

# Welcome

## Why are we here?

The City of Calgary is here to share the proposed Centre City Guidebook and East Village Area Redevelopment Plan (ARP), as well as answer any questions you may have. These documents will go to Calgary Planning Commission in December 2016.

You will find an overview of:

- The policy approach for East Village and the Centre City.
- Proposed policies for the East Village ARP and Centre City Guidebook.
- Project timelines.

Information can be  
found at:

[calgary.ca/eastvillage](http://calgary.ca/eastvillage)

[calgary.ca/  
centrecityguidebook](http://calgary.ca/centrecityguidebook)

The new and amended policies will facilitate development within the Centre City, which are meant to be urban, mixed-use neighbourhoods.





# Building a sustainable, connected city of great neighbourhoods

**In Calgary our communities are changing.** They need to meet the needs of diverse populations and age groups with different housing preferences and needs.

Sustainability goes hand in hand with strong economies and community well being. We are directing growth that benefits and increases opportunities for all residents.

**The City of Calgary is focusing on:**



Providing diverse housing choices for all residents in all communities.



Making Calgary a liveable, attractive and memorable city recognizing its unique setting and dynamic urban setting.



Encouraging more walking, bicycling and transit use in the city.



Strengthening our existing business and commercial districts.



Using our resources wisely, making the most efficient use of public investment, now and in the future.

# Current Planning & Development Coordinated Program



The current Planning & Development Coordinated Program consists of multiple projects that are all linked to one another.

Together they help fulfill Council's five Priorities:

- A city that moves
- A well-run city
- A healthy and green city
- A prosperous city
- A city of inspiring neighbourhoods

## Municipal Development Plan vol. 1



### MDP Amendments

Will help to ensure the vision of our Main Streets and Activity Centres can be implemented.

## Municipal Development Plan vol. 2



### Guidebooks - Centre City & Developed Areas

Will provide a consistent approach to development, identifying common policies to be followed throughout all of these communities.

## Policy work



### The Main Streets Initiative

Strategic locations to accommodate a portion of the long-term growth of our city.



### Green Line (North & South)

Will add 40 new kilometers of transit service and 28 new stations. Planning around stations will help accommodate both jobs and population growth.



### Local Area Plans (Station & Area Redevelopment Plan)

Will provide specific policy to help ensure the redevelopment of a community in a way that is sensitive to its needs. It provides the framework for how growth and development should be accommodated, specific to a unique local context. The following areas are currently being worked on:

- Millican-Ogden
- Inglewood
- Ramsay
- South Hill
- East Village
- Chinatown

## Guidelines



### Urban Design Guidelines

Will implement policies from the guidebook and local area plan, aimed at coordinating policy and practice.



### Multi-residential Guidelines

Will increase the level of certainty, consensus and consistency in the design and decision making processes when assessing applications for multi-residential infill.



### Laneway Housing Guidelines

Administration is currently working on guidelines for laneway housing.

## Implementation tools



### Land Use Bylaw (LUB)

Will address gaps within the LUB to help ensure flexibility and certainty for development along our Main Streets and Green Line.



### Funding & Financing Initiative

Will help to address the challenge of funding hard infrastructure and public amenities, associated with development.



### City-initiated Redesignations

City-initiated land use redesignations remove the requirement for individual land owners having to apply for redesignations, providing certainty and clarity for those users of those parcels, making them ready for development while streamlining the process.

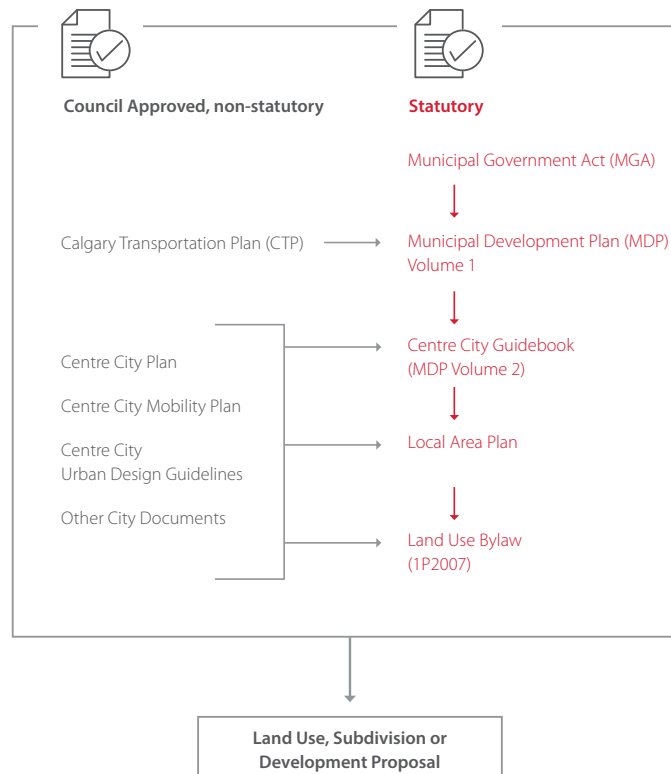
# Consistent policy for Centre City neighbourhoods

As part of the Coordinated Program for Planning & Development, the following have been reviewed or developed to update and streamline content across policy documents. These documents work within the existing legislative framework for the City of Calgary.

**Centre City Guidebook** – a land use approach that supports the vision for a downtown commercial core surrounded by mixed-use neighbourhoods. The document contains common policies that serve as a starting point for local area plans.

**Area Redevelopment Plans** – policies that reflect the neighbourhood context such as land use, density and active frontages

**Land Use Bylaw amendments** – updates to the East Village land use districts reflect the new Area Redevelopment Plan.



# Centre City Guidebook

The City is in the process of creating guidebooks to guide growth and change for developed areas in Calgary. The Centre City Guidebook (Guidebook) is one of two guidebooks for the developed areas in Calgary. The second is the Developed Areas Guidebook.

Once approved, the Centre City and Developed Areas Guidebooks will be part of Volume 2 of the Municipal Development Plan (MDP), where the New Communities Guidebook currently resides.

## What is the Centre City Guidebook?

The Guidebook outlines common policy for mixed-use and employment in the Centre City, many of which exist in current Centre City documents. Building on the MDP and Centre City Plan, the Guidebook reinforces the urban structure for the Centre City – a vibrant and livable community with mixed-use neighbourhoods, surrounding a thriving Downtown commercial core with amenities and services to meet the daily needs of residents, workers and visitors

## How will the Centre City Guidebook be used?

The Guidebook is being developed with the East Village ARP and are meant to be read together. By using the policies in the Guidebook as the foundation, local area plans can focus on neighbourhood specific policies.

The Guidebook only applies when a local area plan says it does. New applications will be evaluated against the MDP, the Guidebook and respective local area plan and land use districts. Already approved projects will not be impacted.

# A common land use framework

## Land use categories and building blocks

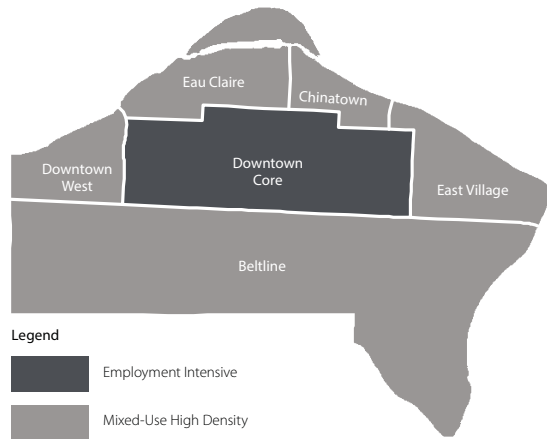
Land use in Calgary’s Developed Areas, including the Centre City is guided by a framework for development containing three land use categories: mixed-use, neighbourhood and employment. Each land use category includes multiple building blocks that vary according to a range of uses, scale, density and built form characteristics. The Guidebook identifies the following buildings blocks to implement the vision for the Centre City.

### Mixed-Use – High Density

These areas contain a wide range of residential and employment uses. The distribution of these uses varies based on the neighbourhood context and provides the greatest flexibility to provide significant office, institutional and residential uses.

### Employment Intensive

These areas have high employment concentrations that benefit from being close to the Primary Transit Network. While applicable to the Downtown commercial core, no new policies have been identified as this time.





# What is the East Village ARP review?

This project reviews the existing East Village ARP and Land Use Bylaw 1P2007, to align with the Municipal Development Plan.

Project objectives:

- Maintain the existing vision.
- Align the East Village ARP and the East Village Master Plan.
- Create consistent policy for mixed-use neighbourhoods.
- Address implementation challenges and/or conflicts.

## Existing Vision for East Village

The vision for East Village will remain the same. Proposed policies in the Guidebook and the East Village ARP build on what already exists. The Guidebook and East Village ARP are encouraging mixed-use development, new jobs and residents, and a walkable multi-modal neighbourhood to achieve the vibrant and diverse community envisioned.



# What we heard

## What we heard

Provide consistent, concise and direct policy and land use regulations. Reduce the number of layers of policy and regulation.

Align with existing documents.

Remove policy and regulatory barriers to provide flexibility in how to achieve mixed-use development.

Address housing affordability and accessibility.

## How we responded

The Guidebook outlines a common framework for development with policies that can be implemented consistently across neighbourhoods. These policies are the foundation for local area plans and are generally not repeated.

**Outcome:** Policies are only located in one place, with common policies in the Guidebook and neighbourhood specific policies in the ARP.

The East Village ARP maintains the existing vision and has been revised to align with the East Village Master Plan.

**Outcome:** Goals remain consistent between the Guidebook and ARP. The ARP includes key elements of the Riff, Historic Main Street and Riverfront Plaza.

The Guidebook and ARP provide greater flexibility in how to achieve mixed-use development, balancing where uses are located with priorities for the public realm (e.g. human scale, pedestrian comfort, natural surveillance).

**Outcome:** Active uses are only required on key frontages, providing flexibility in where uses are provided elsewhere.

Policies encourage a diversity of unit types as well as universal design providing direction for how civic places and the public realm can be designed to be accessible for people of all abilities.

**Outcome:** The built environment is addressed with local economic development and support services addressed through other City policies.





# What we heard

## What we heard

Support the development of community amenities and cultural facilities.

## How we responded

Policies support the development of cultural facilities and community amenities throughout the Centre City.

**Outcome:** East Village maintains the ability to achieve additional density in exchange for community amenities.

Promote a safe, pedestrian friendly environment and a great public realm.

Policies support the design of buildings, the public realm and open spaces and how they can be accessible to people of all abilities.

**Outcome:** New developments are scaled appropriately for the neighbourhood and support the use of safe public spaces (e.g. natural surveillance, sunlight, and active uses at-grade).

Respect existing heritage.

Policies protect and enhance historical resources.

**Outcome:** Guidance is provided on how development related to historic resources can be evaluated.









Address traffic flow and parking concerns.

Policies have been included to be aligned with the current pedestrian, cycling and parking strategies.

**Outcome:** Balances and evaluates the competing needs for various modes of transportation in East Village.

# Land use

## A high density mixed-use neighbourhood

-  Mixed Use - High Density
-  Open Space
-  Transition Area
-  Neighbourhood Centre
-  Active Frontage
-  Regional Pathway
-  LRT Station
-  LRT Alignment



### Current policy

East Village is a mixed-use neighbourhood with more commercial uses west of Fourth Street S.E.

A more residential character and scale of development is envisioned for east of Fourth Street S.E.

A hub is identified where a range of non-residential uses are anticipated.

### Proposed amendments:

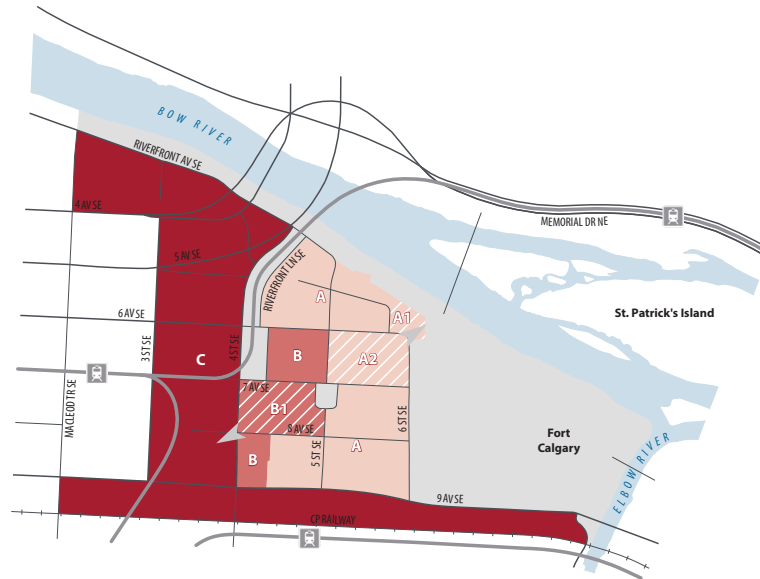
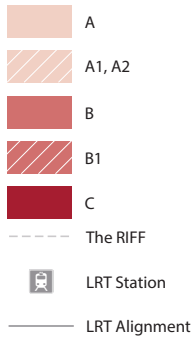
- The existing land use concept for East Village is implemented by applying the mixed-use high density building block from the Guidebook.
- A Neighbourhood Centre at the heart of East Village is expanded slightly to facilitate comprehensive block development and to align with the Riff.
- Active frontages are focused on a smaller area within the Neighbourhood Centre and along the Historic Main Street.
- A Transition Area includes parcels located south of Ninth Avenue S.E. abutting the railway corridor and introduces a light industrial policy area.

### Impact:

- Allows for a modest increase in non-residential or commercial uses on parcels located east of Fourth Street S.E.
- Allows small-scale, light industrial uses to be considered on parcels abutting the railway corridor and may be incorporated within mixed-use developments.

# Density

## A high density mixed-use neighbourhood



East Village density by area.

Area	Maximum Density (FAR)			
	Base Density (FAR)	Maximum Commercial (C) Density (FAR)	Maximum Residential (R) Density (FAR)	Maximum Allowable (CR) Density <sup>1</sup> (FAR) <sup>2</sup>
A	6.65	2.0	8.0	8.0
A1	5.0	2.0	6.0	6.0
A2	6.65	3.0	8.0	8.0
B	7.0	4.0	8.0	8.0
B2	7.0	4.0	8.0	10.0
C	7.0	10.0	10.0	10.0

<sup>1</sup> Site constraints and/or sunlight protection requirements may prevent maximum allowable (CR) densities from being achieved.

<sup>2</sup> Maximum allowable (CR) densities include gross floor area, as calculated under the Land Use Bylaw.

### Current policy

Density in East Village generally steps down in scale from the west. To enable residential development east of Fourth Street S.E., the commercial development is restricted to no more than 40% of any given block.

### Proposed amendments:

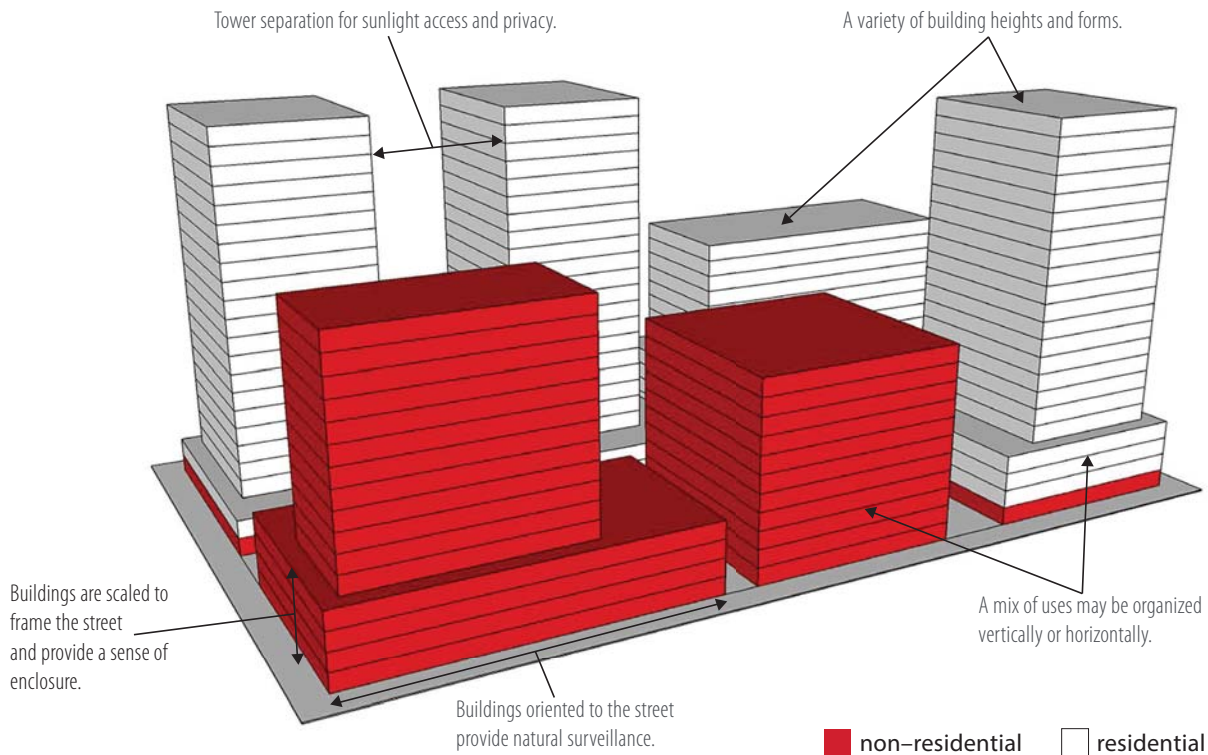
- Continue to accommodate the highest densities in the Transition Area.
- Integrate the Riff concept by increasing commercial density at the heart of the neighbourhood.
- Allow for greater flexibility in combining commercial uses within a comprehensive development (ie. horizontal or vertical mix of uses).

### Impact:

- Allows for a modest increase in non-residential uses east of Fourth Street S.E.
- Enables a small increase in commercial development along the Riff that still allows for a significant residential population.

# Urban design

## Neighbourhood scaled buildings



### Current policy

East Village steps down in intensity from the Downtown commercial core. Buildings are to be designed to enhance the pedestrian experience at grade in a variety of building forms.

Existing East Village Building Types have made it difficult to achieve the variety or flexibility in building forms envisioned like in similar areas like the Beltline.

### Proposed amendments:

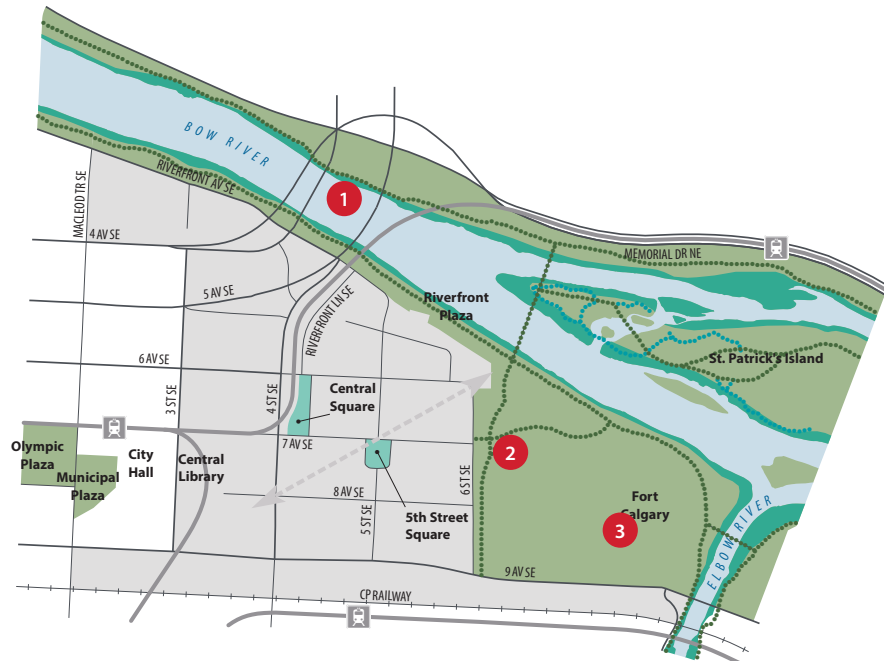
- East Village Building Types have been eliminated and replaced by policies that apply to all buildings.
- Density incentives associated with a specific building type are eliminated. Policy and land use bylaw focuses on building form to create greater consistency in all Centre City neighbourhoods. This accommodates larger building forms and a wider range of land uses within the Transition Area.
- Residential units are encouraged at grade.
- Building form rules are consistent with the Beltline (i.e. floor plate, street wall, building separation).

### Impact:

- Consistent policies and rules for a variety of building types and forms flexibility to support larger building forms with taller podiums and larger floor plates in the Transition Area.
- Eliminates requirement for terraced building forms for mid-rise buildings and focuses on the impact of a building on the street (e.g. minimizing long expanses of walls) to achieve a human scale.

# Open space

- Regional Open Space
- Local Open Space
- Riverfront Zone
- The RIFF
- Regional Pathway
- Local Pathway
- LRT Station
- LRT Alignment



## Current policy

Sunlight protection regulations exist for the Riverbank but it is a non-statutory policy for Fort Calgary. Guidelines for sunlight access also exist for east-west streets prescribing a terraced building massing and tower separation rules for buildings that are challenging to implement.

## Proposed amendments:

Sunlight preservation is provided for the Riverbank and Fort Calgary in the following areas:

- 1.** The Riverbank, measured 20 metres from the top of bank.
- 2.** Fort Calgary, measured beyond 40 metres from Sixth Street S.E. road right-of-way.
- 3.** Fort Calgary, measured beyond 20 metres from Ninth Avenue S.E. road right-of-way.

## Impact:

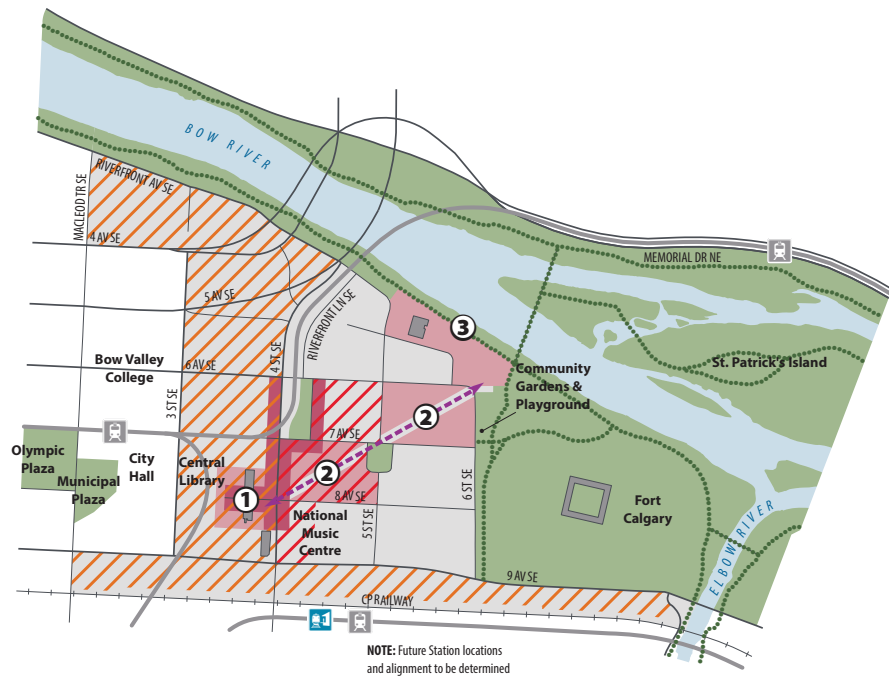
- Amendment balances land use and density objectives with sunlight preservation objectives for open space.
- Fort Calgary, along Sixth Street S.E., receives one less hour of sunlight protection to allow for parcels along Sixth Street S.E. to reach their development potential and still allow for sunlight on Fort Calgary for the majority of the day.



# Special policy areas

## Alignment of two plans

- Special Policy Areas
- 1 Historic Main Street
- 2 The RIFF
- 3 Riverfront Plaza
- 1 Future High Speed Rail Station
- The RIFF
- Regional Pathway
- Neighbourhood Centre
- Transition Area
- Active Frontage
- Heritage Building
- Building In Plan Area
- Building Not In Plan Area
- Open Space
- L LRT Station
- LRT Alignment



### Current policy

Fourth Street S.E. is already identified as a High Street but the concept of a Riverfront District no longer exists. The Riff concept has led to Riverfront Plaza being shifted further east along the Riverwalk.

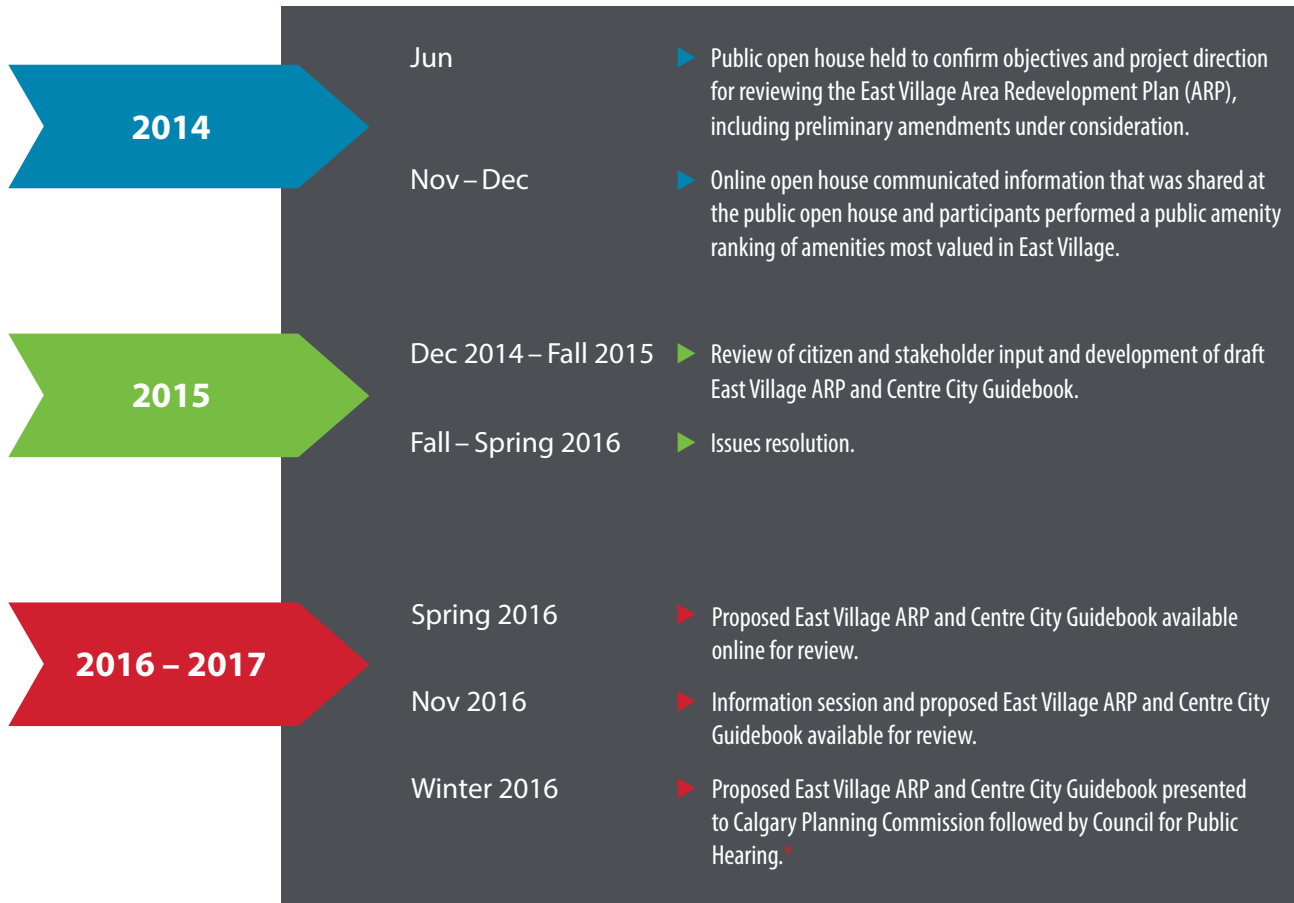
### Proposed amendments:

- Policy focuses on priority retail frontages only, identifying a smaller segment of Fourth Street S.E. and the Historic Main Street.
- Policy identifies special policy areas that reinforce public realm opportunities.
  1. Historic Main Street Policy Area reinforces expectations for active frontages and respect for existing historic resources.
  2. The Riff Policy Area enables the development of a publicly accessible pedestrian route.
  3. Riverfront Plaza Policy Area establishes a public thoroughfare zone which allows buildings to abut the property line and encourages active frontages facing the open space.

### Impact:

- Identifying priority frontages in high pedestrian traffic areas reduces the overall requirement for retail uses in the neighbourhood, allowing for greater flexibility along other frontages.

# East Village ARP timeline and next steps



\*Date still to be finalized and subject to change.

## Next steps

The proposed Centre City Guidebook and East Village ARP that will be presented to Calgary Planning Commission. Any comments that are collected from this point onwards will be summarized in the final report to City Council.

## How can I get involved?

- Take a look at the boards and talk with City of Calgary staff who are on hand to answer any questions you may have.
- Visit [calgary.ca/centrecityguidebook](http://calgary.ca/centrecityguidebook) or [calgary.ca/eastvillage](http://calgary.ca/eastvillage) to review the proposed documents.
- Check the Committee and Council agendas. There will be an opportunity to submit a letter to City Clerk's Office for when these items go to City Council and to speak at the Public Hearing.
- Contact Juliet Pitts at the City of Calgary to talk specifically about the project at 403-268-5962 or [juliet.pitts@calgary.ca](mailto:juliet.pitts@calgary.ca).