



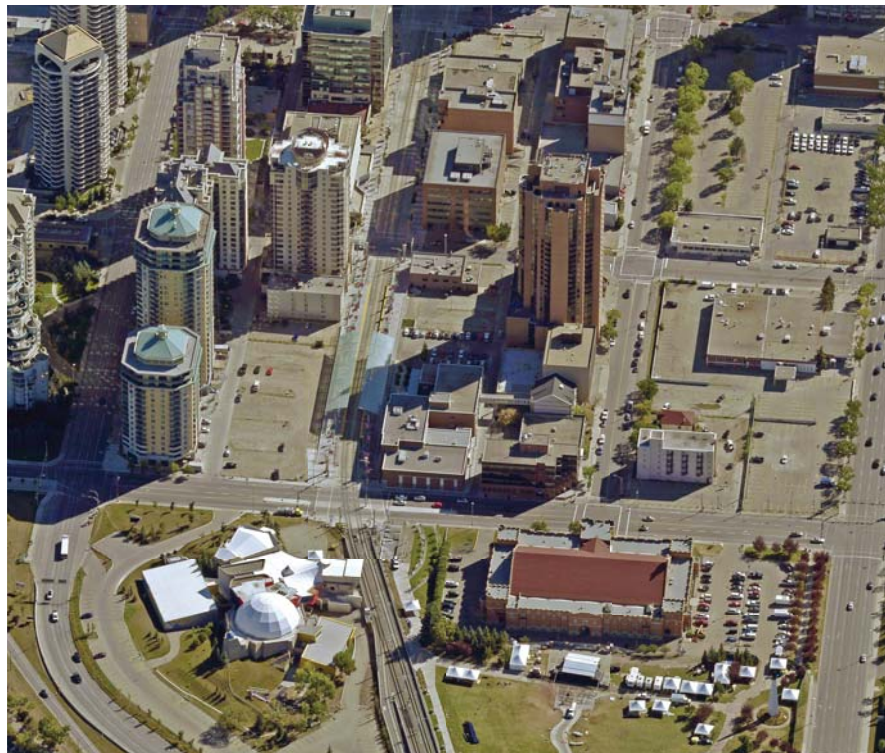
Welcome!

The City of Calgary is here to share information about the new Downtown West Area Redevelopment Plan, answer any questions you may have, and collect your feedback.

You will find an overview of:

- the policy approach for the Centre City
- options for the land use and density
- the project timeline

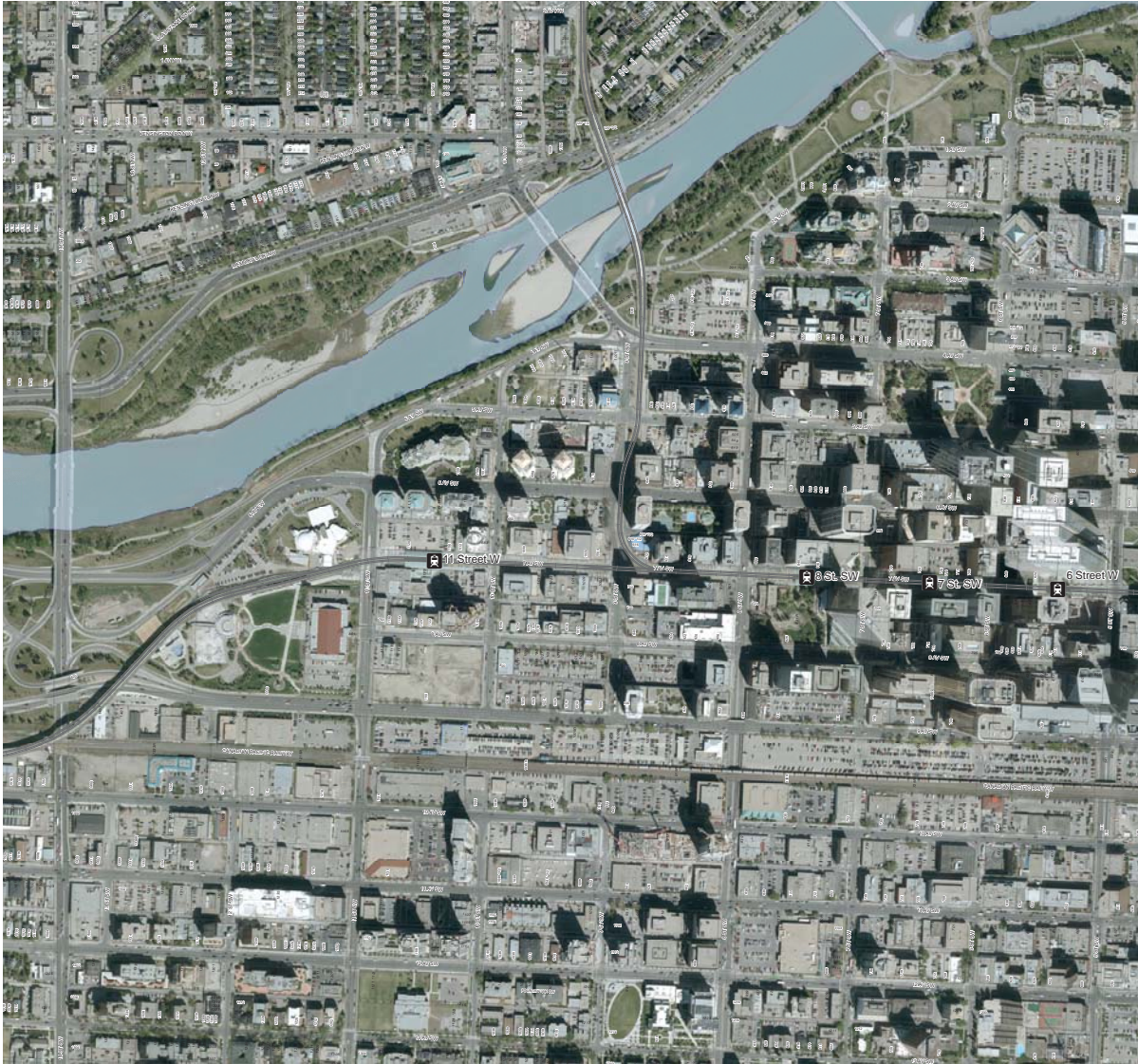
The purpose of this planning study is to develop policy to ensure development in this area supports the goals of Calgary's Municipal Development Plan and is in alignment with the Centre City Plan as well as other plans and guidelines.



Information can be found online at: calgary.ca/downtownwestarp



Please place a dot where you live or own land:



X1579_Downtown

I live outside the area. ●



What we heard

The last round of public engagement ran from November 20, 2015 to December 11, 2015 with:

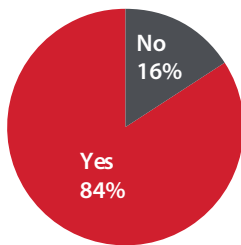
- 411 surveys completed;
- 259 ballots received from lobby displays; and
- 45 people who attended the open house.

A What We Heard report is on the project’s website under the timeline tab at calgary.ca/downtownwestarp.

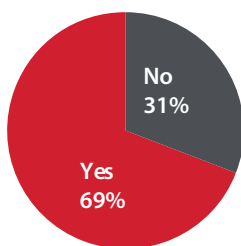
Here is a summary of what we heard:

Polls

Do you agree with the draft vision and core principles?



Would you like an underpass at 11 St. SW to help cross the rail tracks?



Goals and Concerns

What are your top goals or concerns for future development in Downtown West?

Top goals:

- Creating a destination for people.
- Opportunities for restaurants and retail development.
- Opportunities for open space development (active and social public spaces).
- Encouraging active and pedestrian-oriented streets.
- Improving opportunities for active and alternative modes of transportation.

Top concerns:

- Creating a pedestrian friendly environment.
- Attracting restaurants and retail development.
- Providing affordable housing options.
- Providing adequate space for parking.
- Creating opportunities for open space development.
- Impacts of increased density.

What are your top priorities for streetscape improvements?

- 11 Street SW.
- River pathway.

What will be done with feedback?

Public feedback will be considered in the development of the draft Area Redevelopment Plan and will be summarized in our report to the Calgary Planning Commission and Council.



Policy documents and implementation tools



The Centre City Guidebook and Downtown West Area Redevelopment Plan will build on the Municipal Development Plan to provide more detailed guidance on growth and development for the community. The illustration below shows how the documents will be used together to assess development proposals and applications in the area.

Policy documents

Municipal Development Plan (MDP Volume 1)

The MDP (Volume 1) provides city-wide direction on land use, urban form and transportation to guide Calgary’s 60 year vision for growth and development of a more compact city.

Guidebooks (MDP Volume 2)

i. The New Community Planning Guidebook (adopted)

Policies in the MDP (Volume 2) provide implementation-level policies that are applied together with Local Area Plans.

ii. The Centre City Guidebook (being developed)

The Centre City Guidebook will provide consistent and common policies for redevelopment in the Centre City.

Area Redevelopment Plans

An Area Redevelopment Plan provides neighbourhood specific policies that guide land use decisions based on a 10 to 15 year vision. This document is applied together with the Centre City Guidebook.

Implementation tools

Land Use Bylaw

Land use districts set out specific rules for what kind of development can occur and where it can occur on a parcel.

Centre City Urban Design Guidelines

Guiding document that illustrates best practices and guidelines for good built form in the Centre City. This includes guidance on site design, building massing and building frontages.

Site Specific



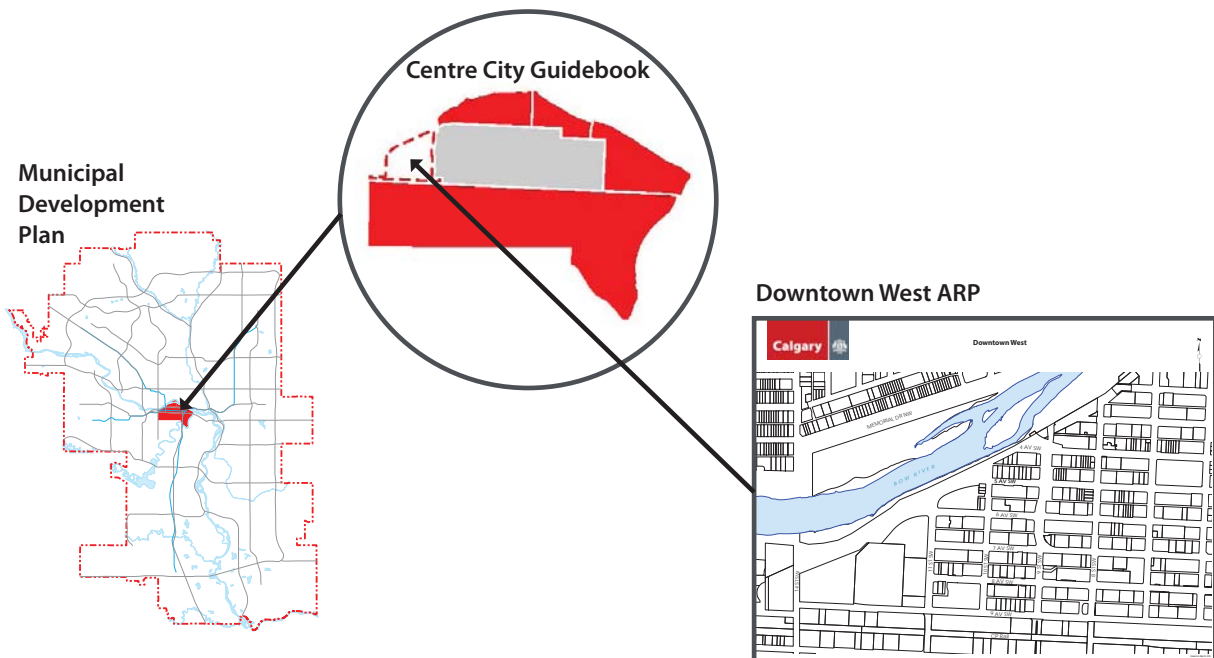
Centre City Guidebook with the Downtown West ARP

One of the objectives of this project was to update and streamline content across policy documents.

By using plain language and a common policy approach, two documents will be going to Calgary Planning Commission and Council that provide clear and consistent policy direction for the Centre City.

Centre City Guidebook – sets out the land use approach and common policies to minimize repetition and ensure consistency for Centre City neighbourhoods.

Downtown West Area Redevelopment Plan – includes policies that support the existing vision and outlines neighbourhood specific policies.



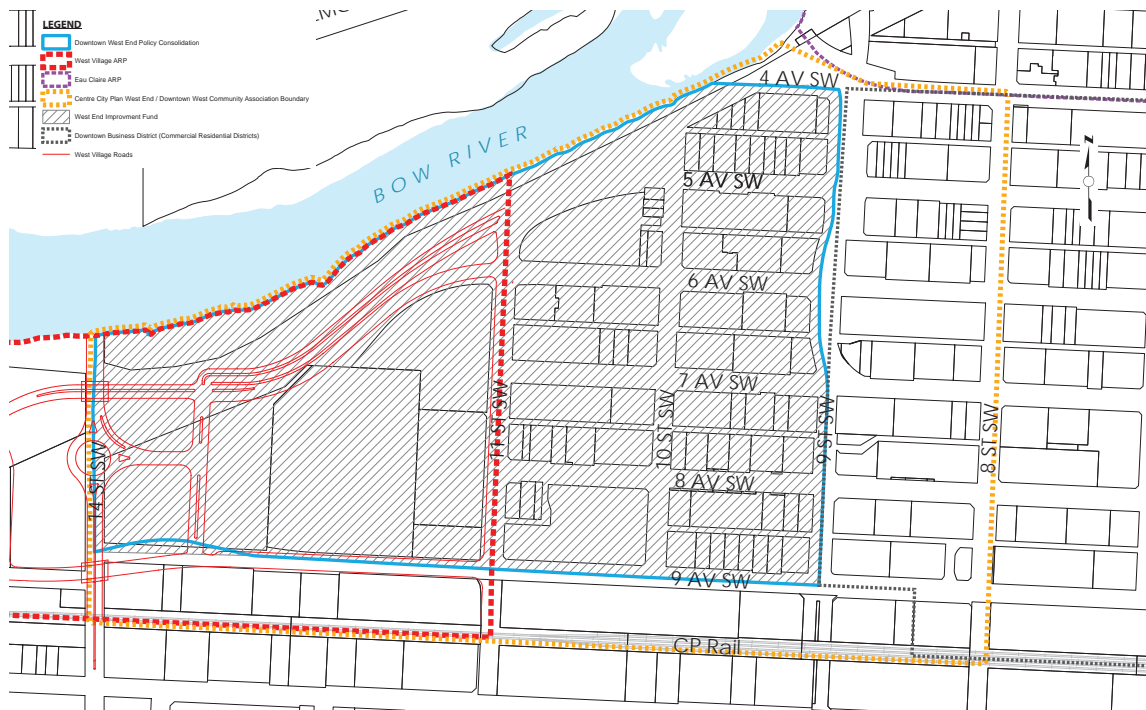


Downtown West ARP boundary

Currently there are several overlapping boundaries within the Downtown West, as shown on the map below. In an Area Redevelopment Plan (ARP), statutory policies only apply to the parcels located within the plan area. Therefore, it is important to choose a boundary that considers the work already done by the City, and some of the priorities identified through this planning process to guide future investment and redevelopment opportunities.

We would like your input on the boundary for Downtown West. Please see the survey for more details. Some things to consider include:

- The Community Association and Centre City Plan boundary overlaps the Downtown Business District zoned Commercial Residential District (CR20-C20/R20) which allows a density up to 20 FAR. This zoning will not be changing.
- The West Village ARP includes Shaw Millennium Park and introduces a new road network to the west of this park.





Land use framework

The land use framework in the Centre City Guidebook establishes a range of land use categories and overlays that can be applied to the Downtown West neighbourhood. Land use categories set out the specific scale and intensity of uses within a centre city neighbourhood and can be arranged to suit each individual neighbourhood. Overlays identify areas where specific things must happen and where more attention to detail is required.

Downtown West has been identified as a Mixed Use land use category with three overlays.



Mixed Use land use category

- Lively places where the most concentrated activity (working, shopping, and living) occurs. High-quality transit and cohesive community development support residential, employment, services and intensification.



Hub Overlay

- Active street level, encouraging retail and service uses at-grade with residential or office above.
- Design focuses on the pedestrian experience, including trees, wider sidewalks, and multi-modal bike lanes.



Transition Overlay

- Provide a buffer between different intensities of form, typically encouraging a scaling down in height, form, and massing.
- Provide a buffer between different uses; might not have a scaling down, but often relies on one type of use with minimal impacts.
- May have the highest density.



Future Comprehensive Planning Area Overlay

- Large sites or a strategic location within a plan area, where there is opportunity for redevelopment and that may require further investigation or special policy.

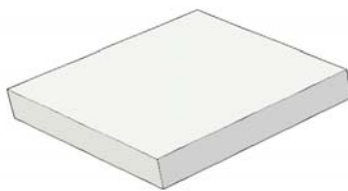
We would like your input on the land use framework for Downtown West. Please see the survey for more details.



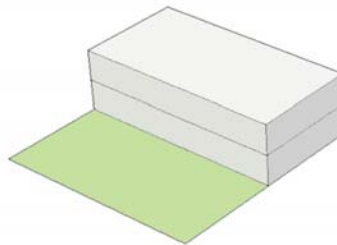
What is density and what does it look like?

Density in Downtown West is measured by Floor Area Ratio (FAR), which is measured by dividing the building area by the parcel area. For example, if a 700 m² site has an FAR of 1.0, the building could be one floor at 700 m² or two floors at 350 m² each, and so on as long as the total area of all floors does not exceed 700 m².

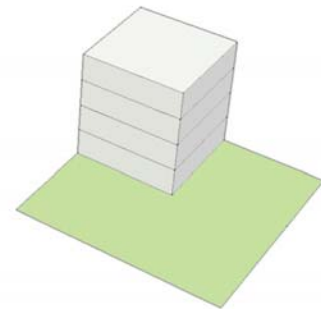
Floor Area Ratio (FAR) An example of 1.0 FAR



1 storey
(100% lot coverage)



2 storeys
(50% lot coverage)



4 storeys
(25% lot coverage)

The following images show how density can be distributed differently depending on the size of the site.



7.48 FAR
1110 – Ninth Ave. S.W.
41 Storeys (235 units, 151 m)
36 Storeys (206 units, 136 m)
29 Storeys (143 Units, 115 m)



6.6 FAR
The Axxis (650 – 10th St. S.W.)
25 Storeys (156 Unit)



8.52 FAR
Tarjan (1111 – Sixth Ave. S.W.)
19 Storeys (287 Units)



5.7 FAR
Evolution (Sixth Ave. & Fourth St. S.E.)
21 Storeys (138 units)
8 Storeys (60 units)
34 Storeys (271 Units)



Density in Downtown West

Several objectives have been identified for the Downtown West Area Redevelopment Plan:

- To support a variety of building forms as well as an active commercial street life with sufficient residential and commercial density.
- To encourage community amenities that provide public benefit for residents and visitors to Downtown West.
- To achieve a transition in the scale of buildings from the commercial Downtown to the neighbourhood scale of Downtown West.

Three density areas have been identified for Downtown West:

Mixed Use has the lowest density overall with the focus on residential uses and supports a moderate amount of commercial density. Density considerations include limiting the impacts of shadows on the riverfront.

Hub has a bit more density and accommodates a similar proportion of commercial to residential uses as **Mixed Use**. This will facilitate more active uses at grade to support daytime and evening activity.

Transition has the highest density and accommodates the greatest proportion of commercial density, while accommodating larger building forms that complement the Downtown.

Bonus Density may be considered for items or features that have enduring benefit for the community.

Allowing additional density may make a development project financially feasible and could be exchanged for a public benefit.

We would like your input on the proposed density areas for Downtown West. Please see the survey for more details.



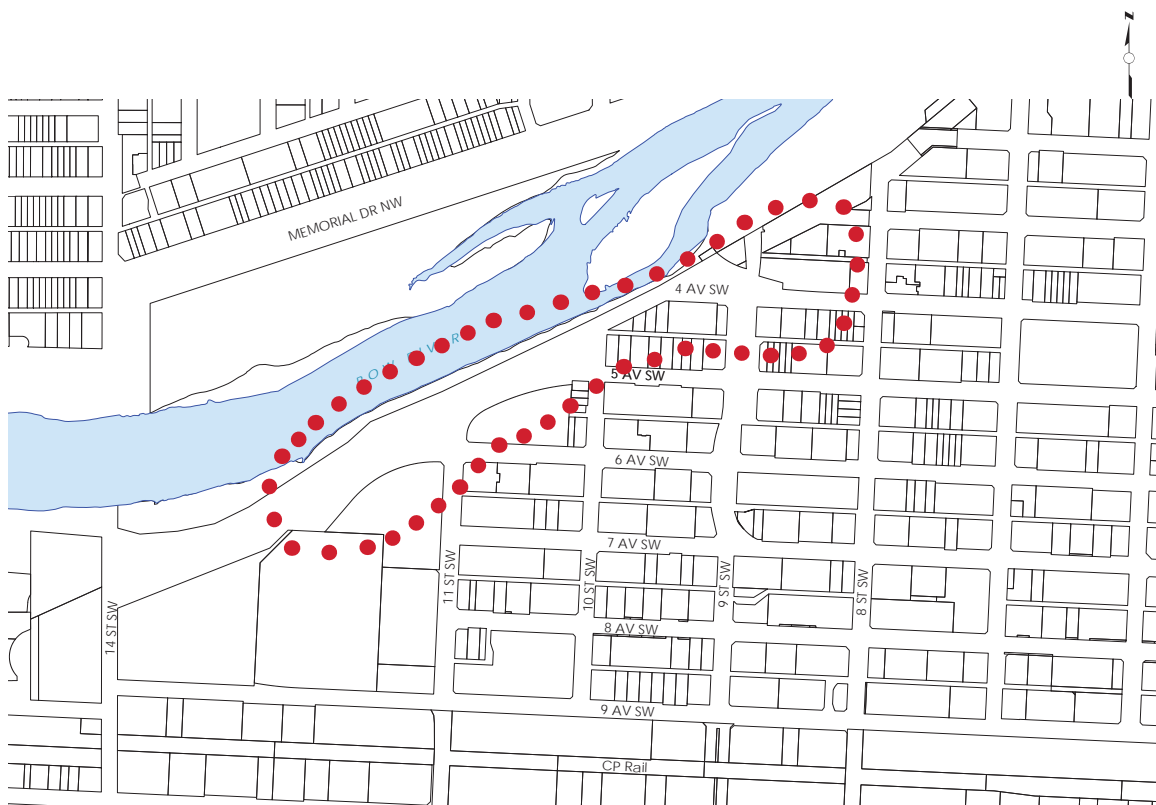
We want to hear from you...

What are your ideas for this Comprehensive Planning Area?

The Downtown West Land Use Concept identifies a comprehensive planning area along the riverfront, including some parcels between 5 Avenue SW and the riverfront (see map below). The intent of this comprehensive planning area is to explore how the riverfront can be enhanced and better accessed by Downtown West residents and visitors.

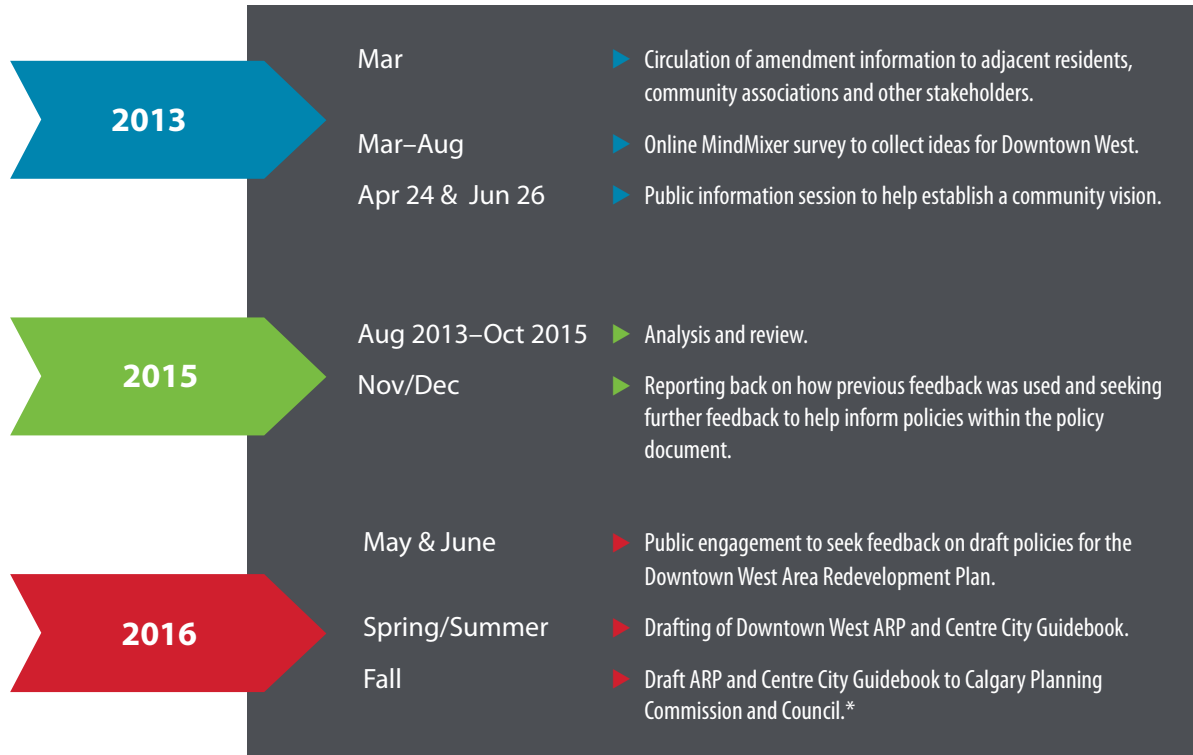
- How can we make better connections between the neighbourhood and the river?
- What kind of public space would you like in your neighbourhood?

Place a Post-It note below to let us know what you think!





Project Timeline



*Date still to be finalized and subject to change.

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.
- Fill out the hard copy survey here tonight or visit calgary.ca/downtownwestarp to fill it out online.
- Visit calgary.ca/downtownwestarp for future involvement opportunities or subscribe to our email list to receive updates.
- Volunteer and interact with the Downtown West Community Association to share your views.
- Contact Julie McGuire at The City of Calgary to talk specifically about the project at 403-268-4864 or Julie.McGuire@calgary.ca