

Calgary



Beltline



Area Redevelopment Plan: Part 2

Publishing Information

Title

Beltline Area Redevelopment Plan: Part 2

Author

The City of Calgary

Status

Approved – 2006 May 15 (Amended 2019 April)
Bylaw 2P2006

Publishing Date

2019 April

Additional Copies

The City of Calgary
Records & Information Management (RIM)
Inspection & Permit Services
P.O. Box 2100, Station M, Mail Code: 8115
Calgary, AB T2P 2M5

Phone

311 or outside of Calgary 403-268-2489

Fax

403-268-4615

calgary.ca

18-00592457

Beltline Area Redevelopment Plan: Part 2

1	Introduction	3	6	Mobility	40
1.1	Policy Framework	4	6.1	Sidewalks & Pathways	41
1.2	Objectives and Supporting Policy.....	6	6.2	Cyclist Circulation	43
1.3	Core Ideas.....	6	6.3	Public Transit	44
			6.4	Streets.....	46
2	Community Framework	10	7	Arts & Culture	47
2.1	Plan Attributes.....	11	7.1	Arts & Culture.....	48
2.2	Community Context.....	15	7.2	Indigenous Elements	51
3	Land Use	17	8	Infrastructure and Environment	53
3.1	Land Use Concept	18	8.1	Water Treatment & Supply	54
3.2	Land Use Policy	20	8.2	Stormwater Management	54
3.3	Character Areas	21	8.3	Environmental Management	54
3.4	Density and Composition.....	24	9	Implementation	55
3.5	Methods for Increasing Density.....	26	9.1	Authority of the Plan	56
4	Urban Design	28	9.2	Development of the Plan	57
4.1	Site Design	29	10	Appendix	58
4.2	Building Design.....	31			
4.3	Building Frontages	32			
4.4	Crime Prevention Through Environmental Design	35			
4.5	Historic Resources	35			
5	Parks & Open Spaces	37			
5.1	Parks & Open Spaces.....	38			
5.2	Open Space Design	38			
5.3	Riverfront Areas	39			

A musician with curly hair, wearing a red shirt and light-colored pants, is playing a yellow electric guitar on a stage. The stage is bathed in red light from overhead spotlights. In the background, a large screen displays abstract, fiery patterns. The overall atmosphere is vibrant and energetic.

Vision

The culture and entertainment district will be a year-round destination for residents and visitors to participate in a diverse array of cultural, sports and entertainment experiences. The area will tell Calgary's unique story to the world. It will become an exciting and vibrant mixed-use community that preserves and celebrates its rich history through creating authentic spaces while encouraging future growth that is unique and connected.



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 the Beltline, is developed.

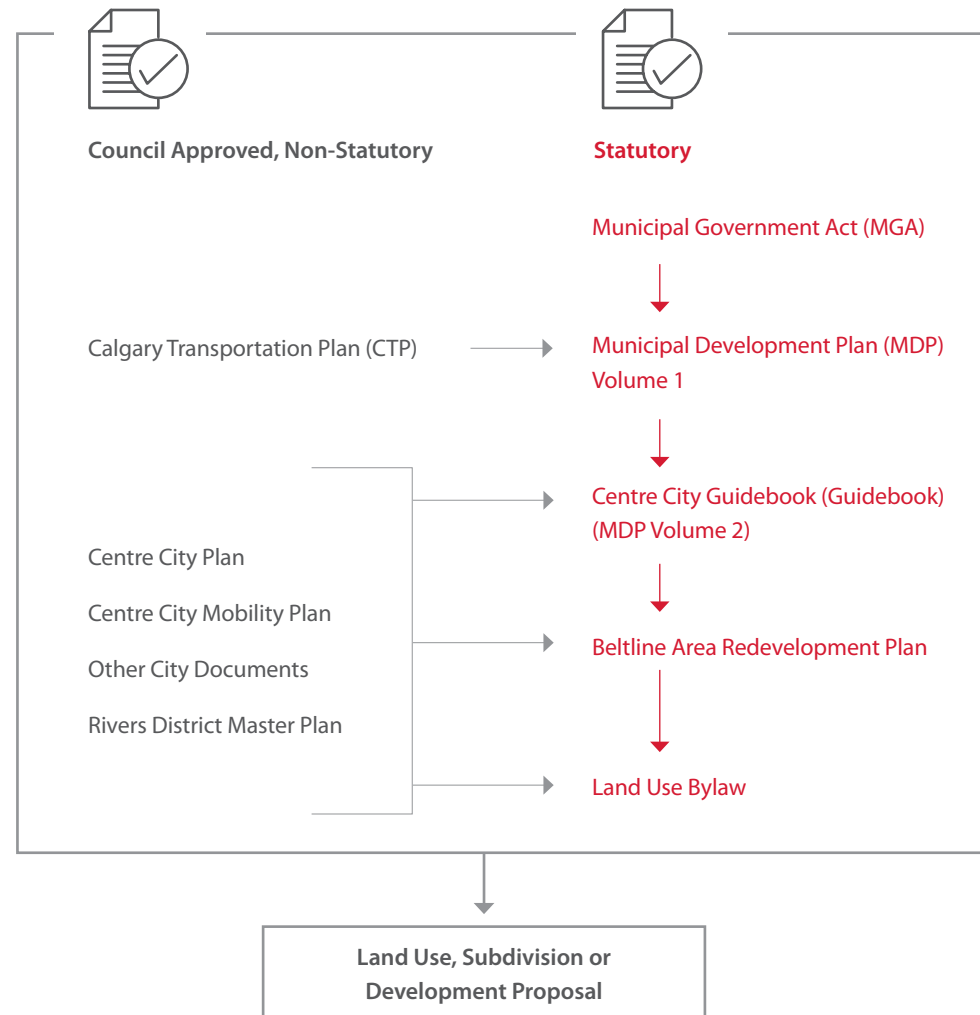
The Municipal Development Plan (MDP) Volume 1 and Calgary Transportation Plan (CTP) provide direction for growth and change in Calgary over the next 50 years.

The Centre City Guidebook (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; it is the policy foundation for a local area plan (e.g., ARP). The Land Use Bylaw is a tool for implementing this policy. Other supporting documents such as the Centre City Plan provide additional guidance for development in the Centre City (see Figure 1: Legislative Framework).

1.1.2 Calgary Municipal Land Corporation and Rivers District Master Plan

The Calgary Municipal Land Corporation (CMLC) was incorporated in 2007 as a wholly owned subsidiary of The City of Calgary to implement and execute the Rivers District Community Revitalization Plan—a public infrastructure program approved by The City and the Province of Alberta. The Rivers District Master Plan (RDMP) is a visionary non-statutory planning document created by CMLC and approved by its Board of Directors and Shareholder, The City of Calgary. This ARP aligns with and enables the implementation of the culture and entertainment district.

Figure 1 Legislative Framework



An aerial view of a large outdoor music festival. A stage with a blue roof and red lighting is on the left, with a performer visible. A massive, diverse crowd fills the grassy area and surrounding paths. The text "A diverse array of cultural and entertainment experiences" is overlaid in white on the bottom right.

**A diverse array of
cultural and
entertainment
experiences**

1.1.3 Application of the Plan

The Beltline ARP: Part 2 (the Plan or the ARP) provides statutory policy specific to East Beltline. Unless specifically stated in Part 2, policies of Part 1 do not apply to this area. Policies in Part 2 of the Plan apply to the area set out in Map 1: Plan Overview (East Beltline) in addition to policies in the MDP, Volume 1, and the Guidebook (MDP, Volume 2, Part 2).

1.2 Objectives and Supporting Policy

The objectives identified in each section of this Plan are supported either by ARP policy or policies provided in other planning documents such as the Guidebook and Centre City Plan. Other applicable documents to consider are included in Appendix A: References.

1.3 Core Ideas

An AUTHENTIC culture and entertainment district is a distinct Calgary experience that celebrates the history and heritage of the neighbourhood and city.

The area has a rich history beginning with the confluence of the Bow and Elbow Rivers, which was the traditional gathering place for First Nations and Métis people. While the confluence point resides outside the Plan area, East Beltline was used for camps near the confluence, which makes this a suitable area for Indigenous policies to be applied. This was followed by the development of the historic community of East Victoria Park, which included the expansion of the railroad and the development of the Warehouse District. This area is unique in its spiritual connection with Indigenous people and its historic character. The Plan Area has been home to the Calgary Stampede for over a century, and the Calgary Flames for over 30 years, and is strengthened by the many arts and culture venues that surround it, such as the Glenbow Museum, Arts Commons, the National Music Centre, and the new Central Library. This Plan envisions a year-round destination that cultivates culture and entertainment that attracts and builds an inner-city population who want to live in a vibrant culture and entertainment district.

A CONNECTED and accessible culture and entertainment district links adjacent neighbourhoods to the district, the river and one another. The Plan supports the following new connections to enhance local and city-wide access to the area:

- Green Line
- Pedestrian and cycling connections to the river pathways

- 5 Street S.E. underpass
- 17 Avenue S.E. extension

A RESILIENT culture and entertainment district promotes inner-city density, encourages high quality design, and creates a distinct experience. The area will exemplify best practices for urban infill, economic development and green infrastructure through:

- Promoting economic resiliency
- Encouraging environmental sustainability
- Enhancing social sustainability
- Attracting private investment to sustain a destination and local economy
- Encouraging urban lifestyles that are associated with improved human health

A VIBRANT culture and entertainment district is an active mixed-use area with a series of distinct places and spaces that function as the heart and gathering place for adjacent neighbourhoods and functions as a local and regional destination.

This Plan strives to create a vibrant community through:

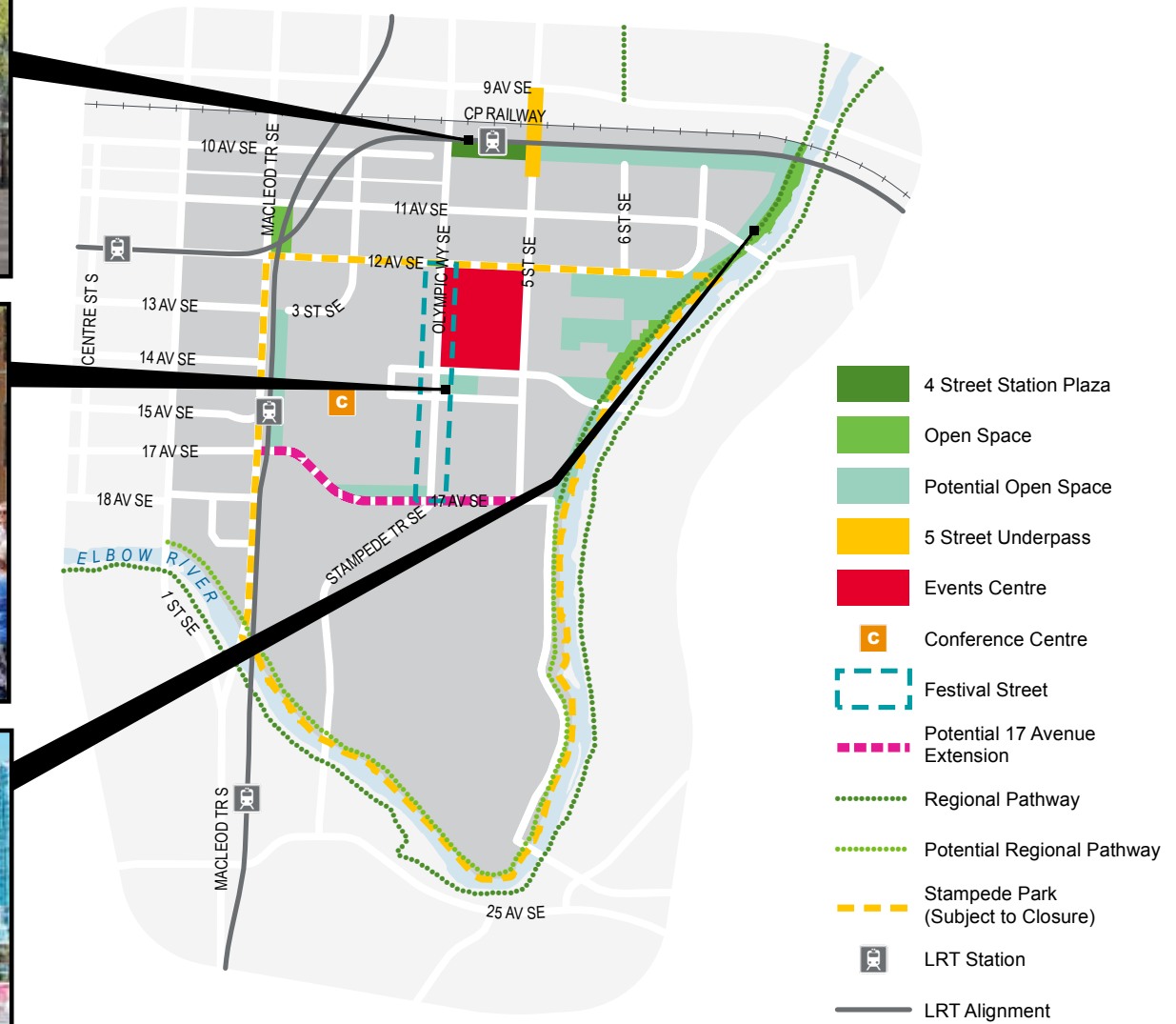
- Promoting inner-city density
- Requiring high-quality urban design
- Creating a new and distinct culture and entertainment district
- Creating a neighbourhood centre



**An AUTHENTIC,
CONNECTED,
RESILIENT,
and VIBRANT
culture and
entertainment
district**



Map 1 Plan Overview



This map is intended to show key infrastructure and investments being made in the area. This map is conceptual only. No measurements of distances or areas should be taken from the map.

An aerial photograph of a city skyline. In the foreground, a river flows from the bottom left towards the right. A modern, arched bridge crosses the river. The city is densely packed with buildings of various heights and styles, including many tall skyscrapers in the background. Green spaces, parks, and a pedestrian walkway are visible along the riverbank. The sky is clear and blue.

**Creating authentic
spaces while
encouraging future
growth that is unique
and connected**

A black and white photograph of a large crowd of people in a city street, many holding up acoustic guitars. A large red number '2' is overlaid on the right side of the image.

2

Community Framework

Objective

- Enable East Beltline to be inclusive through land use and design that meets the needs of all residents and visitors.

2.1 Plan Attributes

2.1.1 Plan Area

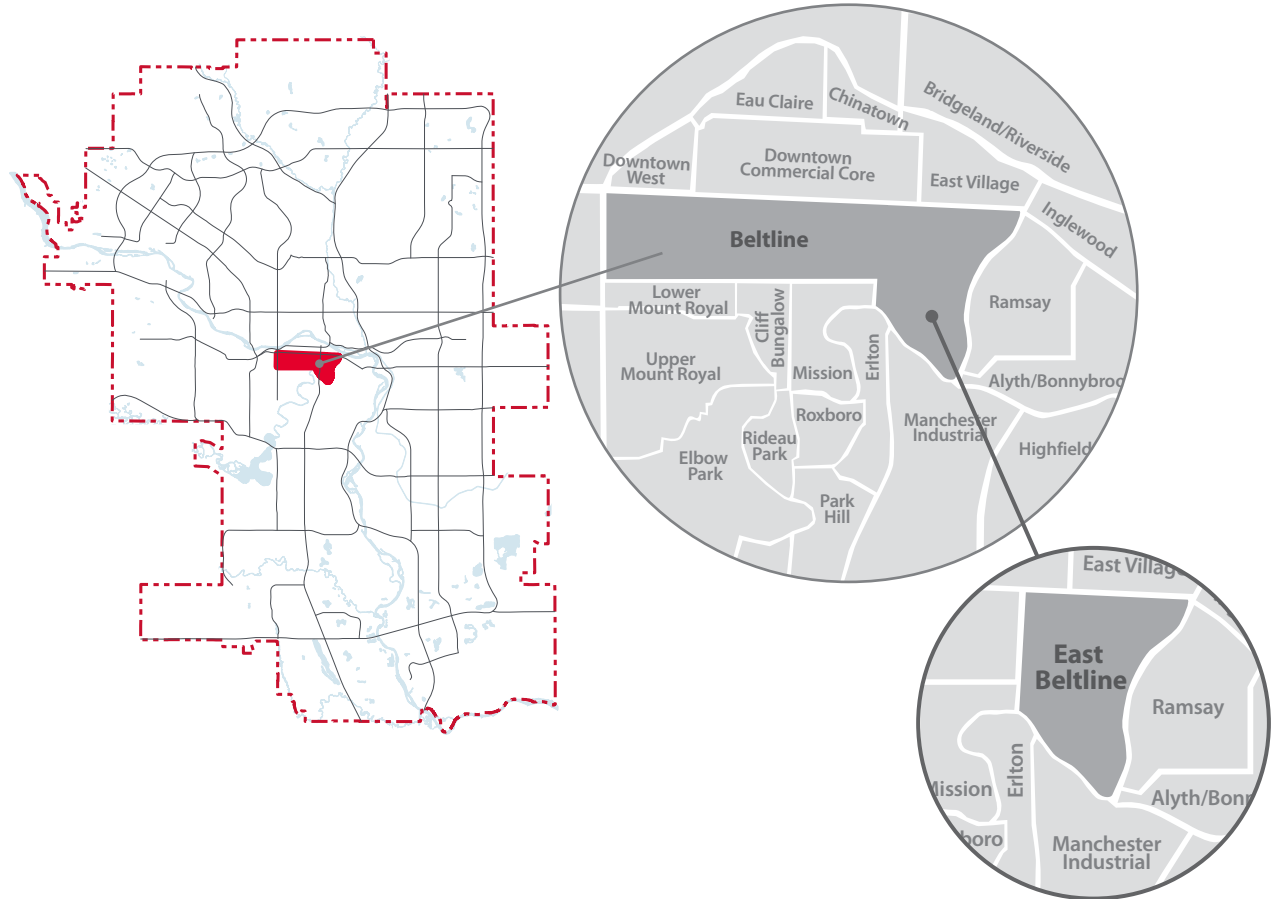
The Plan Area consists of the neighbourhoods known as East Victoria Park and Stampede Park, and is bound by 1 Street S.E. to the west, the Elbow River to the east and south, and CPR to the north (see Map 2: Location of East Beltline). An aerial map with the plan boundary is also shown on Map 3: Plan Area (East Beltline).

2.1.2 Physical Attributes

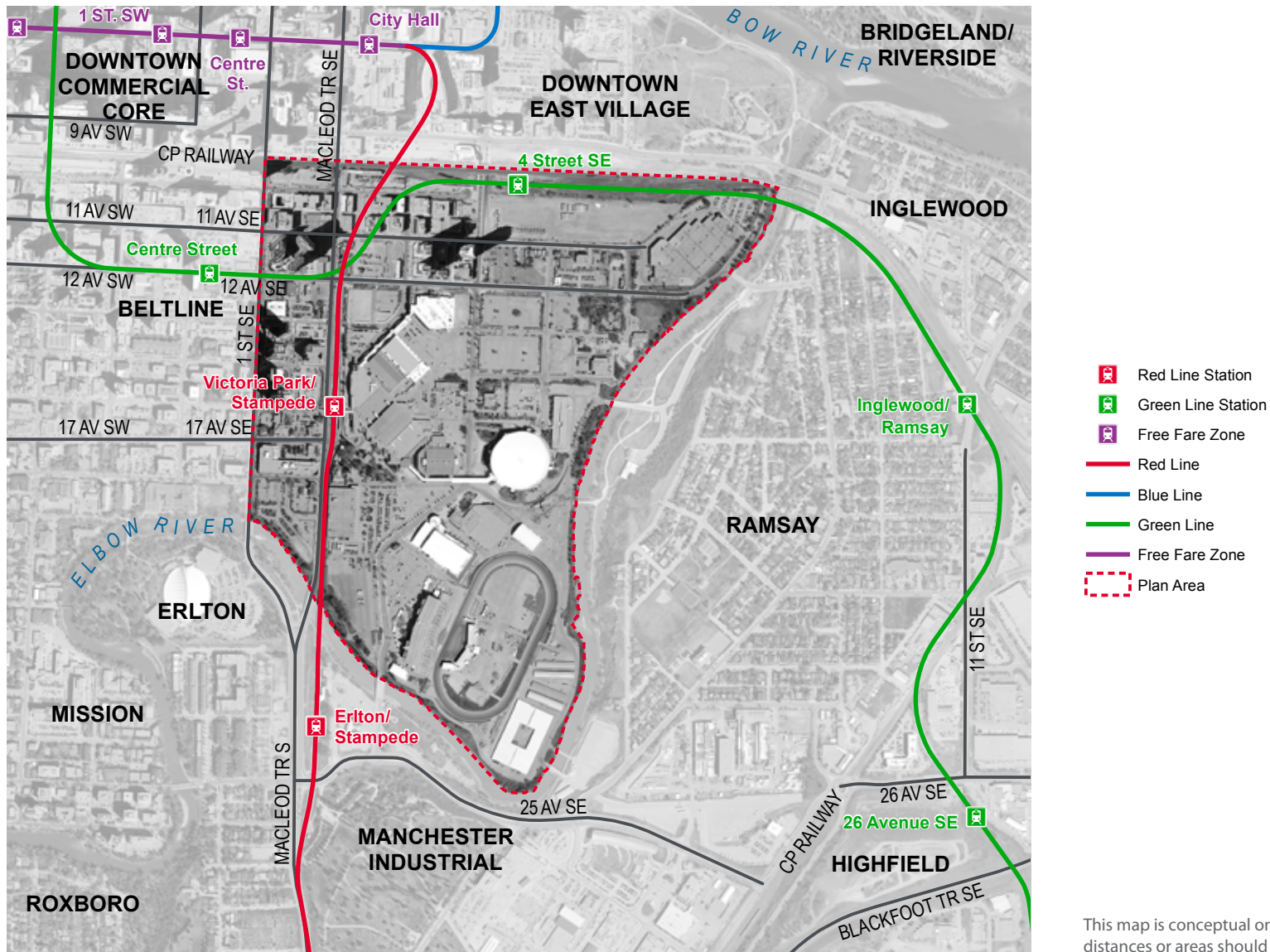
East Beltline is bound by Erlton and Mission to the west, Manchester Industrial to the south, East Village to the north and the Elbow River, Inglewood, and Ramsay to the east.

The community has remnants of the residential neighbourhood of East Victoria Park, and consists of heritage buildings, undeveloped land, surface parking and Stampede Park. Some parcels have already been redeveloped with high-density development.

Map 2 Location of East Beltline



Map 3 Plan Area (East Beltline)



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

From Indigenous beginnings to the modern city



2.1.3 From Indigenous beginnings to the modern city

Calgary is located on the traditional territories of the people of Treaty 7, including the Blackfoot Confederacy, comprised of the Siksika, Piikani, and Kainai First Nations; the Îyāhē Nakoda First Nations, comprised of the Chiniki, Bearspaw, and Wesley First Nations; and the Tsuut'ina First Nation. The City of Calgary is also home to the historic Northwest Métis and Métis Nation of Alberta, Region 3. Many Indigenous names for the place we now call Calgary highlight the confluence of the Bow and Elbow Rivers, where the two meet to flow as one.

Since time immemorial, this location and surrounding areas have been a hub of activity where cultures have converged like the two rivers. It has been a gathering place for healing ceremonies and trading among nations, and Indigenous peoples have been its stewards.

The confluence was chosen by the Northwest Mounted Police (NWMP) as the site for a new fort, which opened in 1875. Though the NWMP post was originally called "Fort Brisebois" after its captain, it was renamed Fort Calgary in 1876 after Calgary Bay, on the Isle of Mull, Scotland. Calgary was incorporated as a town in 1884 and as a city in 1894.

The area located around the Calgary Stampede was originally called East Ward, but later became known as Victoria Park in 1889 after the abolishment of the ward system in 1905. The CPR began to sell properties before World War I, with more development occurring after World War II. This would urbanize the area as the community took shape in a traditional grid pattern.

The Saddledome would be built in 1983 to replace the Stampede Corral as the home of the Calgary Flames. The Victoria Park Business Improvement Area (BIA) was established in 1997 to help steer the neighbourhood towards a new period of growth and development. Today, the area continues to provide the sports, culture and entertainment functions of the Stampede Park, with remnants of the historic neighbourhood still intact.



Calgary looking northwest across the Elbow River in 1885. A tipi camp can be seen in centre of photo.



The same view of Calgary in 2018.

2.2 Community Context

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

2.2.1 Community Demographics

In 2017, the population of East Beltline was 2,861, with 7,420 jobs. The largest increase in age cohort has been young adults from the ages of 25 to 34 years (see Figures 2, 3 and 4). There has been no significant increases in people under the age of 19 or over the age of 65.

Figure 2 Population Change

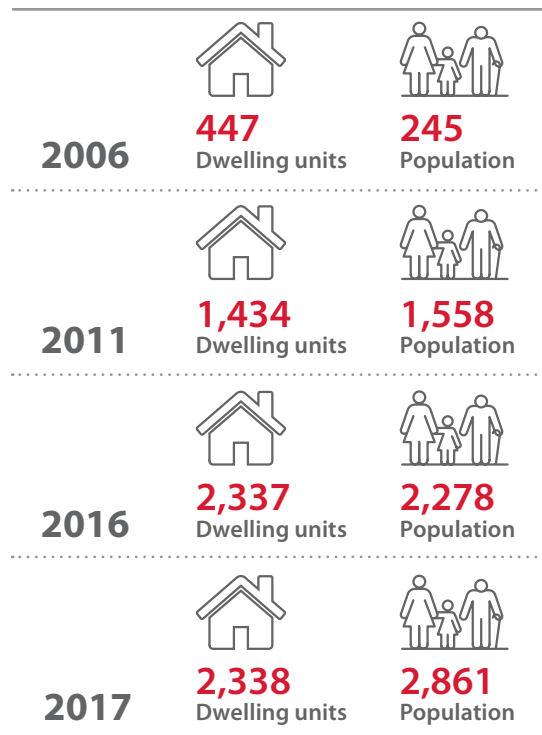


Figure 3 Age Cohort for City-Wide (2001-2016)

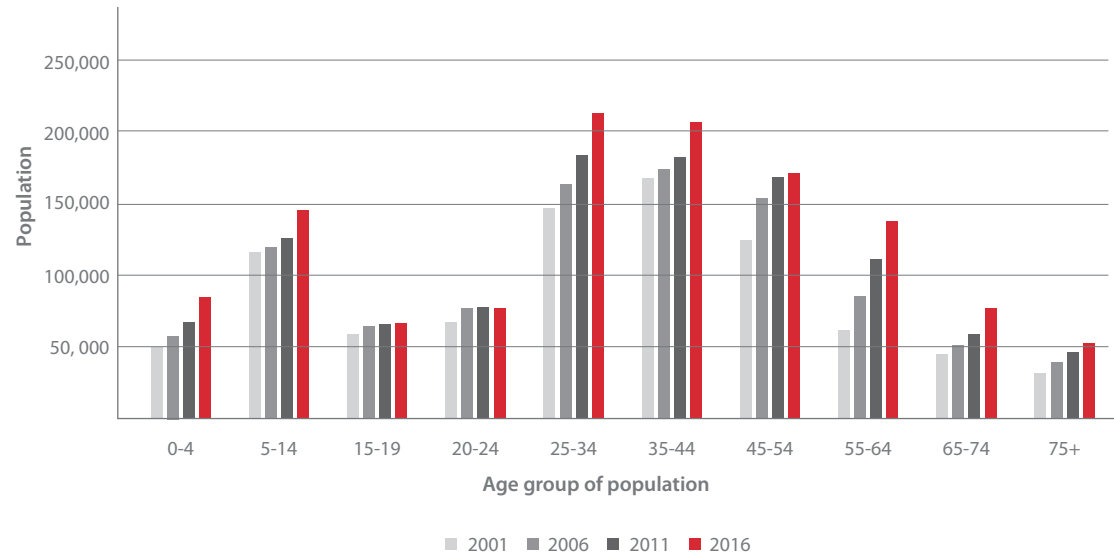
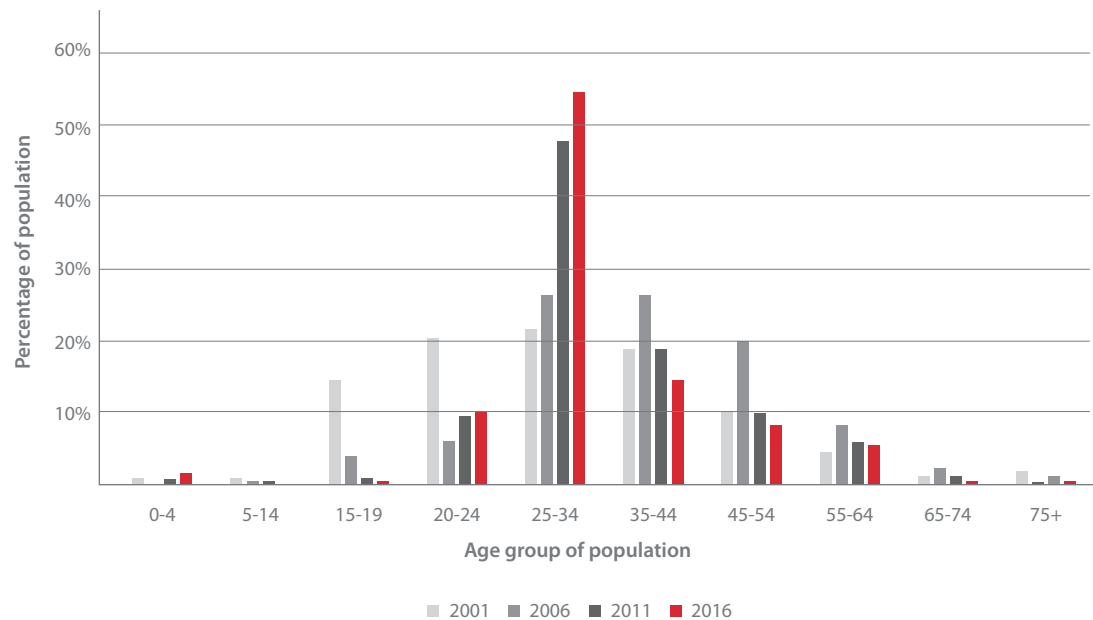


Figure 4 Age Cohort for East Beltline (2001-2016)



2.2.2 Community Priorities

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

Safety and accessibility in the public realm

The community is frequented by a variety of residents and visitors who live, work, and play in the area. To create inclusive neighbourhoods, the design of the public realm should promote safety and accessibility through natural surveillance and other design features, as well as prioritize active modes and minimize pedestrian and vehicle conflicts.

Gender-based analysis should be pursued for public open space design and operation, publicly accessible private space design, public realm design, the mobility network design and operation, and building design.

Support local economic development

A strong local economy requires good connectivity and density to support existing and future businesses. Redevelopment should provide opportunities for local entrepreneurs to invest, develop and run businesses in the community.

Recognize culture and history

This Plan was created with the thoughtful input of Indigenous Elders, archaeological studies, and engagement with arts and culture communities.

It provides policies and ideas to help tell the story of Calgary's unique history and culture and promotes arts, culture, and entertainment. The Plan encourages mixed-use development with a wide range of uses to support these activities, such as concerts, sports events, winter festivals and conferences.

Include the full housing continuum

Many residents in the Beltline are young adults living in existing housing that addresses only a portion of the full housing market continuum, including market and non-market housing, and emergency shelters and transitional housing that serve vulnerable populations from across Calgary. Future developments in the Beltline should accommodate the potential for families and places for people to age in place. Public schools operate in East Victoria Park, which make it an attractive location to provide for housing for people with children.

2.2.3 Plan Outcomes

The Plan promotes the development of a 24/7 mixed-use culture and entertainment district. It encourages fine-grained neighbourhood design and a well-connected mobility network with a focus on improved pedestrian connections within and beyond the neighbourhood. There is an expectation in East Beltline 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. Development should provide housing choices that accommodate a variety of ages, stages and abilities. The same principle applies to the development 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.





Land Use

Objectives

- Support the events-driven nature of the area.
- Support the development of community amenities.
- Allow for development that varies in building scale and intensity.
- Achieve a transition from high-scaled to lower-scaled massing adjacent to the Elbow River.
- Integrate the 4 Street S.E. Green Line station into the neighbourhood.
- Recognize and reinforce character areas as they emerge.

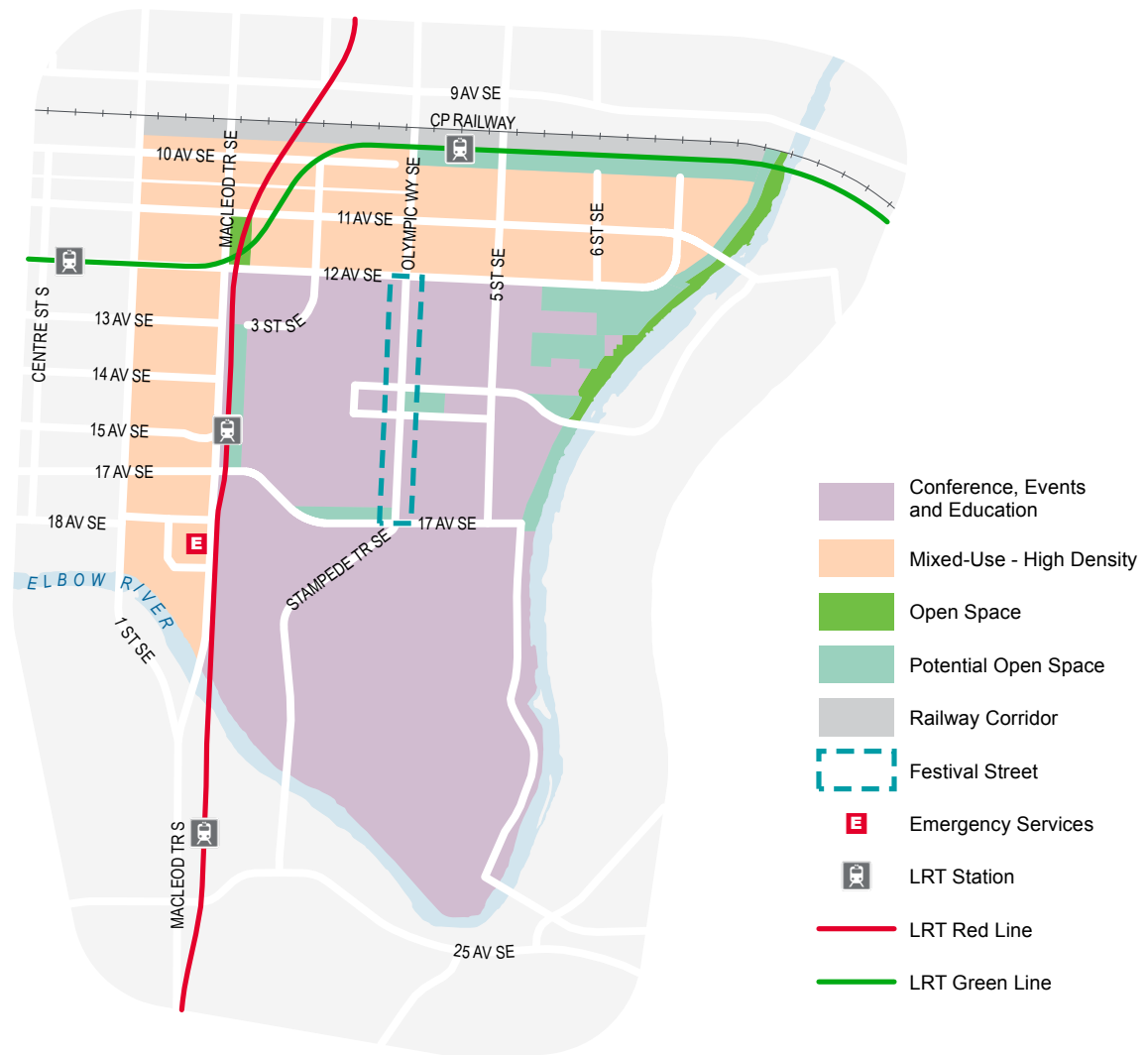
3.1 Land Use Concept

The Beltline ARP: Part 2 accommodates up to 15,000 residents and 23,000 jobs.¹ It provides for a wide range of uses, including cultural and civic amenities, hotels, event spaces and conference spaces. It is also home to the Calgary Stampede. It will continue to function and grow as a local, regional and international destination.

This section provides both the land use concept (Map 4: Land Use Concept) and character areas (Map 5: Character Areas) for the culture and entertainment district. The land use concept applies the relevant building block from the Guidebook. Character areas provide additional policies to guide the development of these unique areas.

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 per cent of the maximum allowable commercial floor area ratio (FAR) and residential development up to the total maximum.

Map 4 Land Use Concept



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



**An exciting
and vibrant
mixed-use
community that
preserves and
celebrates its
rich history**

3.2 Land Use Policy

Land use in Calgary's Centre City is guided by a community framework outlined in the Guidebook. The Mixed-Use – High Density building block and associated policies from the Guidebook are used to implement the vision for this Plan.

3.2.1 Mixed-Use – High Density

Mixed-Use – High Density building block 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 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 4: Land Use Concept).

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.
2. No new drive-through facilities will be allowed.
3. Large non-residential uses should be combined with other uses to encourage higher density development and promote pedestrian activity (e.g., smaller lobbies, active uses at grade).
4. Where a care facility or shelter is proposed, impacts of the facility on the surrounding neighbourhood should be assessed when evaluating the application (e.g., separation distances, scale of development, site design). Refer to the Planning Principles for the Location of Care Facilities and Shelters.

3.2.2 Conference, Events and Education

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

Policies

1. Consideration should be given to Stampede Trail S.E. to minimize interruptions in the pedestrian environment such as driveways and service access.
2. Expansion of the existing conference centre is encouraged to support larger conferences and events.
3. An events centre should be located in the Conference and Events area to support activities such as concerts, sports events, and other forms of entertainment.

3.3 Character Areas

Character areas have special or unique qualities, such as historical buildings, cultural resources and unique streetscapes, that differ from other areas in the community. Six character areas have been identified in alignment with the Rivers District Master Plan (see Map 5: Character Areas).

3.3.1 Neighbourhood Centre

This area is adjacent to the future 4 Street S.E. Green Line LRT station. The Neighbourhood Centre is the node where Riverfront Residential, Warehouse District, East Village, and the Culture, Entertainment, and Education neighbourhoods merge. It is envisioned to include a mix of uses including residential, office, hotel, neighbourhood retail, restaurants and services. It is encouraged to continue the historic character of the Warehouse District. This high-density, high-intensity, mixed-use area offers excellent transit access and proximity to lively entertainment and cultural amenities.

Policies

1. 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 services).
2. Development is encouraged to provide wider sidewalks, building setback areas and private open spaces at grade to support higher volumes of pedestrian traffic to and from the 4 Street S.E. Green Line LRT station.

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

3.3.2 Gateway West

Macleod Trail S.E. is the gateway to Calgary from the south and a high-density residential mixed-use seam between the Beltline and east Victoria Park. Continued infill development of high-density residential towers with a mix of restaurants, commercial and office spaces will line the busy arterials of Macleod Trail S.E. and 1 Street S.E. Signature development and architecture along the Elbow River between 1 Street S.E. and Macleod Trail S.E. should announce arrival into downtown Calgary.

Policies

1. Large commercial and retail uses may be accommodated provided that the buildings are designed to support a high-quality pedestrian experience (e.g., street-oriented buildings with at-grade uses, frequent entries, and transparent glazing).
2. Smaller use areas are encouraged along major pedestrian connections (see Map 10: Pedestrian Circulation), to create a more pedestrian-oriented fine-grained urban fabric.

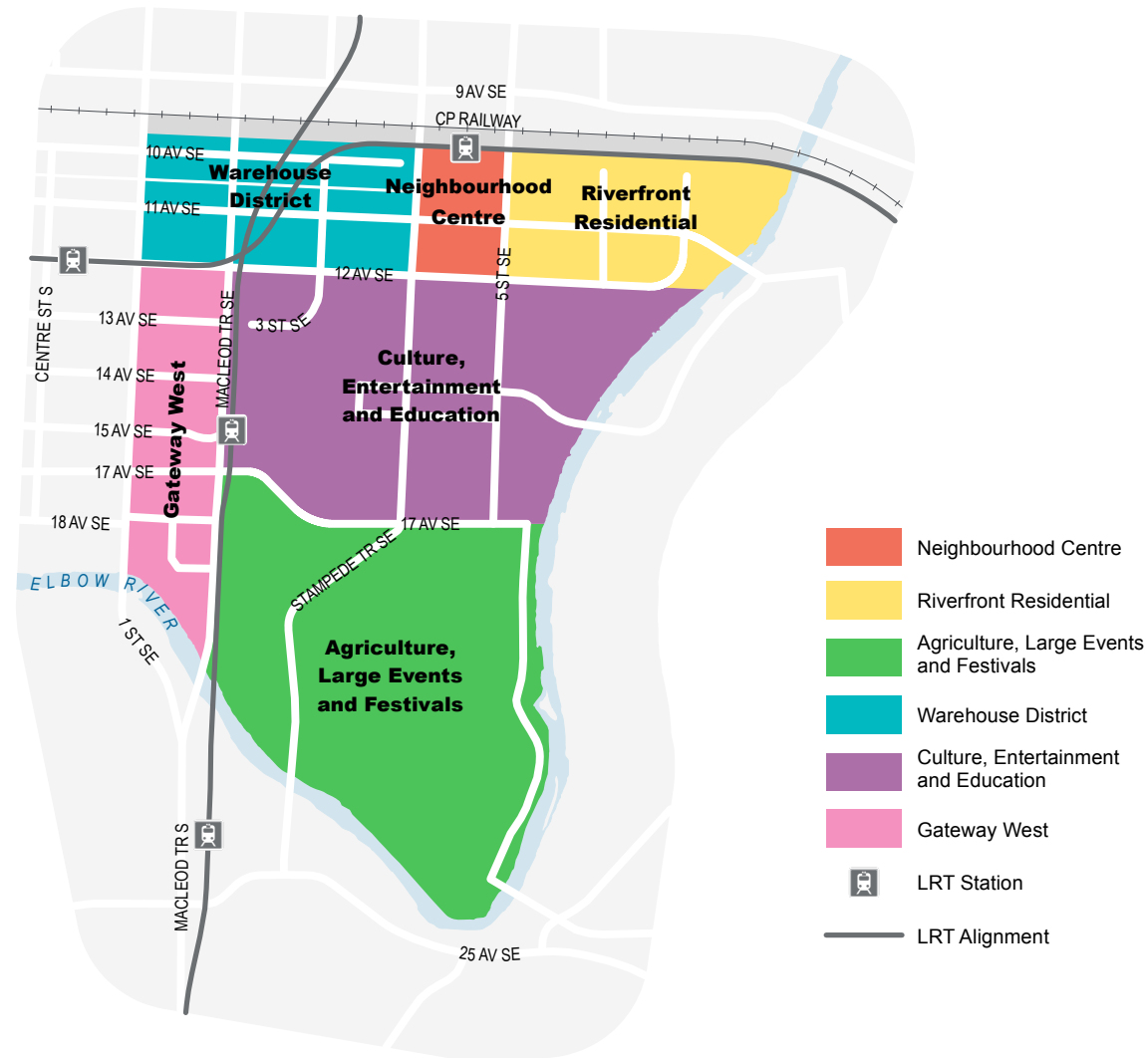
3.3.3 Culture, Entertainment and Education

This area is the heart and soul of east Victoria Park. The conference centre expansion and an events centre will reinvigorate this district as a centre of national importance, attracting visitors from across the city, region, country and continent. It is also home to the Youth Campus, which is a vital creative area focused on education and the performing arts. This character area thoughtfully integrates long-standing agricultural, convention and sports venues with emerging cultural facilities, arts and education, shopping, entertainment and hotels. Organized around a network of a festival street, event plazas and riverfront parks, this character area will become a hub of activity.

Policies

1. Primary building entrances for a major event centre should be accessible and located along 12 and 14 Avenues S.E.
2. A major event centre site should provide commercial retail units, such as restaurants with patios, along Stampede Trail S.E. (Refer to Section 4.3: Building Frontages).

Map 5 Character Areas



3.3.4 Warehouse District

Located between Macleod Trail S.E. and 4 Street S.E., this area is a mix of commercial, office and residential loft uses. The scale and massing of the Warehouse District should be reflected in any new development so as to not detract from its existing character. The form and character of the Warehouse District should be continued along 11 Avenue S.E. through the Neighbourhood Centre and Riverfront Residential character areas to create a unique street experience.

Policies

1. Preservation of historic Warehouse District buildings is encouraged through the use of bonus provisions, including:
 - i. Municipal Historic Resource designation; and
 - ii. A heritage density transfer.
2. Renovations or additions to historic buildings are encouraged as an alternative to new development to support the existing character of the Warehouse District.

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

3.3.5 Agriculture, Large Events and Festivals

Cradled by the Elbow River and home of the 10-Day Calgary Stampede, Global Petroleum Show, Comic-Con and a growing agricultural event and exposition business, this area is intended for flexibility, access, and large festivals and events. The vision for this area builds upon the Stampede Park Concept Plan. This area will become a showcase for local innovation and entrepreneurial spirit.

Policies

1. Current uses in the Agriculture, Large Events and Festivals character area will continue to be supported (e.g., agriculture, events, retail, convention spaces).

3.3.6 Riverfront Residential

Riverfront Residential is envisioned as a neighbourhood designed for children and families to live and thrive in an urban environment. It is characterized by urban living with easy access to transit, downtown, regional trails and the Elbow River. A range of housing types, sizes and price points should be provided to encourage a variety of people of various ages, incomes and family sizes to create a diverse and active neighbourhood that fosters social connections. It is encouraged to continue the historic character of the Warehouse District. Buildings fronting on the Elbow River will have high-quality active edges that foster and celebrate the adjacent park space.

Policies

1. Building uses should support active frontages (e.g., patios, balconies, cafes, retail) facing the Elbow River, streets and lanes to enhance and promote use of the RiverWalk.
2. Building massing should step down towards the river to maximize solar access. Policies in 5.3: Riverfront Areas provide guidance with respect to shadowing on the Elbow River.
3. Developments should incorporate open spaces at grade to add to and enhance the open space network.



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 6: Density Areas, with greater detail provided in Table 1: East Beltline Density by Area.

Area A

Area A aligns with portions of the Culture, Entertainment and Education character area and allows for the expansion of the conference centre, development of the Youth Campus and other uses that support this character area. Area A is also located within a portion of the Riverfront Residential character area north of 12 Avenue S.E. Development should be predominantly residential and step down towards the Elbow River.

Area B

Area B applies to the historic Warehouse District and is envisioned to be a mixed-use area that respects its historic character through site and building design at the existing densities allocated in the area.

Area C

Area C is appropriate for higher density mixed-use developments, including hotels, with active ground floor uses due to its proximity to transit and connections to major pedestrian and cycle routes into downtown and the rest of the Beltline.

Table 1 East Beltline Density by Area

Area	Base Density (FAR)		Maximum Density (FAR)		Maximum Allowable (CR) Density with Bonus (FAR)*	Area Associated with Land Use Bylaw Bonus Area Boundaries Map
	Commercial (C)	Residential (R)	Commercial (C)	Residential (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

Notes:

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

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

** For the legal parcel known as Plan A, Block 71, Lots 1 to 8: Where an approved development permit has commenced, but construction has been suspended past the maximum days allowed as per the approved building permit requirements, prior to 2011 January 01, the maximum floor area ratio may be 12.78 provided that retail and residential uses are included in the development. **Bylaws 33P2015 & 42P2016**

Area D

Area D supports development of an events centre and supporting development on adjacent sites, as well as a site in close proximity to the future 4 Street S.E. Green Line LRT station. It supports a diverse array of built forms, allowing for a variety of potential developments, including hotels.

Area E

Area E provides for the highest densities in East Beltline. Its proximity to the LRT stations and along major transportation corridors makes this area appropriate for transit-oriented development and high-density mixed-use developments with larger use areas.

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 and residential 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 is intended to support the land use concept.

Maximum Allowable Commercial Residential (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).

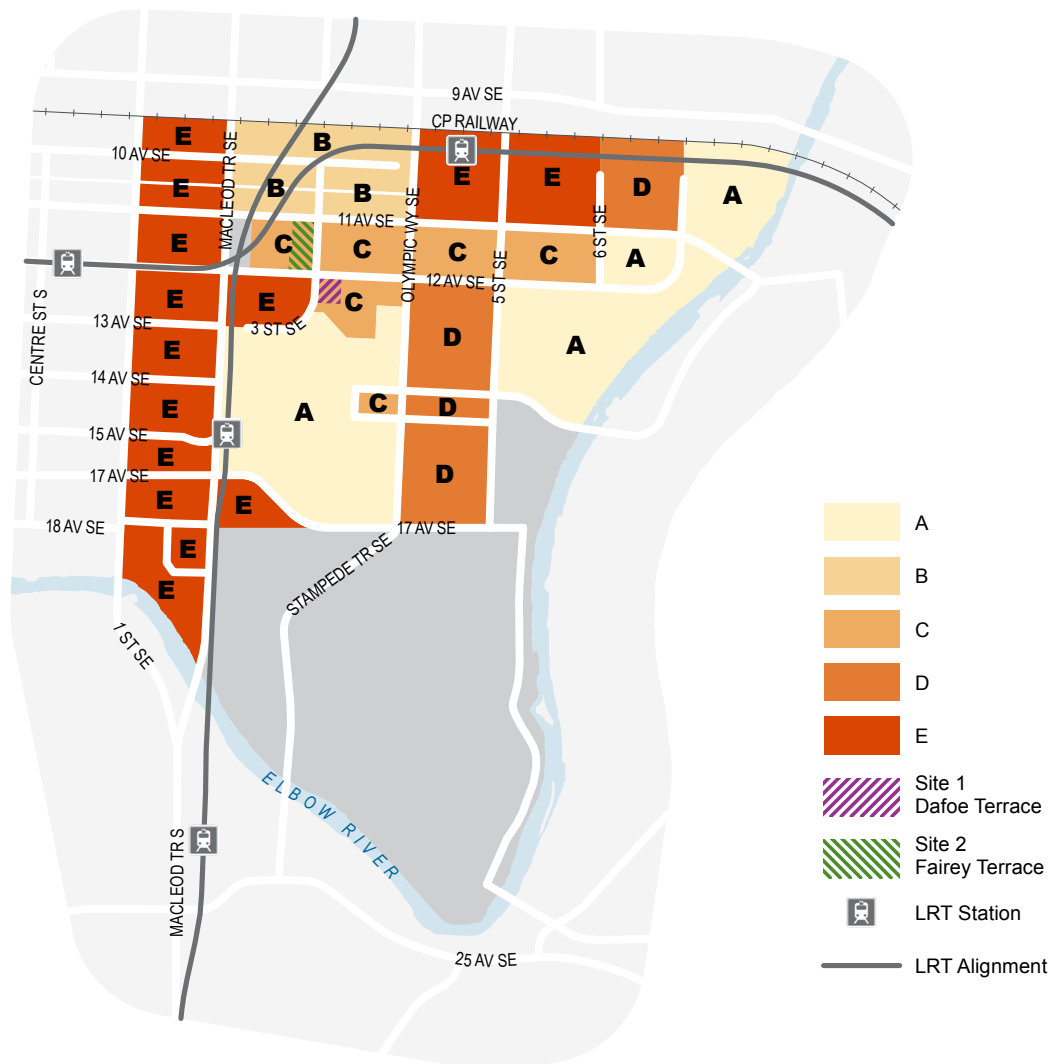
3.4.3 Density

The following density policies apply to any parcel located within East Beltline (refer to Table 1: East Beltline Density by Area).

Policies

1. Maximum densities (FAR) for Areas A, B, C, D and E vary as shown on Map 6: Density Areas and Table 1: East Beltline Density by Area.
2. Sites may be developed up to the base density as shown in Table 1: East Beltline 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 Beltline 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 6 Density Areas



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

3.5 Methods for Increasing Density

In addition to the bonus options provided in the Beltline ARP: Part 1, new bonus density options are provided in Part 2 to support the culture and entertainment district.

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

- indoor community amenity space
- publicly accessible private open space
- affordable housing units
- municipal historic resource designation
- heritage density transfer
- contribution to the Beltline Community Investment Fund
- parks density transfer
- public art on site*
- active arts space*
- cultural support space*
- innovative public amenity*
- indoor public hotel space*
- district energy connection ability*

* Density bonus option applicable only in East Beltline, in addition to all other bonus options.

3.5.1 Heritage Density Transfer

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

Policies

1. The maximum densities listed in Table 1: East Beltline Density by Area may be exceeded by up to 10% through a heritage density transfer.
2. Heritage density (calculated as gross floor area) may be transferred from a donor parcel that is legally protected as a Municipal Historic Resource to a receiving parcel located within the Beltline.
3. A Direct Control Land Use District shall be required for both the donor parcel and the receiving parcel to track the transfer of heritage density.

3.5.2 Dafoe and Fairey Terraces

The following policy reflects a previous land use redesignation that facilitated the protection of Dafoe and Fairey Terraces as historic resources.

Policies

1. Any density available for transfer from Site 1 (Dafoe Terrace) shall only be transferred to Site 2 (Fairey Terrace and/or the legal parcel known as Plan 1013621, Block 79, Lot 43) as shown on Map 6: Density Areas.



3.5.3 Bonus Density

Bonus density is a voluntary method for a landowner to obtain additional FAR in exchange for providing public amenities that support the greater activity and larger population that increased density brings. In addition to the existing bonus items available in the Beltline, new items have been included for East Beltline. Methods for these new bonus density items are outlined in the Land Use Bylaw.

Policies

1. The bonusing provisions provided in the Beltline ARP: Part 1, Section 5.3 and 5.4 apply to the Plan Area in the Beltline ARP: Part 2.
2. The following bonusing provisions may be applied at the discretion of the Development Authority using the bonus density provisions outlined in the Land Use Bylaw:

i. 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 FAR for this item is 1.0.

ii. Active arts space

Active arts space is publicly accessible, internal space that accommodates 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.

iii. Cultural support space

Cultural support space is an internal space that accommodates 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.

iv. 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 Plan, but which is determined by the Development Authority to provide an enduring benefit to the public. The maximum FAR for this item is 1.0.

v. 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, cafe, retail and conference use areas and public connections when located at grade—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 2.0.

vi. 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 1.0.



4

Urban Design

Objectives

- Allow for a variety of building forms.
- Understand, value and celebrate the Indigenous and Western 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 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.
- Design a vibrant environment during winter months.



4.1 Site Design

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 pedestrian traffic.

4.1.1 Building Setbacks

In a high-density neighbourhood such as East Beltline, building setbacks are encouraged to support a high-quality pedestrian realm and contribute to the open space network.

Policies

1. Building setbacks at grade should be designed to facilitate publicly accessible private open spaces. This may qualify for bonus density as identified in 3.5: Methods for Increasing Density.
2. The planting medium for all landscaping should be of adequate depth to support the healthy development of plants and trees.

4.1.2 Site Access and Loading

Access to off-street parking and loading should be provided from lanes where possible. Where transportation standards cannot be met, innovative designs will 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). Site access should minimize disruptions to the pedestrian realm.

Policies

1. Where a bicycle facility (on-street or off-street) bicycle route is built or proposed, access to off-street parking and loading should be avoided.
2. Service areas should be located internal to buildings or along shared exterior loading corridors (e.g., lanes).
3. Mid-block connections within a site are encouraged to increase block permeability and create opportunities for a variety of ground-oriented uses (e.g., townhouses, retail).

4.1.3 Lane Development

Lane development and mid-block connections increase block permeability and create opportunities for a variety of desirable ground-oriented uses, including residential uses at grade, live-work units or commercial spaces.

Policies

1. Developments with building entrances fronting a lane should provide on-site space for pedestrian circulation to minimize conflicts between vehicles and pedestrians, particularly near loading bays and other service entrances.
2. Entrances for uses at grade may front onto an internal pedestrian route or lane provided they adhere to the fire department's access standards and Alberta Building Code.
3. Where lanes are developed, consideration should be given to activating building corners and providing transparent ground-level frontages to improve safety.



**Vibrant and
active streetscapes
for residents and
visitors year-round**

4.2 Building Design

Policies in this section emphasize 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 a neighbourhood scale of development in the East Beltline and help define and frame the streets.

Policies

1. The minimum horizontal separation between any two tall buildings should be as outlined in Table 2: Tower Separation Regulations.
2. Smaller separation distances may be considered for comprehensive developments and infill sites, provided the objective to ensure adequate daylight and sky views can be achieved to the satisfaction of the Development Authority.

4.2.2 Significant Corners

1. The corner of 12 Avenue S.E. and Stampede Trail S.E. is an important corner in East Beltline. Development at this location should promote high-quality architecture, accommodate a variety of uses, and foster a vibrant and active streetscape.

Table 2 Tower Separation Regulations

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

Note: Facade of a building does not include balconies.

Building Massing and Street Wall Relationship



4.2.3 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 height, creating a sense of enclosure for the public realm.

Policies

1. Podiums or mid-rise buildings that exceed 60.0 m in length should be articulated to reduce the perception of building bulk at street level (e.g., vertical breaks, stepbacks, materials, entrances).
2. Developments should avoid blank facades facing directly onto adjacent sidewalks. Where blank facades cannot be avoided, design considerations such as variations in materials, fenestration and articulation should be incorporated in the development to the satisfaction of the Development Authority.



4.3 Building Frontages

Building frontages contribute to shaping the overall pedestrian-oriented quality of the streetscape.

4.3.1 Active Frontages

To create a high-quality and vibrant pedestrian environment, active frontage locations have been identified on Map 7: Active and Open Space Frontages. 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, financial services, and office and institutional uses, are encouraged to be located behind these more active uses or on upper floors.

Policies

1. Continuous ground floor spaces composed of active uses (e.g., restaurants, retail, services, amenities) should be provided on active frontages (see Map 7: Active and Open Space Frontages).
2. Residential and office uses should be located above the first storey or behind more active ground floor uses along active frontages (see Map 7: Active and Open Space Frontages).
3. Restrictions to the types of uses at grade in the Land Use Bylaw may be relaxed at the discretion of the Development Authority, provided that the uses promote activity on the street (e.g. daycares, fitness facilities, micro-retail units).

4.3.2 Festival Street — Stampede Trail S.E.

Stampede Trail S.E. is envisioned as a festival street in the location identified on Map 7: Active and Open Space Frontages. As a retail, entertainment and festival street it will be the heart of the culture and entertainment district. This unique corridor should have a mix of live performance venues, bars, restaurants and retail where the street can be closed temporarily for events and festivals.

Policies

1. Buildings should be designed to activate the pedestrian realm (e.g., greater facade articulation, transparent and unobscured glazing).

An appropriate street-to-building height ratio is illustrated and supported by policies in the Guidebook.

2. Rooftops on podiums or buildings along the festival street are encouraged to be used as amenity spaces (e.g., rooftop patios).
3. Buildings located on the west side of the festival street should be designed to maximize solar exposure on the east side of the street.
4. Parcels adjacent to Stampede Trail S.E. from 12 to 14 Avenues S.E. should provide a setback to accommodate event-related peak pedestrian traffic.

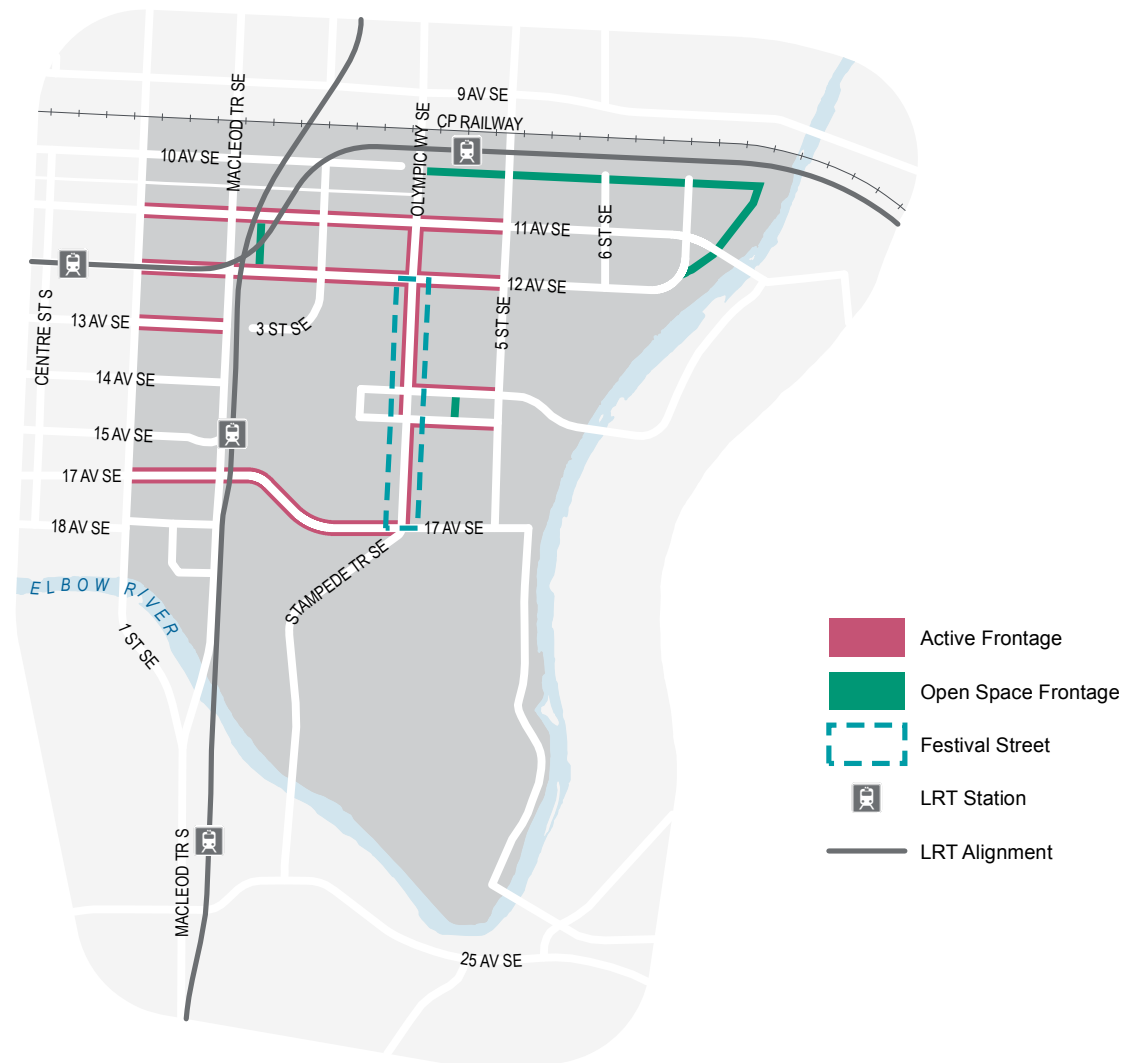
4.3.3 Open Space Frontages

Building frontages adjacent to public or private open spaces have the potential to create safer gathering places by generating activity and providing natural and territorial surveillance.

Policies

1. Where developments are adjacent to or facing an open space, as identified on Map 7: Active and Open Space Frontages, the ground floor should be designed to accommodate a wide variety of uses to activate the open space and provide for natural surveillance (e.g., retail, cafes, restaurant patios).
2. For open space frontages facing the CPR tracks between 5 Street S.E. and the Elbow River, ground floor uses may also include residential or live-work units to activate the open space and provide for natural surveillance.
3. The ground floor of a development should be designed to maximize opportunities to access adjacent open spaces as identified on Map 7: Active and Open Space Frontages.

Map 7 Active and Open Space Frontages



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

4.3.4 Digital Signs

In areas with high levels of activity, digital signs can be used to animate the street. The following policies address the impact of digital signs on the public realm.

Policies

1. Digital signs beyond what is contemplated in the Land Use Bylaw may be integrated as part of the facade of a building on frontages as indicated on Map 8: Illuminated Buildings and Digital Signs. This must be applied through a Direct Control District and regulations must address the following:
 - i. Any requirements for a comprehensive sign plan;
 - ii. Minimize the impact on adjacent residential areas and vehicular traffic.
 - iii. Identify where animated signs are permitted;
Set maximum individual sign size;
 - iv. Set minimum sign separation distances; and
 - v. Set the hours of operation.

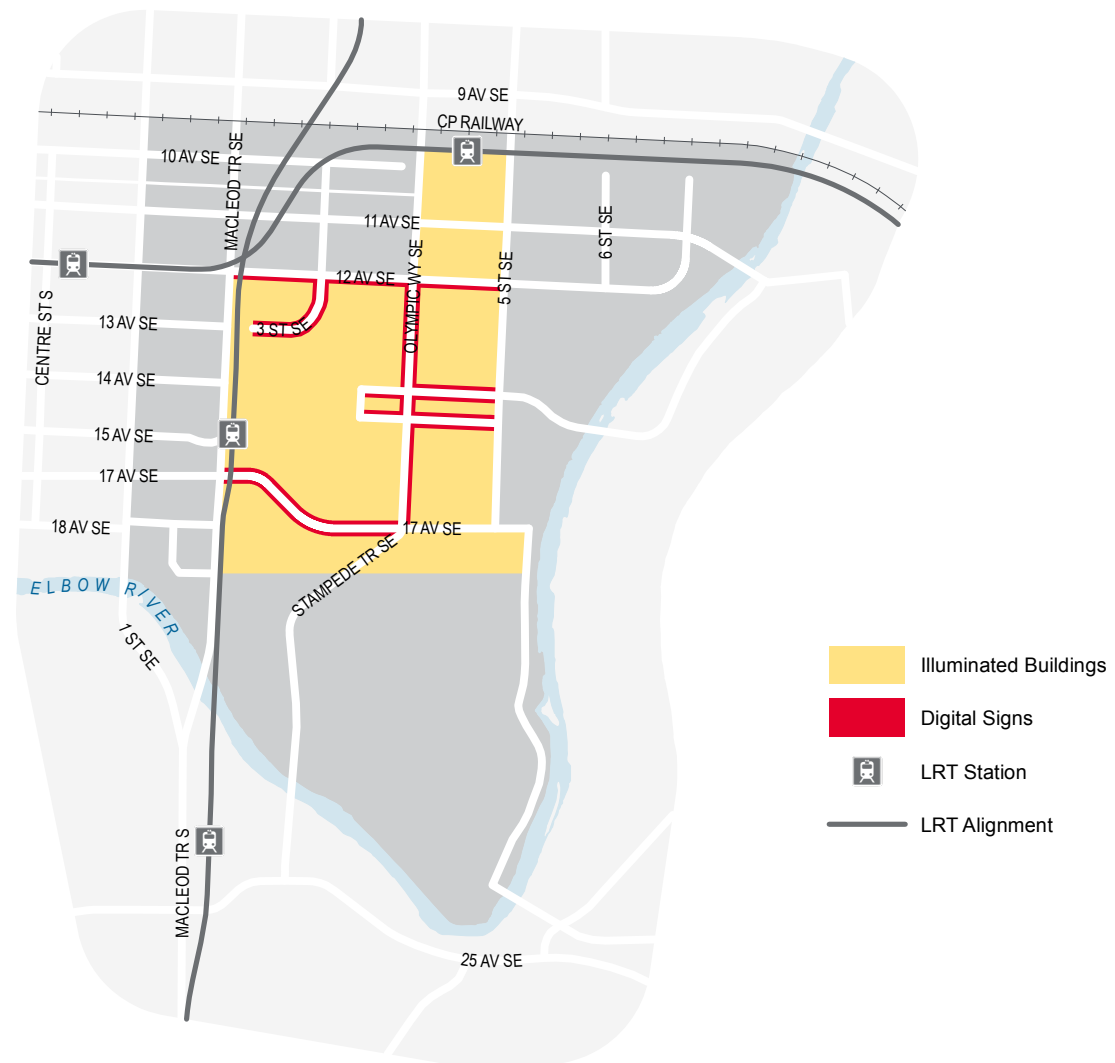
4.3.5 Illuminated Buildings

Illuminated buildings can be used to promote a dynamic and vibrant street environment.

Policies

1. Illuminated buildings are encouraged in the areas shown on Map 8: Illuminated Buildings and Digital Signs and should follow the Centre City Illumination Guidelines.

Map 8 Illuminated Buildings and Digital Signs



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

4.4 Crime Prevention Through Environmental Design

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

Due to the nature of East Beltline being an area for large gatherings and crowds, streets and sidewalks should be designed to minimize pedestrian and vehicle conflicts.

Policies

1. Development applications in the East Beltline area may be circulated to Calgary Police Services for a Crime Prevention Through Environmental Design assessment.
2. Interim uses are encouraged in the Plan Area to foster street-level activities and maintain “eyes on the street” (e.g., pop-up shops, pocket parks, farmers markets).
3. 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

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.

4.5.1 Historic Resources

The term historic resources is used to describe a variety of natural and human-made features managed by both provincial and municipal authorities in Alberta. The East Beltline is rich in known historical resources and has potential for the discovery of buried archaeological resources. The Calgary Heritage Authority maintains the Inventory of Evaluated Historic Resources, which identifies properties that have been evaluated and determined to have sufficient heritage value to merit eligibility for incentives to encourage their preservation. Some of the properties on the inventory have been formally protected through designation bylaws. Designation prevents demolition and requires that any alterations be done in accordance with the Standards and Guidelines for the Conservation of Historic Sites in Canada. A number of properties within East Beltline can be found on the Calgary Heritage Authority Inventory.

As noted, the confluence of rivers and adjacent areas have been a gathering place since time immemorial, where remnants of human activity may include stone circles (tipi rings) and camp debris. The East Beltline became home to some of the earliest homesteads, including (according to map records) a number of Métis families who settled in the vicinity of Fort Calgary. The landscape then changed with the arrival of the CPR, which ushered a new stage of development. Small row house communities were established, reflecting the economic boom of the time. Many of the houses do not remain, but the area has not undergone the same degree of redevelopment as the West Beltline, and remnants of human activity may remain buried beneath the present-day surface. A number of historic archaeological resources have been recorded within East Beltline, further study of which may shed light on the day-to-day life in Calgary’s early history. Such resources are managed by the Province, which will review proposed development plans and determine if and when Historic Resource Impact Assessments (HRIAs) are required.

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.



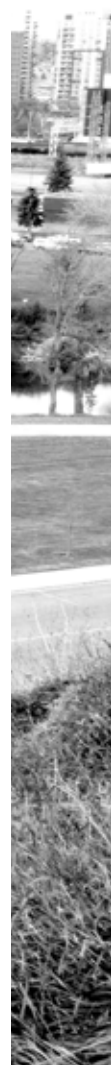
**Heritage buildings
are a defining
characteristic of
communities**

5

Parks & Open Spaces

Objectives

- Provide a variety of well-connected open spaces and amenities that support local and regional activity year round.
- Balance pedestrian access to nature with preservation of biodiversity and protection of the riverfront zones along the Elbow River.



5.1 Parks & Open Spaces

The Plan envisions a variety of new and enhanced open spaces connected by high-quality streets and pathways (see Map 9: Open Spaces). These form a network of spaces for community gathering, active and passive recreation, and cultural celebration. Some open spaces are owned by the Calgary Stampede and may be subject to closure from the public during events.

Providing new open spaces for existing and future residents is important to creating a complete community. The following policies are provided to manage existing parks and provide direction on the acquisition of future open spaces in the community.

Policies

1. Where Municipal Reserves are owing they should be dedicated in the form of land. Land will be evaluated based on its ability to complement the open space network.
2. Potential open spaces identified on Map 9: Open Spaces may be acquired through dedication or purchase, or be included as a component of private developments as either private amenity space or publicly accessible open space.

5.2 Open Space Design

The network of public and private open spaces in East Beltline should provide opportunities to support year-round activity. These open spaces should be designed for all seasons and all ages.

1. Small-scale buildings, such as warming huts, may be allowed in public open spaces (e.g., buildings less than 100 square meters in size, less than 10.0 m in height).
2. Street furniture, enhanced soft and hard landscaping, and public art should be provided in areas with greater pedestrian activity to maximize use and enjoyment of the open space network (e.g., active frontages, riverfront paths).

3. Buildings should be designed to optimize sunlight access to the river, streets, open spaces and plazas.
4. The lands defined as potential open space may become a component of the open space network, such as the 10 Avenue linear park and central urban plaza. 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.



5.3 Riverfront Areas

The Elbow River is a significant community asset. The open space network provides Calgarians the opportunity to access nature in an urban environment year-round while protecting the existing biodiversity. Parks along the western edge of the Elbow River are encouraged and should be designed as a high-quality open space with linkages to the regional pathway system and existing open spaces.

Policies

1. Developments shall not cast shadows onto the riverbank within an area 10.0 m 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.



Building heights step down towards the river as required by policy.

Map 9 Open Spaces



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



Mobility

Objectives

- Promote a vibrant and connected community.
- Integrate and connect major pedestrian, cycling and transit facilities to the culture and entertainment district, the Beltline, and Downtown.
- Design streets to be safe, attractive and well connected for pedestrians, cyclists, transit users and vehicles.
- Support on-site mid-block connections, lanes and pedestrian-friendly streets and pathways.



6.1 Sidewalks & Pathways

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 bicycles, transit and vehicles. Connectivity between adjacent communities and East Beltline should be improved.

Policies

1. 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 should be explored in locations where it can be demonstrated that they support a more comprehensive pedestrian network for the neighbourhood and can be accommodated safely.

6.1.1 Pedestrian Connections

Major pedestrian connections may function as multi-use corridors that move people effectively and safely. They may be located on public or private land.

Policies

1. Major pedestrian connections should be located as shown on Map 10: Pedestrian Circulation.
2. Major pedestrian connections should have enhanced streetscape treatments (e.g., double row of trees, street furniture).
3. Pathways and bridges connecting to Stampede Park are subject to periodic closure at the discretion of the Calgary Stampede.
4. Crossings should be considered across Macleod Trail S.E. and across the LRT tracks to increase permeability into the area.
5. Scramble crosswalks, or other traffic controls that facilitate high volume pedestrian crossings, should be explored near major event centre entrances.
6. A pedestrian/cycle enhancement plan should be developed for 10, 11 and 12 Avenues.



6.1.2 Wayfinding

Wayfinding is an important element in East Beltline to inform residents and visitors where to find buildings, transit facilities, pathways, cultural and recreational resources, and other key locations within the Beltline.

Policies

1. Wayfinding signage should be located along high pedestrian traffic areas such as major pedestrian connections, the festival street, and LRT stations. (See Map 10: Pedestrian Circulation).



Map 10 Pedestrian Circulation



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

6.2 Cyclist Circulation

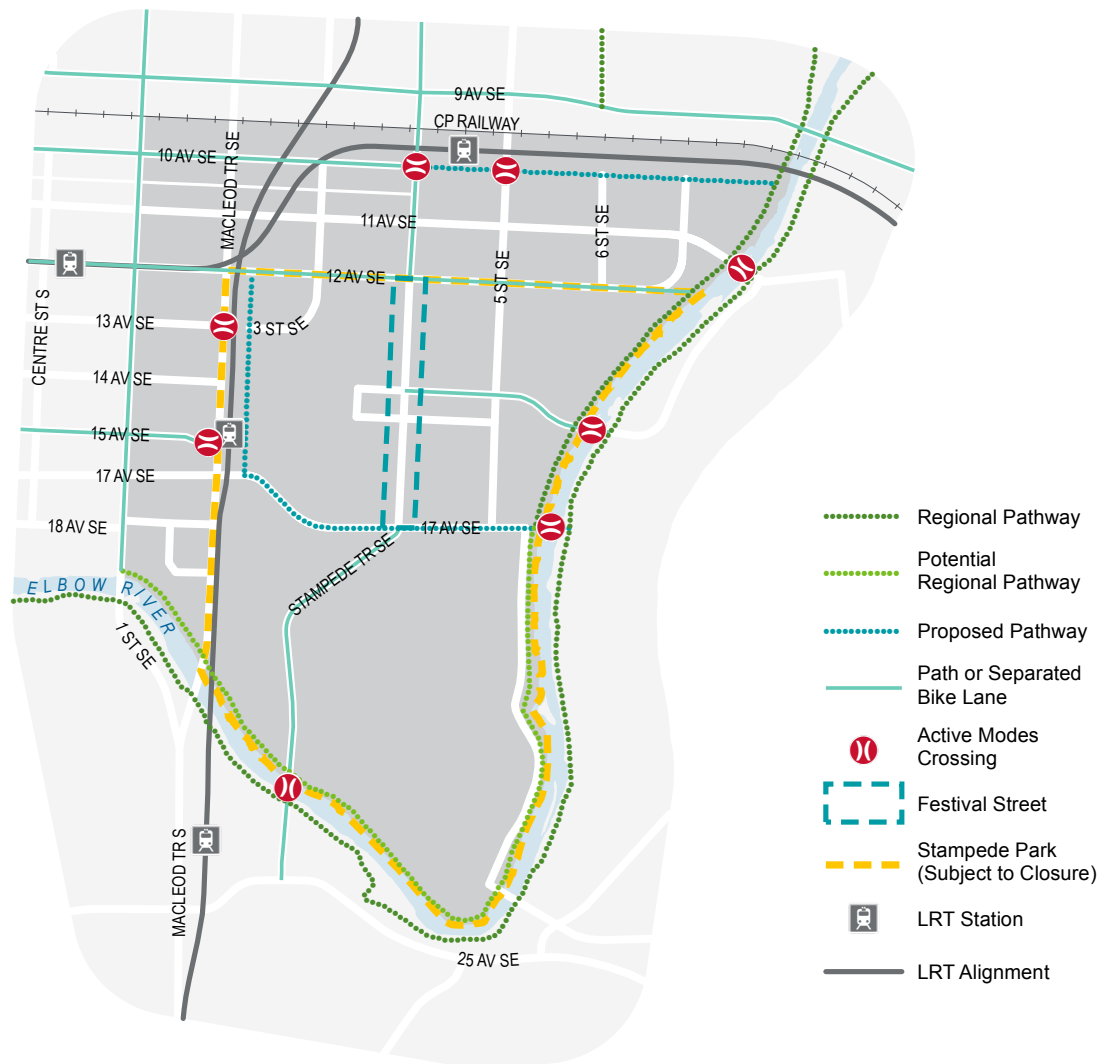
Streets and pathways provide important connections within the city's cycling network. The following policies support Calgary's cycling strategy and encourage active modes. The Plan encourages new connections for cycle tracks (e.g., off-street cycle lanes next to vehicle lanes).

Policies

1. Public bicycle amenities are encouraged in key locations such as LRT stations, the events centre and open spaces. Bicycle amenities include but are not limited to temporary bike parking facilities, tune-up stations, bike washing stations and bike lockers.
2. Regional pathways within Stampede Park, and active mode crossings located as shown on Map 11: Cyclist Circulation (including the existing regional pathway), 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 the Calgary Stampede.



Map 11 Cyclist Circulation



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

6.3 Public Transit

Transit routes in East Beltline are part of the regional transit network. The Green Line LRT will travel adjacent to the CPR tracks, with a station located between 4 Street S.E. and 5 Street S.E. A bus rapid transit (BRT) line will travel near the East Beltline on 9 Avenue S.E. Additional transit services are also provided by the existing Red Line LRT and several bus routes in the Plan Area. Transit routes are shown on Map 12: Public Transit Network. Special shuttle routes for events may also be undertaken in coordination with the Calgary Stampede.

Policies

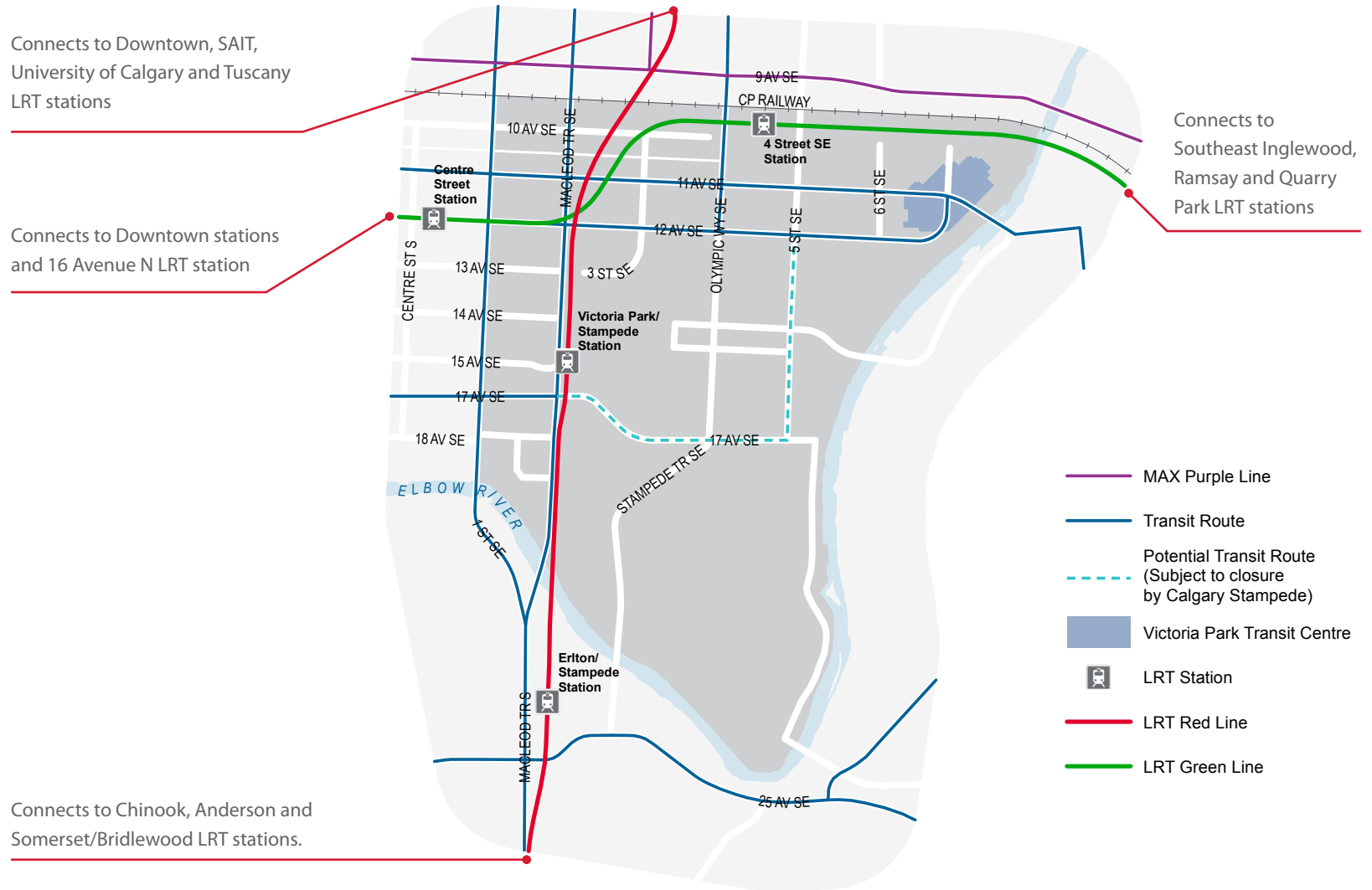
1. Streets identified as transit routes on Map 12: Public Transit Network should be designed to support efficient and convenient transit services. This should include appropriate street design and protection for future transit stop locations, including space for amenities as identified by Calgary Transit.
2. The potential transit route in Stampede Park as identified on Map 12: Public Transit Network should meet all requirements of Policy 6.3.1, 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 Beltline, 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), as identified on Map 12: Public Transit Network, continues to be a critical facility to deliver efficient operations of Calgary Transit service for the city. The site is not intended to remain home for this transit centre for the long-term. When Calgary Transit moves its transit operations from the VPTC, the site will become an opportunity for redevelopment as envisioned in this plan.



Map 12 Public Transit Network



6.4 Streets

East Beltline will become one of the most well-connected communities in Calgary, including a well-connected street grid, two LRT stations and regional pathways.

Policies

1. New rights-of-way matching the existing urban grid should be considered on the VPTC site.
2. The street network should provide additional connections located at 17 Avenue S.E. and through a new underpass at 5 Street S.E. as identified on Map 1: Plan Overview.
3. The 7 Street S.E. connection under the CP Railway Tracks will be closed to vehicular traffic.





7

Arts & Culture

Objectives

- Provide a variety of arts and culture opportunities for residents and visitors.
- Support arts and culture experiences year-round through day and night.
- Support arts and culture activities for all ages and abilities.
- Support the development of accessible indoor and outdoor spaces for arts, education and development.
- Allow for a diversity of safe, walkable and animated street festivals.
- Incorporate Indigenous elements in the area to share Calgary's unique story with the world.



7.1 Arts & Culture

East Beltline is an important part of the arts and cultural landscape of Calgary. It links 17 Avenue South to the Music Mile (9 Avenue S.E.), 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. Continued stakeholder collaboration will be an important element in ensuring culture and entertainment is delivered and programmed successfully.

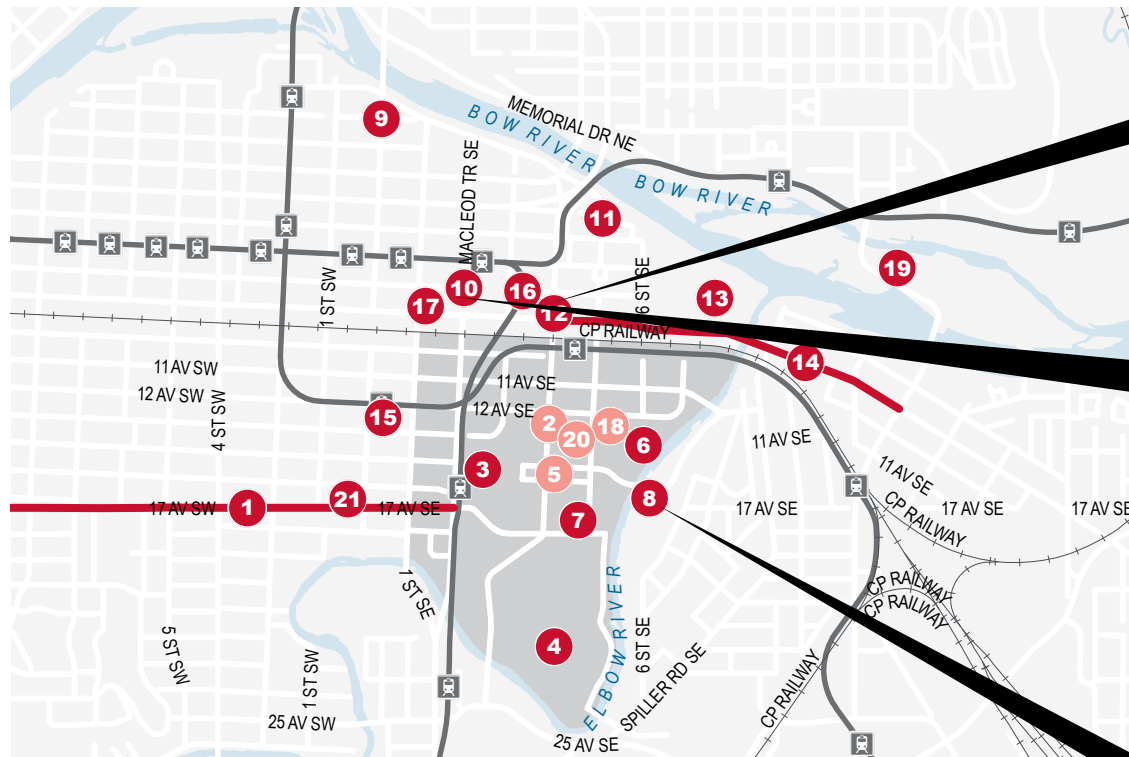
A successful arts and culture landscape also provides opportunities for winter culture activation. Density bonusing for arts and cultural space is encouraged as outlined in Section 3.5: Methods for Increasing Density. Adjacent cultural and arts amenities such as 17 Avenue South and the Music Mile should be well connected through improved transit, pedestrian and cycling connectivity. Some of these amenities are identified on Map 13: Cultural Points of Interest.

The following policies are provided to help arts and culture flourish in the community.

Policies

1. Development of cultural clusters is encouraged in the Plan Area (e.g., performance venues, art galleries, gathering spaces, park spaces) in close proximity to one another.
2. Public art is strongly encouraged as a part of any public or private development.
3. Public art, signage and other urban design elements in East Beltline are encouraged to reflect the cultural and historic significance of the area (e.g., Indigenous peoples, historic buildings, archaeological sites).
4. Collaboration with community groups to promote mural and arts activities along active frontages is encouraged.
5. Development is encouraged to provide physical space opportunities for entertainment purposes such as stages or platforms for live music, busking, or street theatre.

Map13 Cultural Points of Interest



Cultural Points of Interest

- Existing
- Proposed

- | | |
|-------------------------------------|-------------------------------|
| 1) 17 Avenue | 12) National Music Centre |
| 2) Festival Street | 13) Fort Calgary |
| 3) BMO Centre/ Casino | 14) Music Mile |
| 4) Stampede Park | 15) Decidedly Jazz Danceworks |
| 5) Central Plaza | 16) New Central Library |
| 6) Youth Campus | 17) Arts Commons |
| 7) Saddledome | 18) Calgary Opera |
| 8) Elbow River Camp | 19) Calgary Zoo |
| 9) Chinatown | 20) Potential Event Centre |
| 10) Olympic Plaza Cultural District | 21) McHugh House |
| 11) East Village | |



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

A photograph of two Indigenous dancers performing on a grassy field. The dancer in the foreground is wearing a blue and yellow striped tunic with a yellow collar and a white skirt with red and white fringes. The dancer behind them is wearing a white tunic with a blue and yellow floral design and a purple skirt with red and white fringes. A large crowd of people is visible in the background, some sitting on the grass and others standing. A blue and white striped tent is visible on the left. The text "Support arts and culture experiences for residents and visitors" is overlaid in white on the right side of the image.

Support arts and culture experiences for residents and visitors

7.2 Indigenous Elements

"If we lose our words, we lose our songs. If we lose our songs, we will lose everything."

— Herman Many Guns

Area Significance

The Confluence of the two rivers translate in all of the Indigenous languages to mean the same thing; literally, the meaning is elbow and references the area where the Elbow River meets the Bow River. The Confluence has been a historic and natural gathering place for the Niititapi (Blackfoot), the Iyarhe Nakoda (Stoney Nakoda), the Tsuut'ina and the North West Métis. The Confluences of rivers in general, are excellent natural landmarks and make for natural gathering places. The Confluences are the epicenter of this region and the beginning of the story of connection to the land and to Creator.

Implementation of these ideas

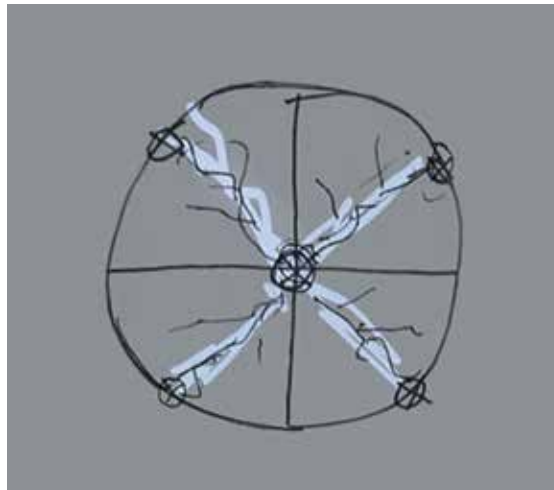
Incorporating the ideas presented in this section is not mandatory, but is highly encouraged. These ideas could be used in the design of architecture, public art, public spaces, river pathways, interpretive elements and plazas. Community Planning personnel will help facilitate an ongoing dialogue between Applicants and a First Nations Guiding Circle, where Indigenous elements can be discussed to ensure they are appropriately interpreted and implemented.

The following ideas were generated through several meetings with Treaty 7 Nations, including the Blackfoot Confederacy (comprising of the Siksika, Piikani and Kainai First Nations), the Tsuut'ina First Nation, the Iyarhe Nakoda Nations (Bears paw, Chiniki, and Wesley First Nations), and the Métis Nation of Alberta, Region 3.

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: this area attracts people from all over the world, and is welcoming for all.
2. Use Indigenous names to identify pathways or streets. Appropriate names may include but are not limited to:
 - i. Moh'kinsstis (Blackfoot word for elbow)
 - ii. Guts'tist'i (Tsuut'ina word for elbow)
 - iii. Otokwunee (Cree word for elbow)
 - iv. Wicispa Oyade (Iyarhe Nakoda word for Calgary and all the buildings that surround the confluence)
 - v. Ljathibe Wapta (Iyarhe Nakoda word for Bow River)
 - vi. Mini Thni (Iyarhe Nakoda word for water)
3. Use imagery, experiences, design and interpretive elements to illustrate the diversity of Indigenous communities of the Treaty 7 region in Southern Alberta, and how this diversity strengthens our community and city.
4. Work with Treaty 7, Metis and urban Indigenous people to incorporate the Blackfoot winter counts (pictorial calendars) through images within murals and design and interpretive elements in the Plan Area. Appropriate spaces for winter counts within the Plan Area may include plazas and gathering areas.
5. Tell the story of the three brothers (Three Suns). Long ago, Indigenous brothers from the Calgary area became stranded in North Dakota and wintered with the Mandan. They survived with the help of local Indigenous peoples who provided shelters built in the ground along the river or along hillsides. Animals would be kept within the shelter to generate heat. Explore opportunities to provide winter heating shelters along the river pathway and provide design and interpretive elements to tell this story.
6. 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 where traditional ceremonies, language learning and connecting with Elders can occur. Support the development of an Indigenous Gathering Place in or in close proximity to the Plan Area.
7. The river provides an abundance of resources and needs to be respected and acknowledged for its spiritual and traditional purpose. The following elements should be used in the design of infrastructure along the river:
 - a. Plant Saskatoon berries and chokecherries along the river, and tell the story of how the river was used for healing, ceremony and attracting herds of buffalo.

- b. Respect the river and water as a highly spiritual place. Water is life and is used in ceremony. Use of wildlife imagery, such as:
 - i. Buffalo, particularly along the river where they would have grazed on berries.
 - ii. Beavers, a sacred animal. The way a beaver would build its lodge was analyzed to help predict the severity of an approaching winter.
8. Tell the stories of natural streams of the Plan Area through typical rocks found in site streams. Many Treaty 7 First Nations ceremonies require natural water and rock.
9. Show the spirit of the tipi as a story of the Treaty 7 and Métis tribe life. The spirit of the tipi has several stories that are showcased in its design. 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. Explore opportunities to integrate the spirit of the tipi in design and interpretative elements, and landmarks, across the Plan Area.
10. Reflect the spirit of the local ecology through the use of site-typical plants and trees. Humans have been gifted by plants, rocks, animals, birds, water and soil for spiritual and medicinal purposes. Treaty 7 Nations are still practitioners of this way of life.

11. Through the design of buildings or as stand-alone structures in the community, show examples of the communications towers once built by the Îyāhé Nakoda, used to communicate across the territory.
12. The Métis used a network of trading trails throughout the area connecting to Fort Calgary. Explore opportunities to incorporate landmarks in the Plan Area to identify that those trails once existed.
13. Acknowledge the importance of the covered wagons used by the Métis on the fur trading trails.



Credit: Marina Crane

This image shows a medicine wheel plaza. The arbour is the outer circumference of the circle, lined with women and matriarchs. It is always where people are. The Tree of Life is in the centre.

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 recognize the reciprocal relationship between people and land.



This image shows two metal warrior sculptures. It is an example of an appropriate Indigenous sculpture that could be incorporated in the East Beltline area. Located at each of the four entrances into a Blackfoot Reservation, they serve to welcome visitors. The metal warriors are made in the Indigenous tradition of making use of things that are available within the natural environment.

8

Infrastructure and Environment

Objectives

- Ensure that development is aligned with city-wide growth management objectives.
- Improve the quality and reduce the quantity of surface runoff into the Elbow River.
- Build flood resilience.
- Take measures to adapt to climate change and support further deployment of renewable and low carbon energy.



8.1 Water Treatment & Supply

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

Policies

1. If 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.

8.2.1 Flood Hazard Areas

Parts of East Beltline are located in both the overland flow and flood fringe flood hazard areas. Developments located within flood hazard areas or where there is potential for high groundwater will be subject to municipal requirements for flood proofing, setbacks and building design. Flood resilience must be addressed as per the Land Use Bylaw Part 3 Division 3, the Environmental Reserve Setback Policy, Riparian Action Program, and Climate Resilience Strategy and Adaptation Action Plan.

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

Policies

1. Development should consider the requirements for flood prone areas as outlined in the Land Use Bylaw.
2. Where grade separation is required to address potential flood hazards, developments should consider incorporating building setbacks at ground level to accommodate accessible ramps, stairs and/or tiered landscaping that are better integrated with the sidewalk.

8.3 Environmental Management

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.

8.3.1 District energy

To expand on the District Energy network throughout East Beltline, coordination between the City and Enmax is required. As the design and investment in infrastructure take shape in the Plan Area, the following coordination is required.

Policies

1. A utility line assignment for the District Energy pipes should be provided throughout the Plan Area.
2. Streets should be designed to incorporate underground District Energy infrastructure.



Implementation

9.1 Authority of the Plan

The ARP is an ambitious long-term plan. Influences on 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 objectives identified in the Plan and is in accordance with Section 9.1.3: Policy Interpretation.

An ARP is a statutory document, adopted by bylaw by City Council in accordance with Section 634 of the MGA. 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 The City 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 is intended to 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.

9.1.6 Implementation of the Plan

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

9.1.7 Coordination with the Rivers District

As stewards for the Rivers District Community Revitalization Plan, CMLC will continue to work with the City of Calgary and applicants to implement the Plan for East Beltline. This will include: development applications, streetscape improvements, public realm improvements and infrastructure.

9.2 Development of the Plan

The development of the culture and entertainment district is an exciting and ambitious plan. As this is a long-term plan for the area, it should be recognized that development will occur through an ever-changing cycle of market conditions. This ARP was created through the vision established in the Rivers District Master Plan, and should be read in conjunction with it.

10

Appendix



A Appendix: References

Section	Applicable documents and policies
Section 2: Community Framework	<ul style="list-style-type: none"> Access Design Standards Centre City Guidebook City of Calgary Community Profiles Municipal Development Plan Social Outlook 2011–2016 Statistics Canada 2016
Section 3: Land Use	<ul style="list-style-type: none"> Centre City Guidebook Centre City Plan Development Next to Freight Rail Corridors Policy Municipal Development Plan Planning Principles for the Location of Care Facilities and Shelters Rivers District Master Plan
Section 4: Urban Design	<ul style="list-style-type: none"> Access Design Standards Bird-Friendly Urban Design Guidelines Centre City Guidebook Centre City Illumination Guidelines Centre City Plan Centre City Urban Design Guidelines Municipal Development Plan Rivers District Master Plan Stampede Park Concept Plan Standards and Guidelines for the Conservation of Historic Places in Canada
Section 5: Parks & Open Spaces	<ul style="list-style-type: none"> Bird-Friendly Design Guidelines Centre City Guidebook Municipal Development Plan Rivers District Master Plan

Section	Applicable documents and policies
Section 6: Mobility	<ul style="list-style-type: none"> Access Design Standards A Parking Policy Framework for Calgary Calgary Transportation Plan Centre City Guidebook Centre City Mobility Plan Centre City Urban Design Guidelines Cycling Strategy Municipal Development Plan Rivers District Master Plan Step Forward (Pedestrian Strategy)
Section 7: Arts & Culture	<ul style="list-style-type: none"> Arts Development Strategy for Calgary (Live a Creative Life) Centre City Guidebook Centre City Plan Municipal Development Plan Rivers District Master Plan
Section 8: Infrastructure and Environment	<ul style="list-style-type: none"> Centre City Guidebook Climate Resilience Strategy Environmental Reserve Setback Policy Land Use Bylaw, Part 3, Division 3 Municipal Development Plan Riparian Strategy Rivers District Master Plan