

# Welcome

## Why are we here and how can you get involved?

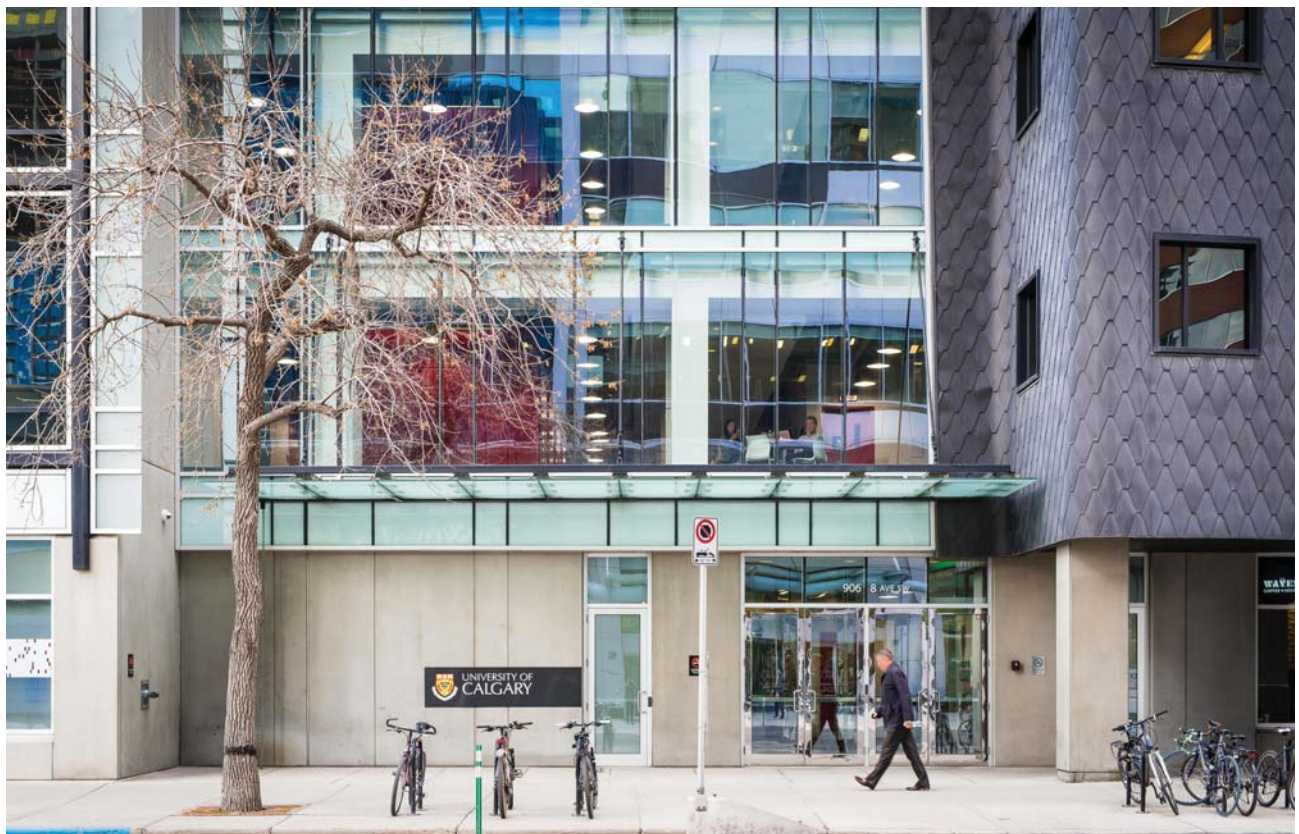
The City of Calgary is here to share information about the new Downtown West Area Redevelopment Plan (ARP) and Centre City Guidebook, answer any questions you may have, and collect your feedback.

You will find an overview of:

- Proposed policies for the area redevelopment plan.
- The policy approach for Downtown West and the Centre City.
- The project timeline.

The City is in the process of preparing a policy document for the Downtown West area, and preparing a Guidebook for the Centre City. The new policy will facilitate development of the area, which is meant to be an urban, mixed-use neighbourhood.

Information can be found online at: [calgary.ca/downtownwestarp](http://calgary.ca/downtownwestarp)



# What is the Downtown West ARP project?

The objectives of the Downtown West Area Redevelopment Plan project are to:

- Reinforce the vision for the area.
- Refine the rules for development types and incentives.
- Simplify land use.
- Strengthen mobility and connections.
- Improve community spaces and amenities.
- Create consistent policy for mixed-use neighbourhoods.
- Address implementation challenges and/or conflicts.

## What is the ARP boundary?

- Plan Area
- Parcels
- Open Space
- LRT Station
- LRT
- CP Rail



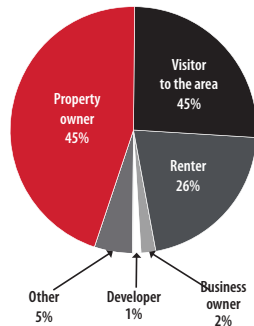
# What we have heard

The open house held on May 12, 2016 at the Kerby Centre was attended by 66 people and 69 surveys were completed either at the open house or online.

A What We Heard report is on the project's website under the timeline tab at [calgary.ca/downtownwestarp](http://calgary.ca/downtownwestarp).

## Here is a summary of what we heard:

Who answered the survey?



More park space needed **28.2%**

Already too much traffic congestion **7.7%**

### Boundary

Where should the west boundary of the ARP be located?

- 14 St. S.W (48%)
- Between 11 St. S.W. and 14 St. S.W. including Mewata Armoury, the Centennial Planetarium building, and part of Shaw Millennium Park (32%)

Where should the east boundary of the ARP be located?

- 8 Ave. S.W (37%)

### Land Use

Where should the Hub Overlay be located?

- 11 St. S.W (26%)
- 8 Ave. S.W (23%)

Where should the Transition Overlay be located?

Next to the railway corridor and the downtown core (45%)

### Density












- No concerns with density in Downtown West and the denser the better (43.9%)
- Do not increase the density (12.2%)
- The highest density that should be allowed in the Mixed-Use Land Use Category:
  - 8 FAR or More = 38% and 5 FAR or Less = 32%
- The highest density that should be allowed in the Hub Overlay:
  - 10 FAR or More = 36% and 7 FAR or Less = 38%
- The highest density that should be allowed in the Transition Overlay:
  - 12 FAR or More = 33% and 7 FAR or Less = 25%

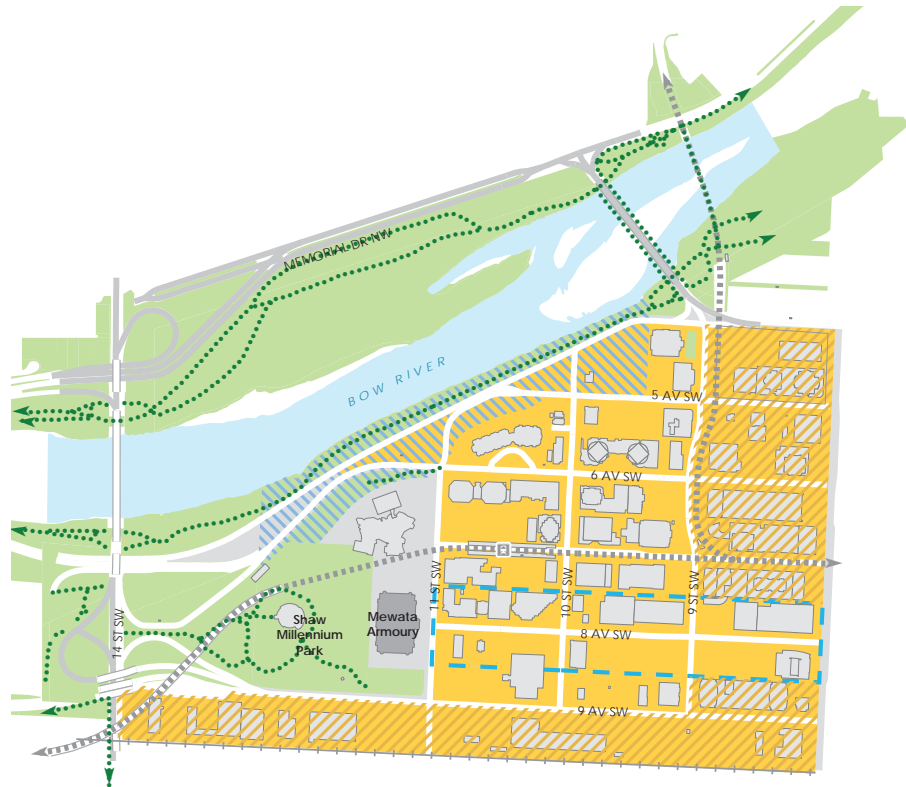
## What will be done with the feedback?

Public feedback will be considered in the development of the draft area redevelopment plan and will be summarized in our report to Calgary Planning Commission and Calgary City Council.

# Land use

A high density mixed-use neighbourhood

-  Open Space
-  Heritage Building
-  Building In Plan Area
-  LRT Station
-  LRT
-  CP Rail
-  Regional Pathway
-  Mixed Use High Density
-  Hub Overlay
-  Special Study Area
-  Transition Overlay



## Proposed policy:

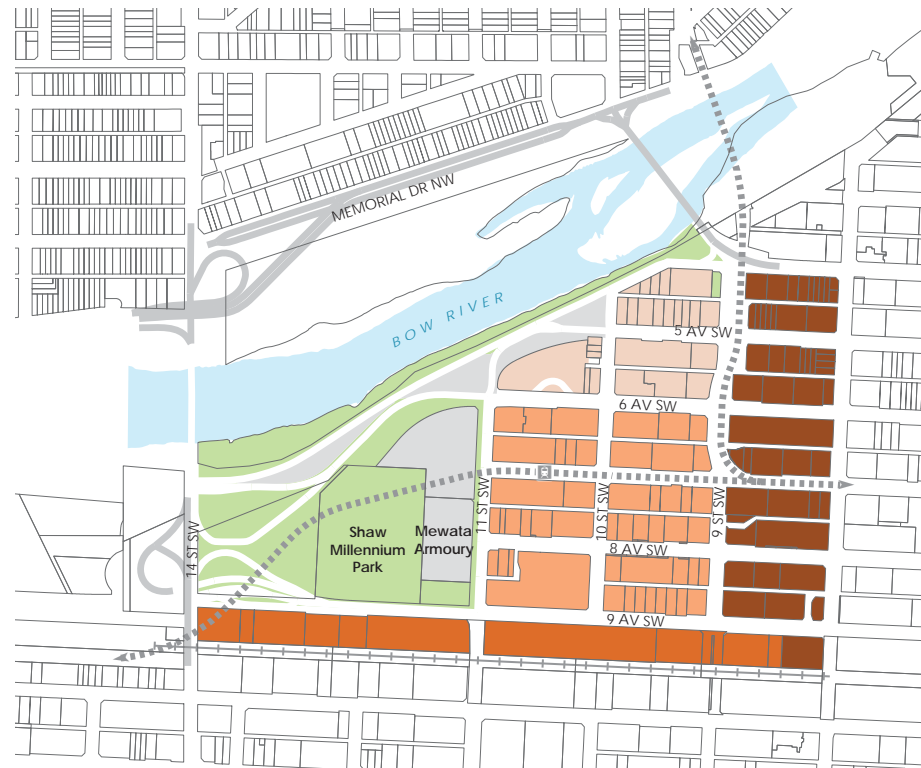
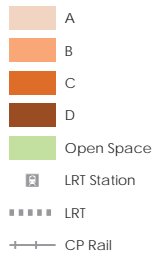
- A common land use framework established in the Centre City Guidebook and applied to all Centre City neighbourhoods to facilitate high density mixed-use development.
- A Hub at the heart of Downtown West, Eighth Ave. S.W. could provide an active street location for people to gather, where there are retail and service uses at street level with residential or offices above. This will be an extension of Stephen Avenue with the terminus at Mewata Armoury.
- A Transition area located south of Ninth Ave. S.W. abutting the CP Railway corridor and adjacent to the Downtown commercial core allows for more non-residential uses.

## Impact:

- Allows for a modest increase in non-residential or commercial uses on parcels located east of Ninth St. S.W. and south of Ninth Ave. S.W.

# Density

A high density mixed-use neighbourhood



Downtown West density by area.

Area	Base Density	Maximum Density (FAR)		
		Maximum Commercial (C) Density	Maximum Residential (R) Density	Maximum Allowable (CR) Density <sup>1</sup> (FAR) <sup>2</sup>
A	7.0	2.0	8.0	8.0
B	7.0	3.0	9.0	10.0
C	7.0	8.0	12.0	12.0
D (CR20-C20/R20)	3.0	20.0	20.0	20.0

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

<sup>2</sup> This table and map are meant to guide development and land uses in the future. Many parcels within Downtown West have existing residential and commercial densities different than those defined in Areas A, B, C, or D and may be developed up to the density as outlined in the existing Districts.

## Proposed policy:

- Existing base densities within Direct Control Districts will remain.
- Highest densities with more commercial opportunities in the Transition areas.
- In Area B, to reach the highest density, there must be some commercial.

# Bonus density

## Public amenities and bonus density

Existing infrastructure capacity supports the maximum density and bonus density potential identified for Downtown West. There is an opportunity to use that infrastructure capacity to obtain public amenities for the neighbourhood.

Parcels in Downtown West which are designated Commercial Residential District (CR20-C20/R20) have an incentive density calculation method with a detailed summary of items to achieve additional floor area ratio (FAR) in the Land Use Bylaw 1P2007.

In order for parcels in Downtown West which aren't designated CR20-C20/R20 to develop above the base density and up to the maximum density, developments may employ one of the following methods to achieve a defined amount of additional density:

1. Heritage Density Transfer; or
2. Incentive Density.

### Heritage density transfer

Heritage density (calculated as gross floor area) may be transferred from a parcel that is legally protected as a Municipal Historic Resource to a receiving parcel located within the Downtown West Plan Area.

### Incentive density

The following public amenities are under consideration to help a development achieve a floor area ratio greater than the base density:

#### Proposed public amenity items:

- Public art on-site
- Publically accessible open space
- Innovative public amenity
- Financial contribution to public realm improvement fund
- Financial contribution to affordable housing fund
- Bicycle station
- Electric vehicle charging station

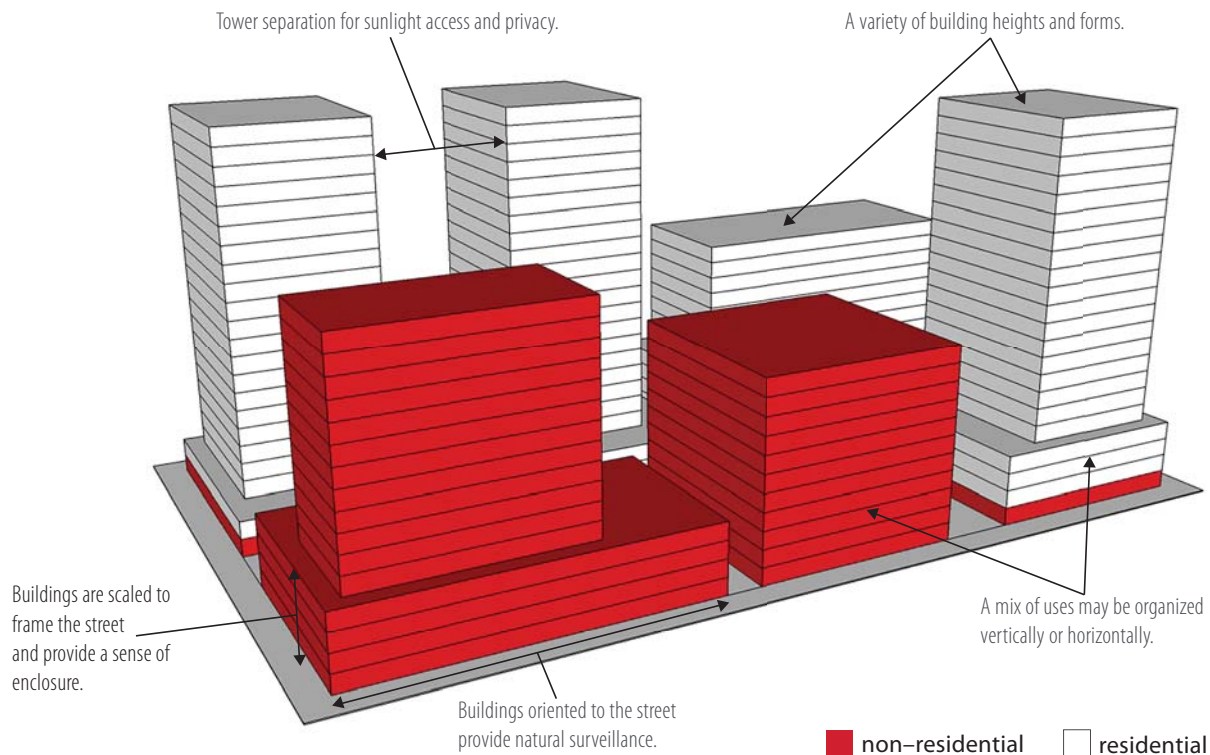
### Impact:

Allows for some bonus density potential to be achieved in exchange for amenities that reflect those identified as desirable by the community (i.e. open space, public art, and affordable housing).



# Building form

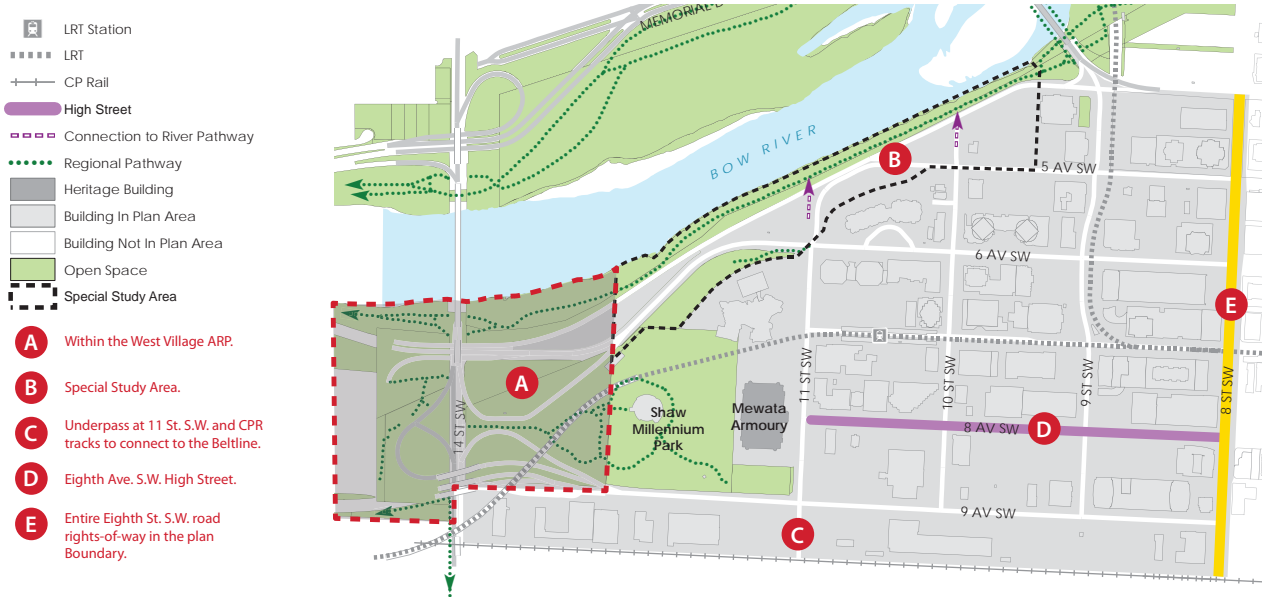
## Neighbourhood scaled buildings



### Proposed policy:

- Building form rules are consistent with the Beltline (i.e. floor plate, street wall, and building separation).
- Building setbacks are not required for frontages facing a street or public open space, but may be appropriate for patios or other public realm features.
- Encourage residential units at-grade with setbacks for adequate privacy.
- Limit vehicle access on key frontages, to provide continuous sidewalks.
- Buildings should be designed with a ground floor that accommodates future retail and allows for change over time.
- Encourage uses that generate pedestrian activity at-grade, but particularly in corner locations, on high streets, or facing public open spaces.
- Orient the base of the building or street wall to the street and design in proportion to the width of the road right-of-way. As a guideline, the height of the street wall should be proportionate to the width of the road right-of-way, ranging from 1:1 to 1:2 (street wall: road right-of-way). For most Centre City neighbourhoods, a maximum street wall height is typically 18.0 metres.

# Special policy areas



## Proposed policy:

### Special policy area

1. Complete a comprehensive promenade concept along the Bow riverfront to to:
  - a. Enhance the riverfront as an active, livable, pedestrian/bicycle-oriented amenity;
  - b. Create a new neighbourhood and riverfront park; and
  - c. Explore opportunities for the riverfront and park to showcase public art.
2. Consider a solution for people to move between Shaw Millennium Park and the Planetarium building over Bow Trail S.W. to the riverfront.
3. Better pedestrian-enhanced connections to the riverfront from 10th and 11th streets S.W.
4. Plan for land uses that enhance existing and new open spaces.
5. Initiate a transportation study to determine the feasibility of closing Fourth Ave. S.W. to vehicles.

### Transition Overlay

- Allow higher street wall heights in and across from the transition overlay.
- Allow light industrial uses in the transition overlay adjacent to the CPR corridor.

### High Street (Eighth Ave. S.W.)

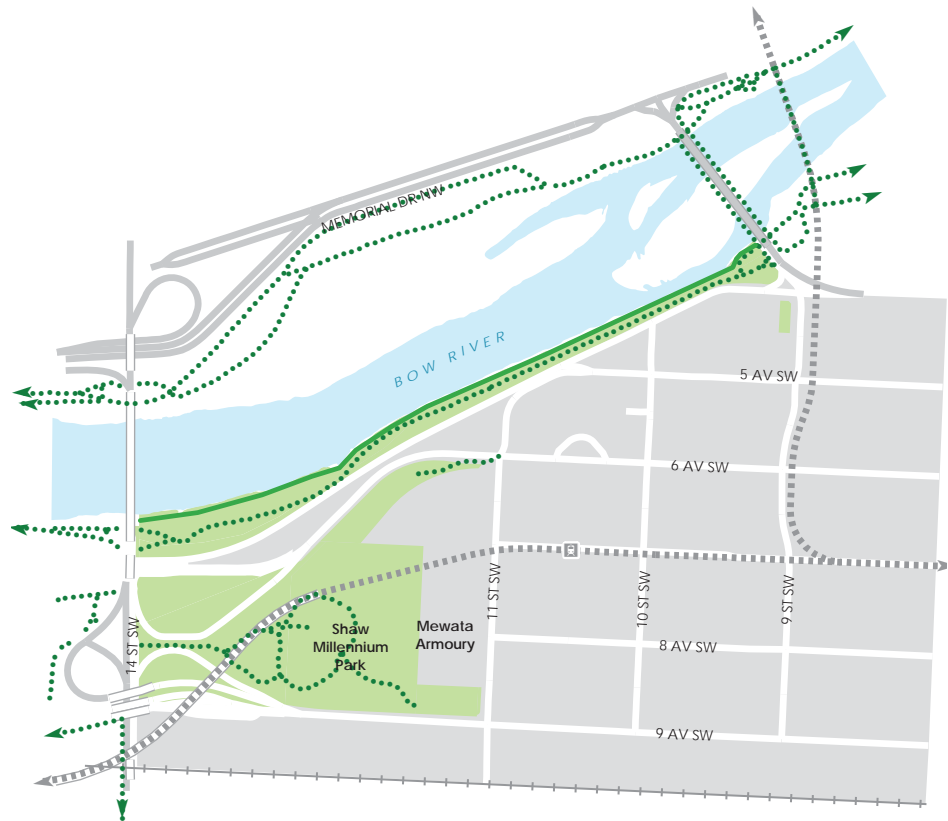
- Maximize sunlight for Eighth Ave. by regulating buildings on the south side when possible.
- Active uses must be at-grade on the High Street and on key corners.



# Open space

## Sunlight protection

- Open Space
- Regional Pathway
- Riverfront Zone



### Proposed policy:

- Building massing policies optimize sunlight access to streets, civic and public spaces.
- The following areas cannot be placed in greater shadow:
  - Mewata Armoury as measured on the northerly 160.0 metres of the site on Plan 3445JK, Block 2 from noon to 2 p.m. Mountain Daylight Time.
  - Eighth Ave. S.W., buildings on the south side of the street should mitigate shadow impacts by modelling conditions on September 21 at 10 a.m. and 4 p.m.
  - Top of the south Bow riverbank, buildings shall not shadow an area 20 metres from 10 a.m. to 4 p.m. on September 21.

### Impact:

- A balance of land use and density objectives with sunlight preservation objectives.

# 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.



Retaining the character of established neighbourhoods, while keeping them stable and vibrant by encouraging modest growth, including multi-residential housing at low densities, in the right locations.

# 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
- East Village
- Inglewood
- Downtown West
- Ramsay
- Chinatown
- South Hill

## 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.

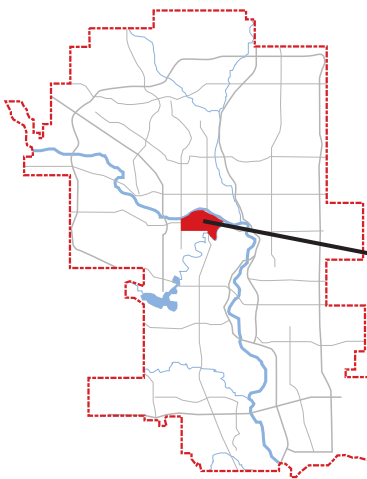
# Create consistent policy for mixed-use neighbourhoods

One of the objectives of this project was to update and streamline content across policy documents. By using plain language and investing in a common policy approach, two documents will be going to Calgary Planning Commission and Calgary City Council that provide clear and consistent policy direction for the Centre City.

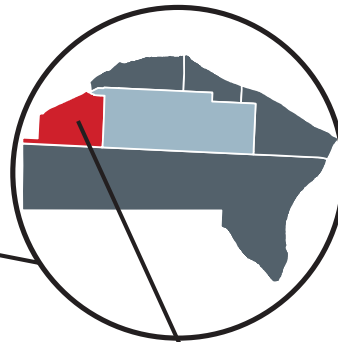
**Centre City Guidebook** – sets out the land use approach and common policies for mixed-use neighbourhoods to minimize repetition and ensure consistency for Centre City neighbourhoods.

**Downtown West Area Redevelopment Plan** – will include policies that support the proposed vision and outline neighbourhood specific policies such as priority streets and open spaces.

Municipal Development Plan



Centre City Guidebook



Downtown West ARP

# Centre City Guidebook

The Centre City Guidebook outlines a land use framework and consistent policy direction for growth and change in Centre City neighbourhoods. This land use framework aligns with the Developed Areas Guidebook.

## Land use categories and character areas

Three land use categories (Residential, Employment Intensive and Mixed-Use) have been refined into character areas that provide detail on the range of uses, scale, density and built form characteristics. These are arranged to reflect the neighbourhood context and take into consideration the City's strategic growth objectives. While the following character areas apply to the Centre City, they will not always apply in every neighbourhood.



### Residential – High Density

Primarily residential areas with supporting commercial uses in a compact urban form.



### Employment Intensive – Commercial and Office

High employment concentrations which benefit from being close to the Primary Transit Network. While applicable to the Downtown commercial core, no policies have been identified at this time.



### Mixed-Use – High Density

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

## Overlays

Overlays are areas where specific things must happen or more consideration is needed.



### Hub

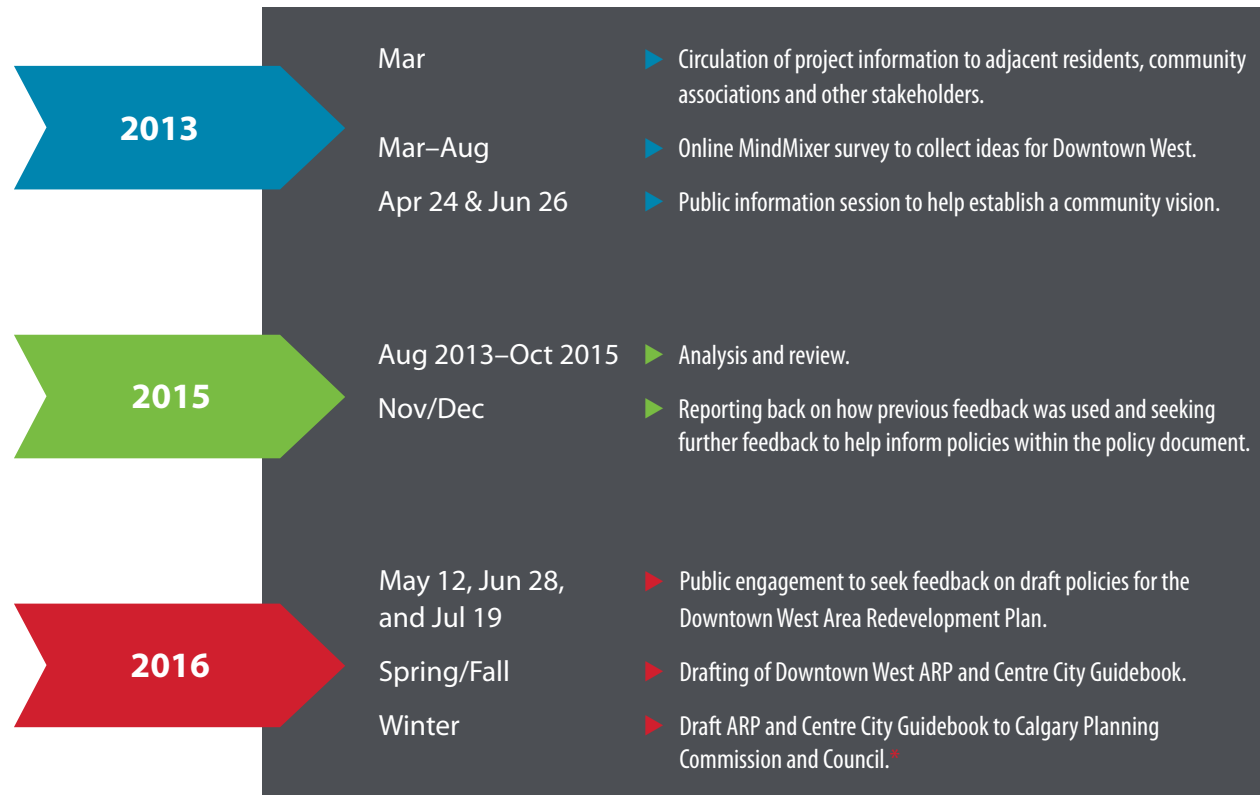
The liveliest area of a neighbourhood where a concentration of community amenities, and retail and service uses at-grade are supported by a pedestrian friendly environment.



### Transition

An area that scales up or down from different intensities of scale, form or uses.

# Project timeline and next steps



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

## Next steps

Once this open house is complete, City staff will review the input and continue to work on the draft area redevelopment plan. The draft plan will then be brought back to the community for more review.

## 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](http://calgary.ca/downtownwestarp) to fill it out online.
- Visit [calgary.ca/downtownwestarp](http://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](mailto:Julie.McGuire@calgary.ca)