

WELCOME

Public Town Hall **Historic East Calgary** **Area Redevelopment Plan**

On behalf of The City of Calgary, B&A Planning Group is facilitating engagement on the draft Historic East Calgary Area Redevelopment Plan (HEC ARP).

Our goals today



Listen



Verify



Confirm

TOPIC 1 Height and Floor Area Ratio

Core issue:

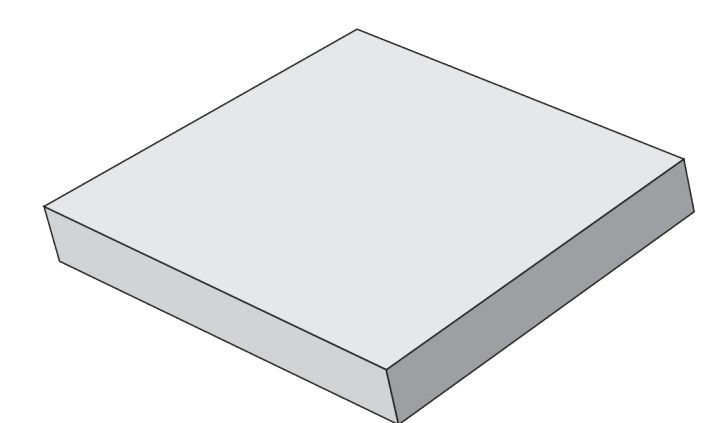
While there is a general acceptance of intensification and the proposed 80/20 ARP policy, there is not consensus on the upper limits of FAR/height and where they are appropriate.

Question:

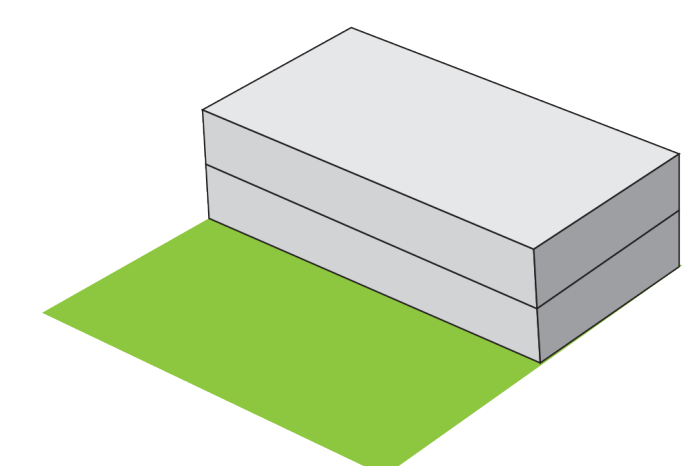
As it relates to the current plan, what do you think needs to change with the height and FAR maps and policies, and why?

Floor area ratio (FAR)
An example of 1.0 FAR

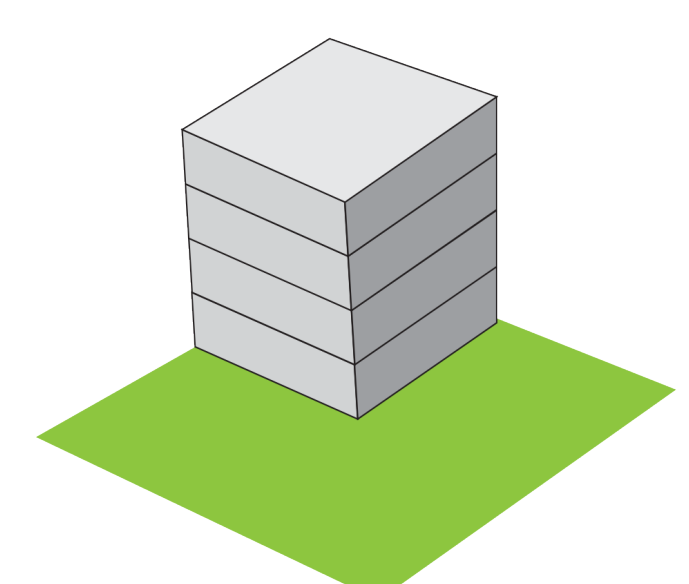
$$\text{FAR} = \frac{\text{floor area}}{\text{lot area}}$$



1 storey
(100% lot coverage)



2 storey
(50% lot coverage)



3 storey
(25% lot coverage)



Neighbourhood – Limited
1-3 storeys-singles, semi-detached, duplex, suites, row house, town houses



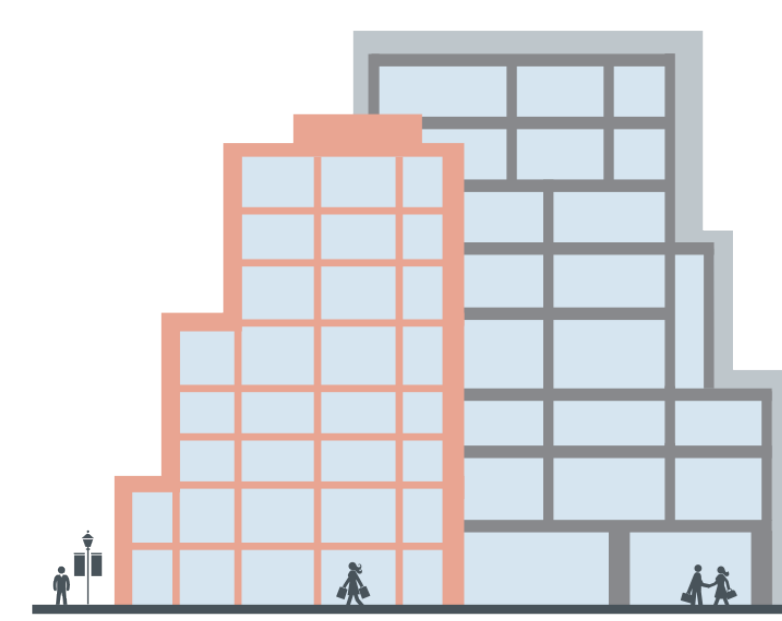
Neighbourhood – Low-Rise
up to 4 storeys



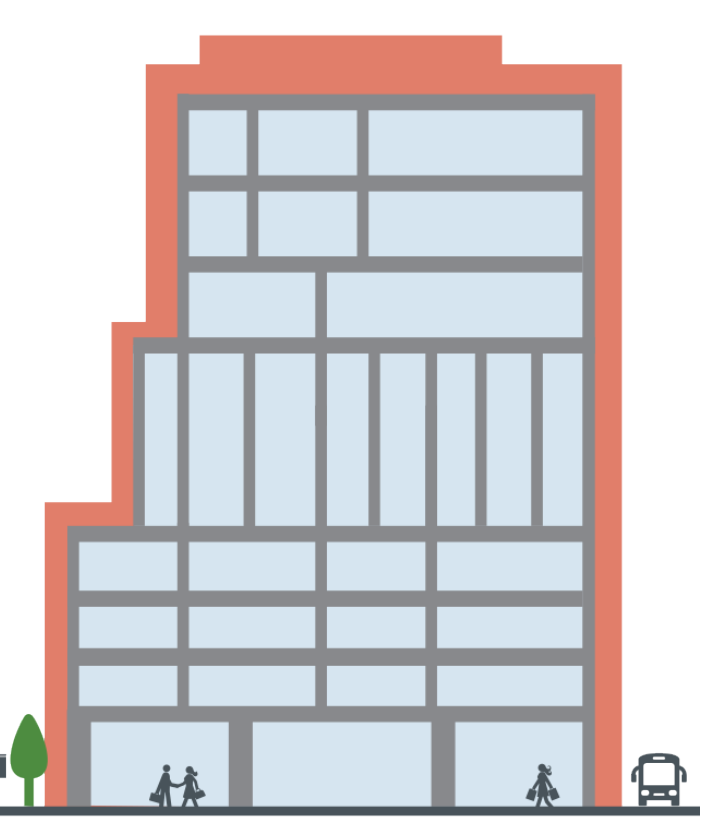
Neighbourhood – Mid-Rise
up to 6 storeys



Community – Mid-Rise
up to 6 storeys

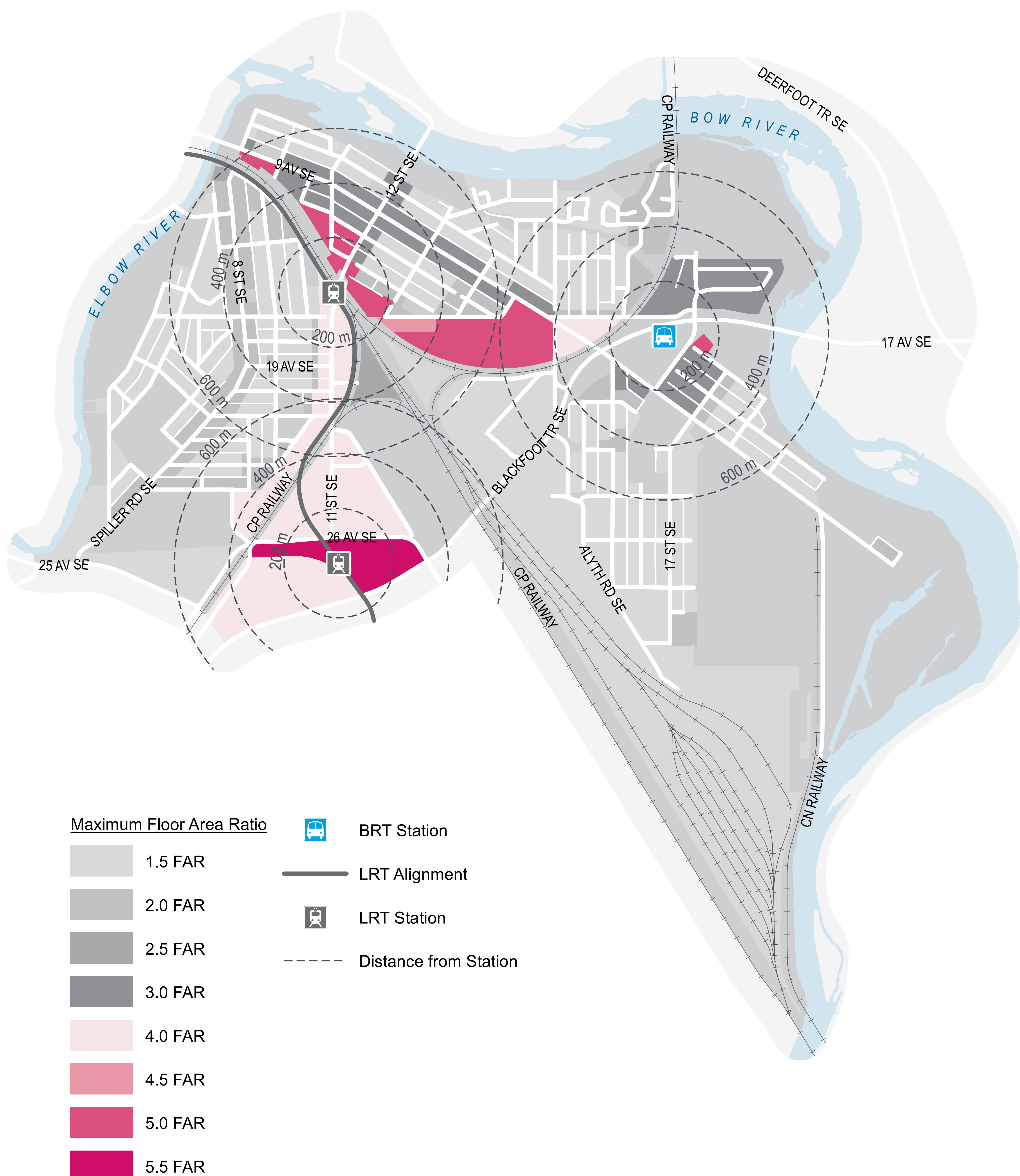


Community – Centre
6-10 storeys

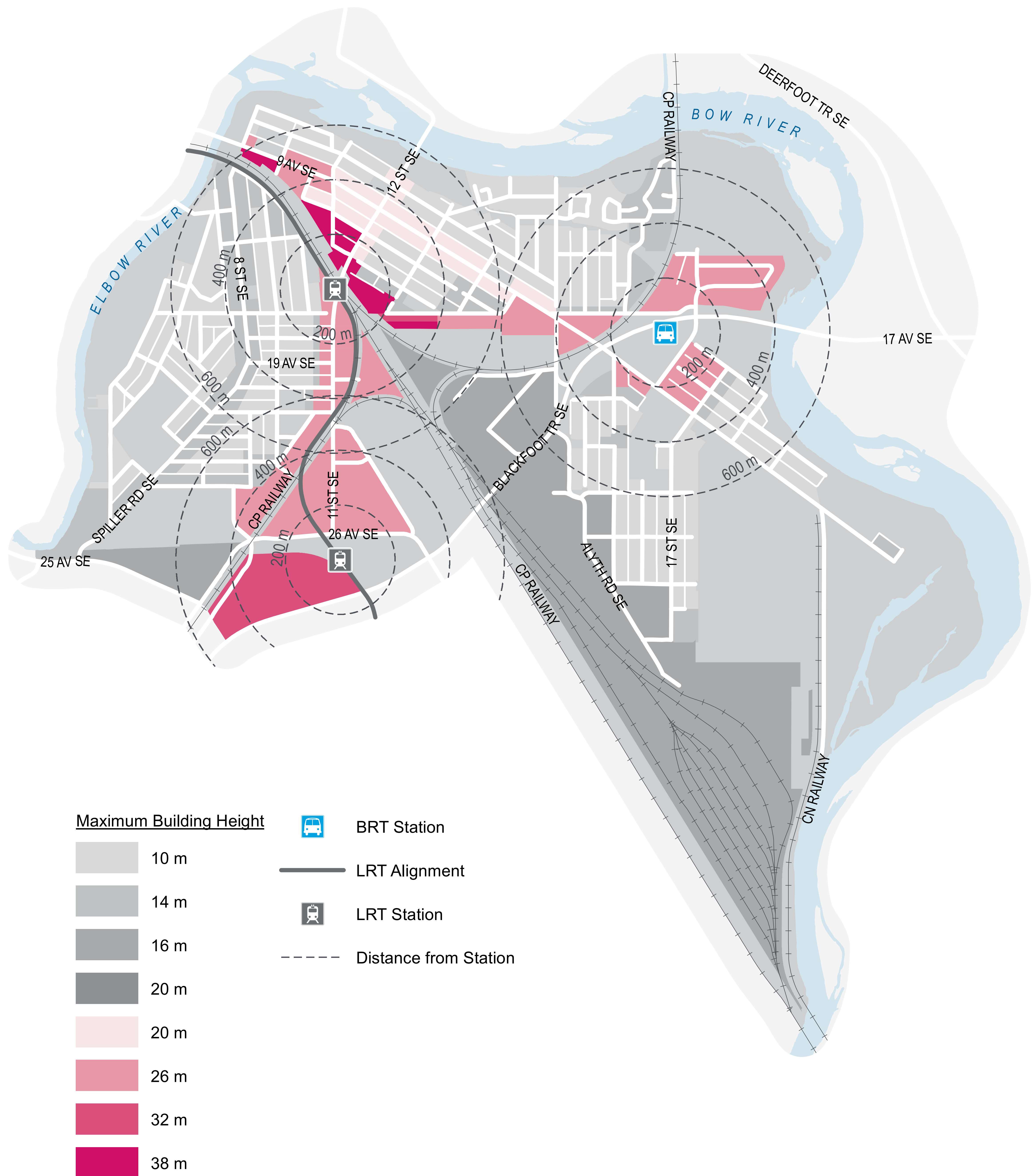


Community – High-Density
10+ storeys

Draft HEC ARP Maximum Floor Area Ratio



Draft HEC ARP Maximum Building Height



TOPIC 2 Heritage Conservation and Character

Core issue:

Heritage is a key element of character in historic neighbourhoods. The ARP currently approaches heritage conservation by tying density (height/FAR) to preservation. However, it is not generally agreed that the ARP adequately addresses heritage conservation.

Question:

What constitutes heritage conservation as redevelopment occurs?



TOPIC 3 **Process: The Path to Completing the ARP**

Core issue:

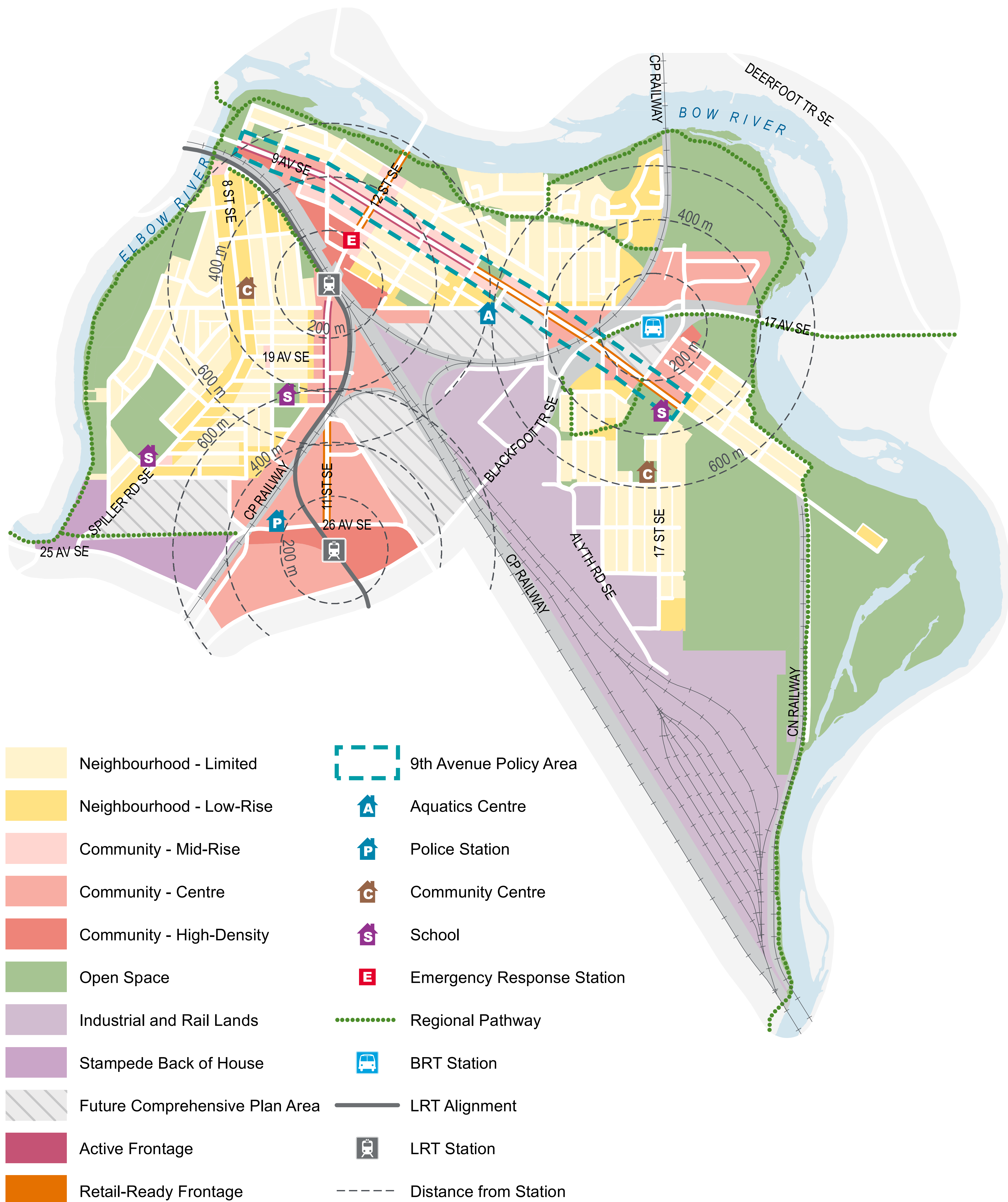
Even though extensive engagement has taken place, concerns have been expressed that the draft ARP does not reflect stakeholder input. This has been further complicated by ongoing change and continued market force pressures in the communities.

Question:

What do we need to do in this process to achieve a reasonable balance of stakeholder expectations to complete an appropriate ARP?



Draft HEC ARP Land Use Concept



What Else?

Based on feedback from previous engagement, additional topic areas will be part of the final recommendations for the Historic East Calgary ARP engagement project.

Additional topic areas:

- Relationship between the Developed Areas Guidebook and ARP
- Row house policy
- Mobility projects
- ARP support for Main Street Master Plan
- Open space calculations and future requirements
- Green Line station area policy at ARP level
- Preservation of natural history and biodiversity

 We invite you to add to this list: