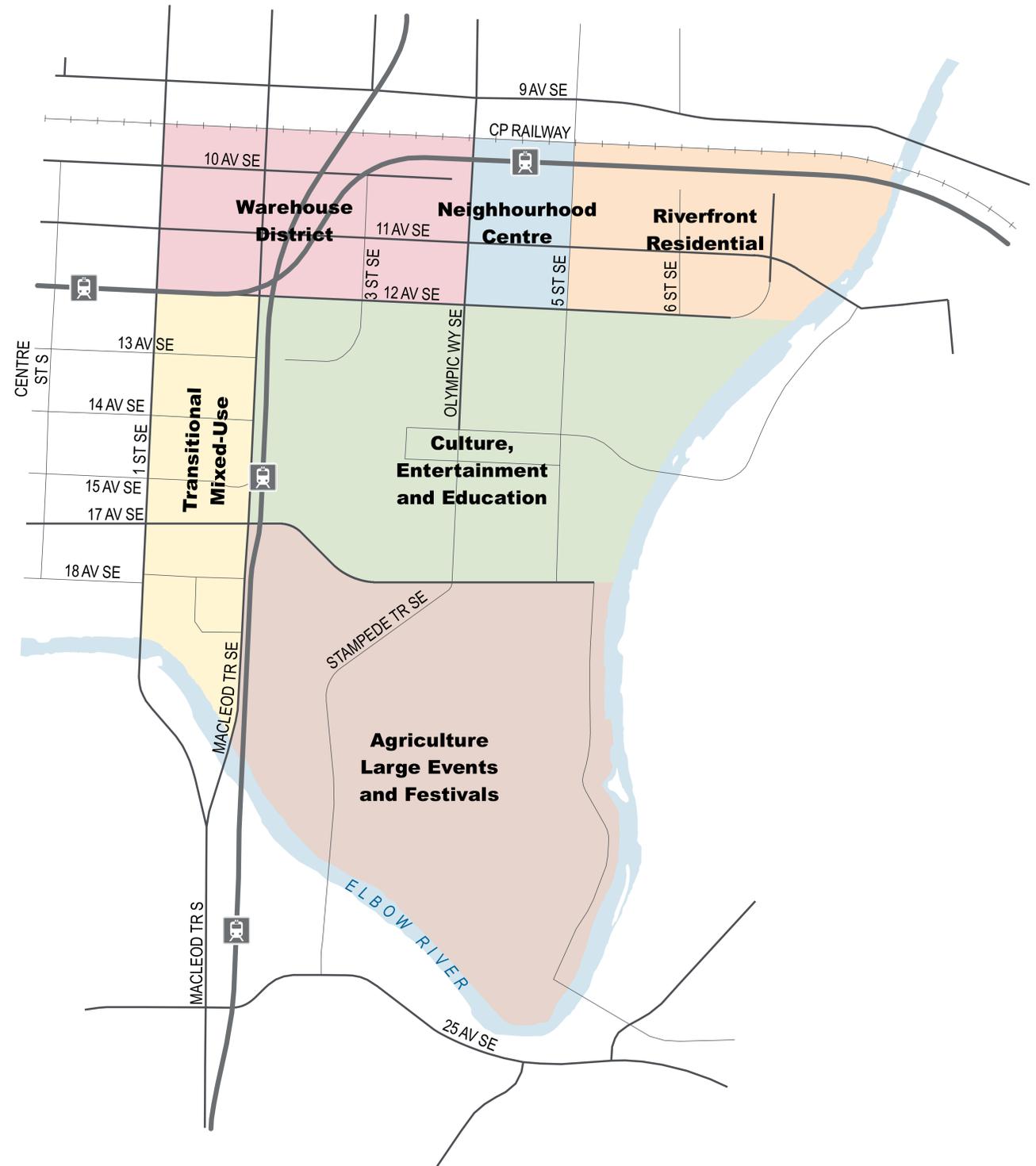
The continuation of the warehouse district located between 1st Street S.E. and 4th Street S.E. is a mix of commercial, office and residential lofts uses. Characterized by the scale and materials of restored historic warehouse buildings, the warehouse district scale and massing should be reflected in any new development as to not detract from its existing character. The form and character of the warehouse district should be continued along 11 Avenue S.E. and 10 Avenue S.E. through to the Neighbourhood Centre and riverfront residential neighbourhoods to create a unique street experience.

Transitional mixed-use

Macleod Trail is the gateway to Calgary from the south. High density residential mixed-use development exists between the Beltline and East Victoria Park. The area will incorporate high density residential towers with a mix of restaurants, commercial and office uses, which will line the busy arterials of Macleod Trail S.E. and 1st Street S.E. Signature development along the Elbow River between 1st Street S.E. and Macleod Trail SE should signify arrival into downtown Calgary.

Culture, entertainment and education

This character area is the heart and soul of East Victoria Park. The expansion of the Stampede Convention Venue and the potential for a new events facility could reinvigorate this district as a center of national importance, attracting visitors from across the city, region, country and continent. This district thoughtfully integrates long standing agricultural, convention and sports venues with emerging cultural facilities, arts and education, event and performance space, shopping, entertainment, and hotels. Organized around a network of festival streets, urban plazas, and riverfront parks, this district will become a hub of activity.

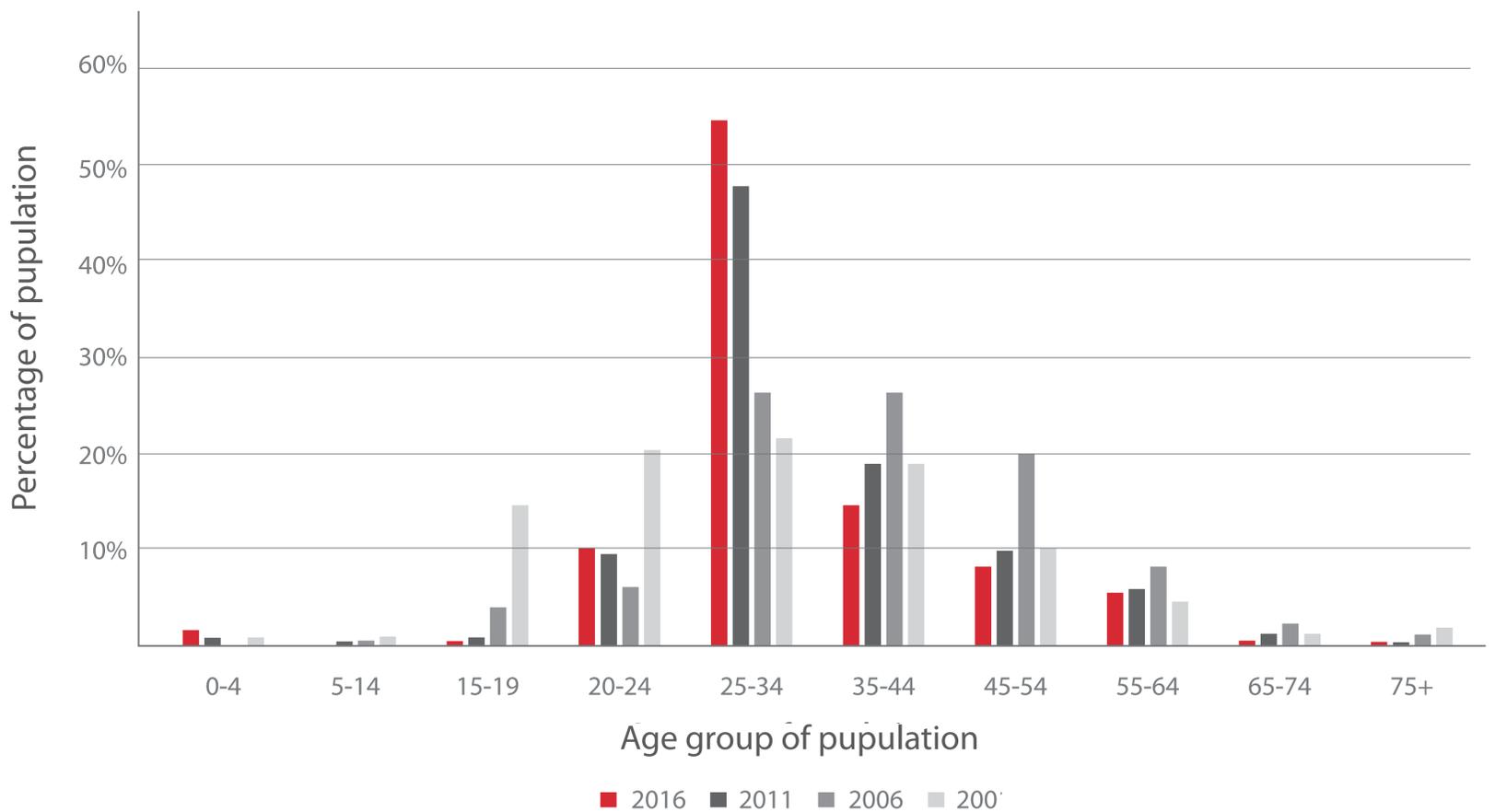


Community profile

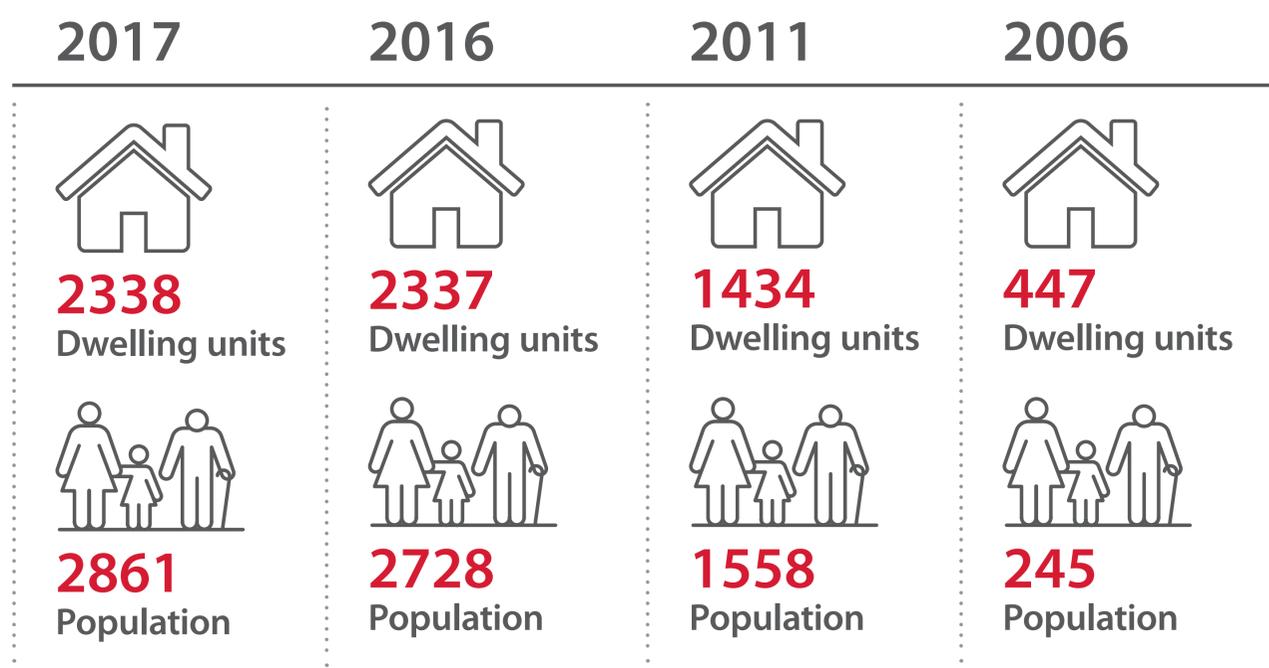
Census data leading up to the year 2017 indicates that the population in the plan area is approximately 2,861, with about 7,420 jobs. The largest increase in age cohort being young adults between the ages of 25 to 34 years. There are no significant increases in children under the age of 19, or increases in the population of seniors. On the whole, the proportion of young adults and of seniors in East Victoria Park has been increasing since 2011.

If the area were built to the maximum densities allowed, the population and job increase would be approximately 18,000 residents and 19,000 jobs. However, the actual market capacity is likely much lower, with about 8000 new population and jobs being a more realistic increase based on market analysis.

Age cohort population as percentage of total



Population change



Land Use Concept

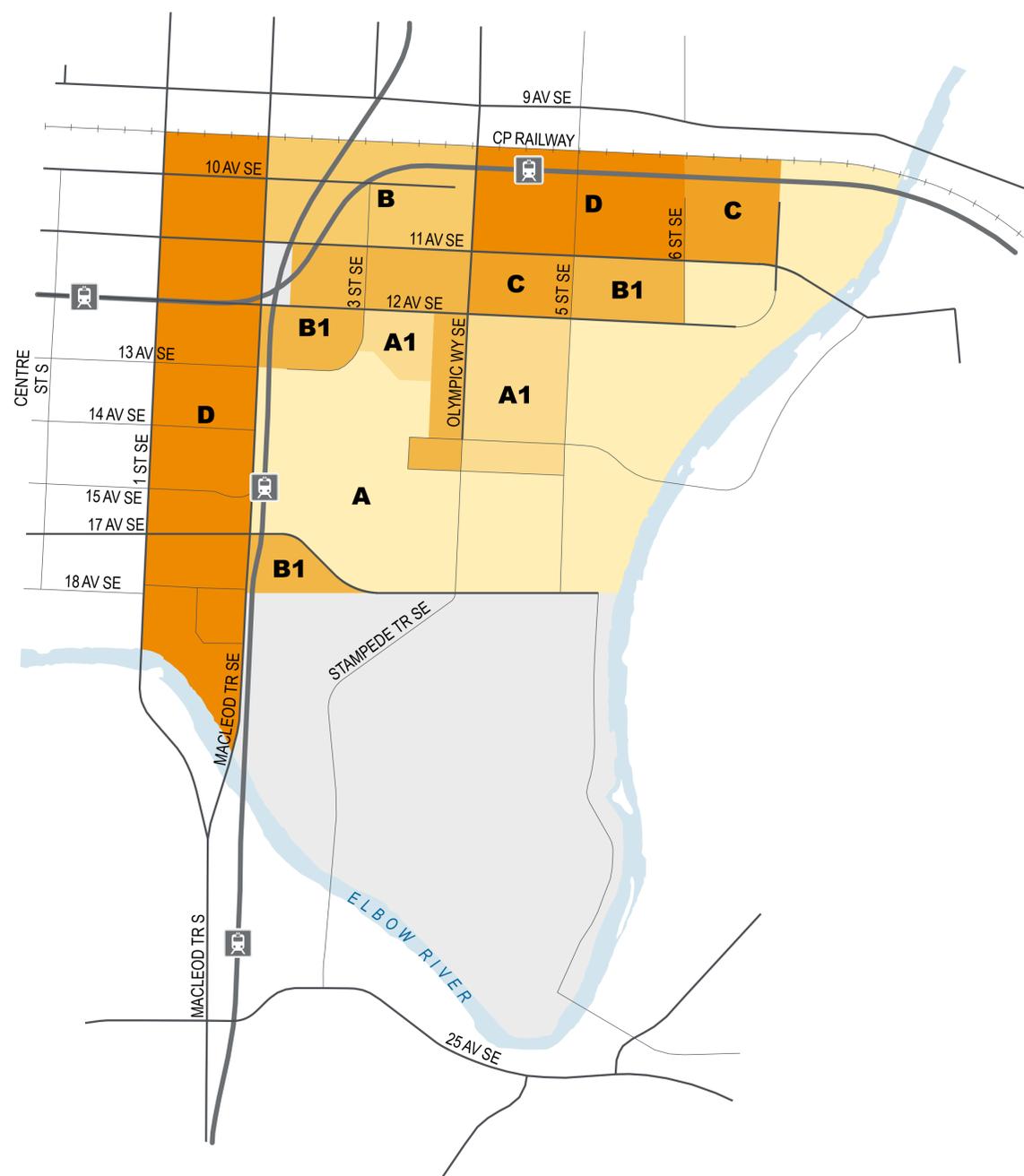
The area is largely covered by the C-CX Centre City Mixed-Use District, and Direct Control District which covers lands owned or leased by the Calgary Stampede. These land uses are ideal for allowing for a variety of different uses to develop. However, some modifications will be made to allow for more flexible bonusing options



Density

High density development makes sense close to major transit stations. Therefore, the East Victoria Park Plan provides incentives to allow for bigger buildings close to LRT stations. Highest densities are allowed along MacLeod Trail, and adjacent to future transit stations, with lower densities towards the Elbow River.

FAR is a Floor Area Ratio. A higher number means a larger building



Area	Base Density (FAR)	Max. Allowable (CR) Density* (FAR)**
A	5.0	3.0 for Commercial 5.0 for Residential/Mixed-use
A1	5.0	5.0 for Commercial 7.0 for Residential/Mixed-use
B	5.0	7.0
B1	3.0 for Commercial West of Macleod Trail 5.0 for Commercial East of Macleod Trail 5.0 for Residential/Mixed-use	3.0 for Commercial West of Macleod Trail 8.0 for Commercial East of Macleod Trail 9.0 for Residential/Mixed-use
C	7.0 for Residential/Mixed-use	7.0 for Commercial 9.0 for Residential/Mixed-use
D	5.0 for Commercial 8.0 for Residential/Mixed-use	8.0 for Commercial 12.0 for Residential/Mixed-use **12.78 for Residential/Mixed-use for the legal parcel known as Plan A, Block 71, Lots 1 to 8

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

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

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

Maximum allowable densities are not in addition to the base density. If a base density is 5, and maximum allowable density is 7, the maximum density is 7, not 12.

Description of Building Blocks

The majority of the zoning in East Victoria Park allows for high density mixed-use developments, as well as large format buildings such as the conference centre and Saddledome. Land uses will remain in place for the continued development of a higher density scale, with the opportunity for a variety of uses.



Mixed-Use – High-Density

Density: Area D provides for the highest density area of the Beltline. Its proximity to the downtown and along major transportation corridors makes this area appropriate for high density levels.



Conference and Events

Density: Area A and A1 are intended for riverfront development which will not provide or density bonusing, and will need to step-down towards the river. It also Applies to the Event and Entertainment Area and acknowledges lower FAR for large format uses through flexibility and support for Residential/Mixed-use options.



High Street

Density: Area B1 and C are appropriate for higher density mixed-use developments with active ground floor uses because of their proximity to transit and location to major north-south pedestrian and cycle routes into downtown.



Open Space

Density: Areas A through D would frame the future open spaces that could be built in this area.



Neighbourhood Centre

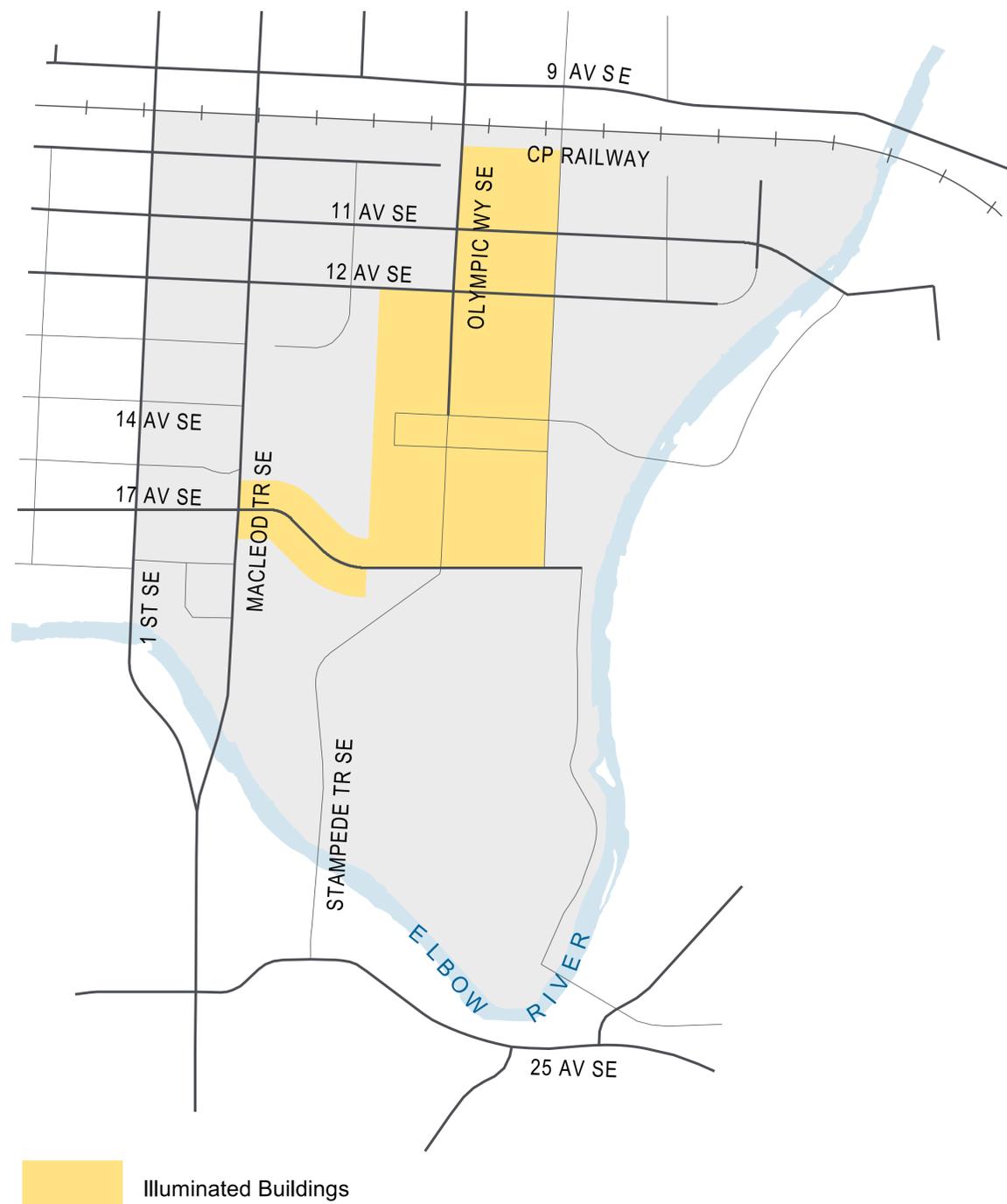
Density: Area C and D provides for the highest density area of the Beltline. Density steps down towards the Elbow River.

Building illumination

Illuminated buildings are encouraged in this area to provide for a dynamic and vibrant environment. A variety of technologies can be used to create a unique and exciting environment.



The East Victoria Park Plan will encourage the development of illuminated buildings in this area, and must follow the City of Calgary's Building Illumination Guidelines.

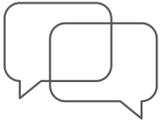


Active modes

East Victoria is well-connected to the surrounding communities of East Village, Inglewood/Ramsay, and Manchester Industrial. Active modes are well-accommodated through the addition of on and off-street cycling lanes and pathways, pathways along the Elbow River, and the 12 Avenue Greenway.

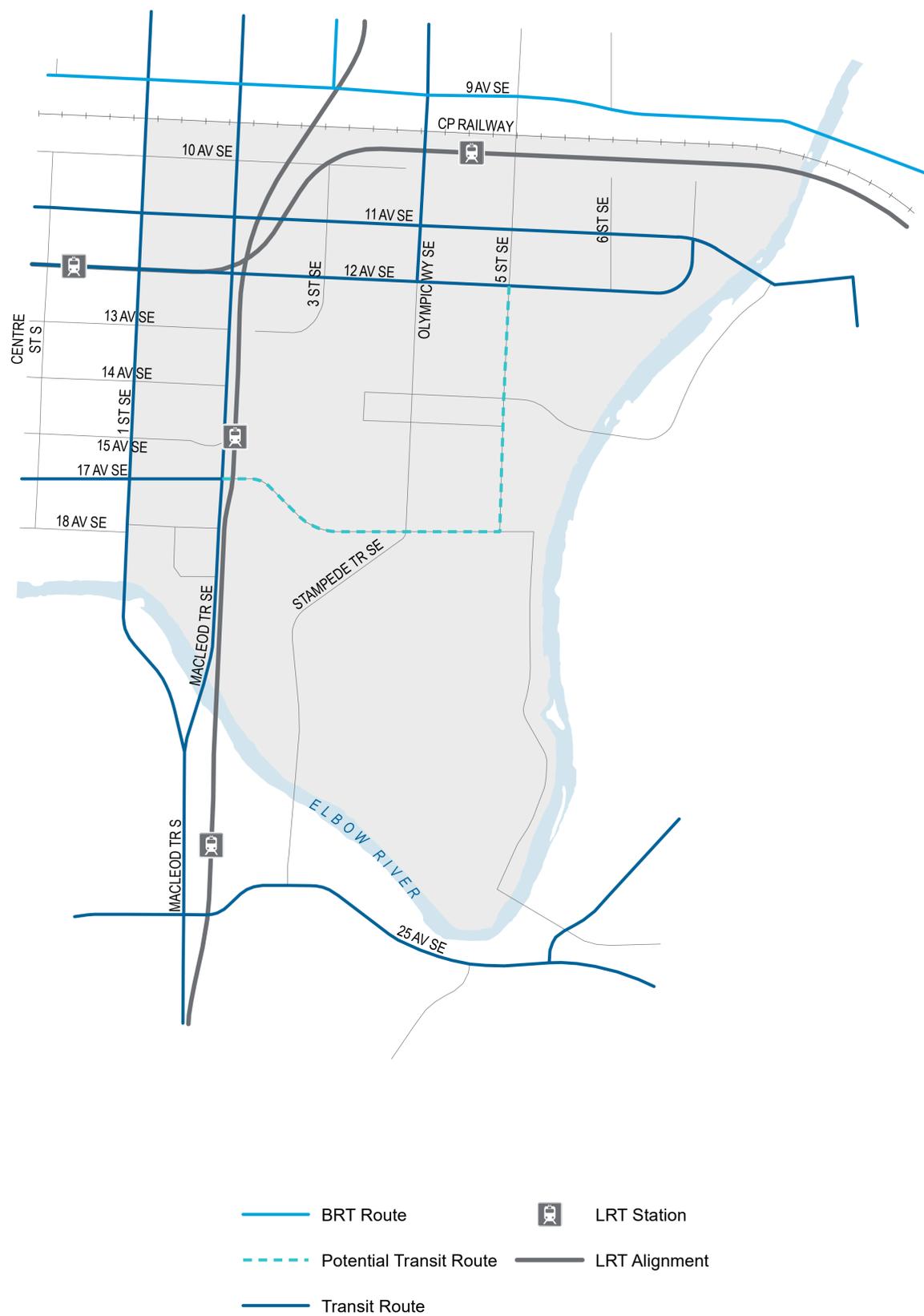
Based on the road network shown, which connections would you use in this area?

Provide your comments on sticky notes.



Transit and transportation

Transit routes in East Victoria Park are part of the regional transit network. The Green Line LRT will travel along the CP railway tracks, with a station located between 4th and 5th Street S.E., as well as a potential high speed rail link at this location. A BRT line will also travel near the plan area on 9th Avenue S.E. Additional transit services are also provided by the existing Red Line LRT and several bus routes in the plan areas.



Parks, plazas, and open spaces

The network of public and private open spaces in East Victoria Park provides opportunities to support year-round activity including low intensity commercial uses. These spaces are valuable public amenities, providing room for food production, community events and small businesses (e.g., retail, restaurants and bicycle repair).

The area will also provide for new transit plazas, and a central urban plaza.



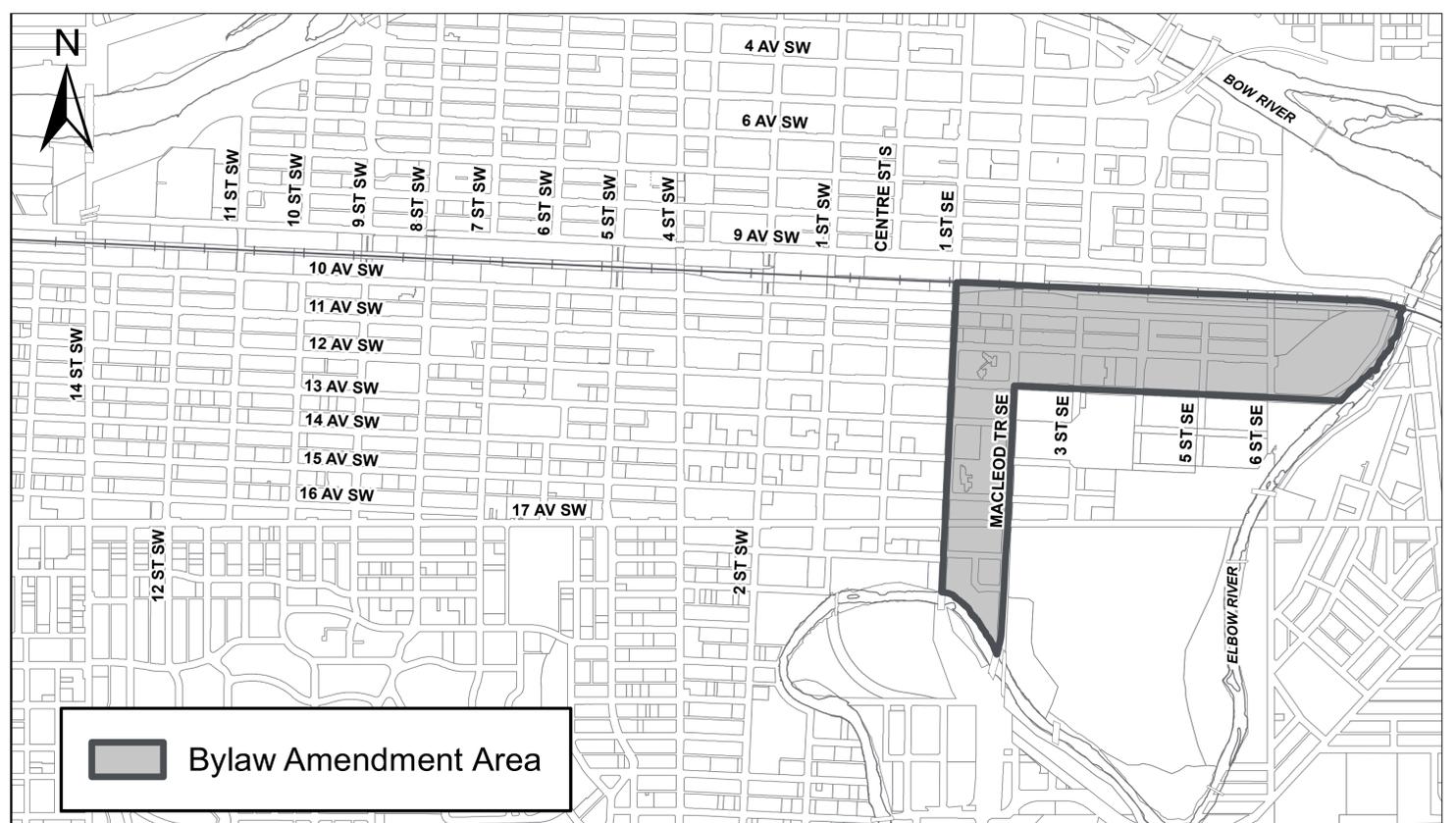
Land Use Bylaw amendments

The additional density bonusing options require that we update the Land Use Bylaw district to update the bonusing map and related policies. These bylaw amendments will be brought forward in future either as part of this plan approval process, or through the second phase of the ARP amendment process and be presented to Council for approval in early 2019.

No zoning changes are proposed.

The following additional bonusing options are being proposed:

- District Energy Connection Ability
- Active Arts Space
- Cultural Support Space
- Community Support Facilities
- Indoor Public Hotel Space



Next Steps



Provide your input

- Provide your feedback before you leave here tonight.
- Provide feedback online before October 17, 2018 at calgary.ca/beltlinearp



Stay involved

- Contact The City's project manager Ryan Hall at Ryan.Hall@calgary.ca to discuss the Beltline ARP amendments
- To discuss the Rivers District Master Plan contact CMLC at clepan@calgarymlc.ca
- Visit calgary.ca/beltlinearp to learn more about upcoming public engagement activities and key project details.

