



Calgary



Historic East Calgary

Area Redevelopment Plan

b&a

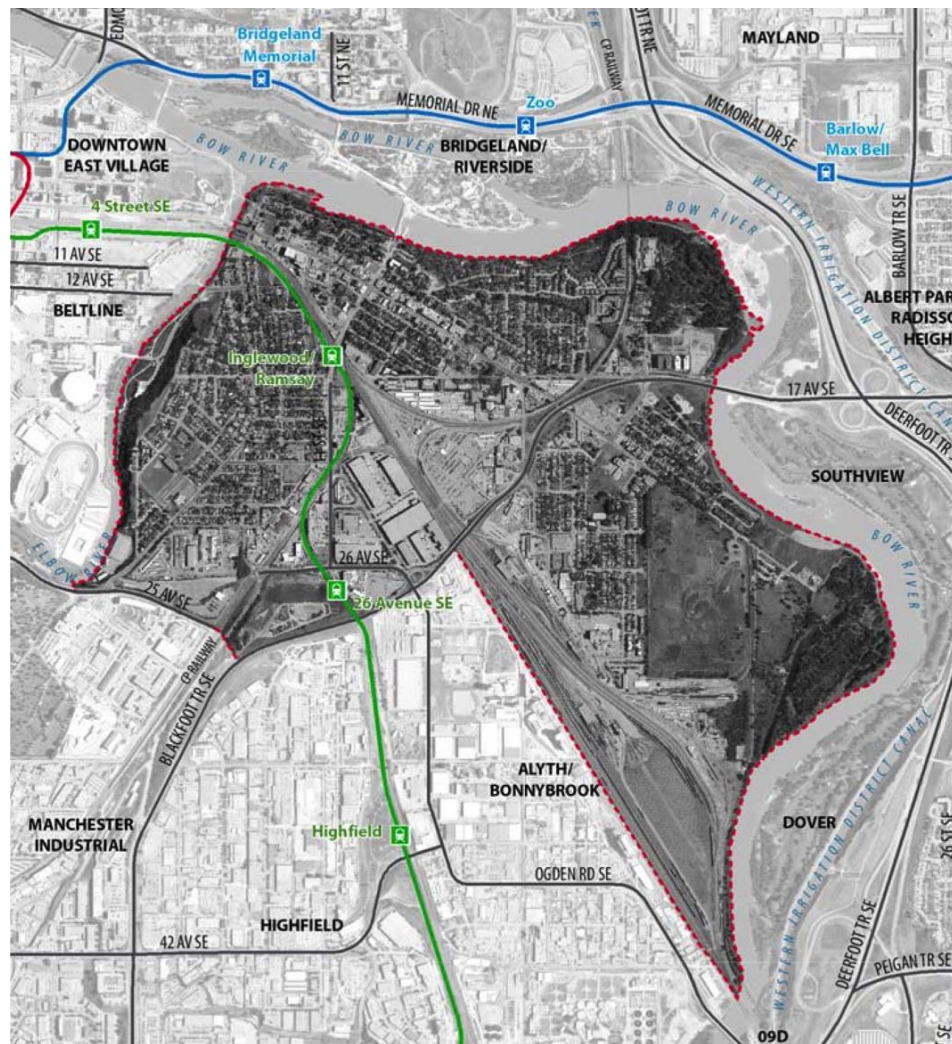
Welcome

Introductions and
overview

Project context

Engagement process

Topic discussions



Area Redevelopment Plan

A long-range planning document collaboratively developed between City staff and stakeholders and approved by City Council. ARPs set out the vision for how an established community should change over time. They guide future development decisions, outlining land use and the form that development should take.



Engagement To Date



Where are we in the process?



Engagement Goal

Create constructive recommendations for the combined ARP by synthesizing stakeholder feedback, existing policy, and sound planning principles.



Engagement Process



- ⊕ Provide background on draft HEC ARP, including previous feedback.
- ⊕ Help identify and confirm key topics that require future discussion.
- ⊕ Gather input on key topics that can feed directly into recommendations.
- ⊕ Provide an experience of discovery and dialog for all attendees.
- ⊕ Present draft synthesis of recommendations.
- ⊕ Verify and validate what we have heard so far.

Event Format



Present three key topics



Q&A with panel

- Ward 9 Councillor Gian-Carlo Carra
- Phil Levson, President Inglewood Community Association
- Erin Joslin, President Ramsay Community Association
- Joel Tiedemann, Development Manager Anthem Properties



Facilitated Discussion

Expectations



Respect all participants



Respond only to the questions presented



Please leave your feedback



Be concise, respect time constraints

Topic One: Height and FAR

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?

Topic One: Height and FAR

What is floor area ratio (FAR)?

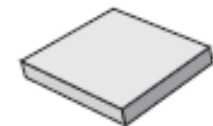
Floor area ratio is a measure of how much square footage can be built on a given piece of land. It refers to the ratio of a building's total square footage to the size of the property it is built on. FAR measures the building density on the site that's being developed.

80/20 Policy

A key organizing principle of this Plan is that 20% of the area should experience 80% of the growth while the remaining 80% of the area should experience only 20% of growth.

Floor area ratio (FAR)
An example of 1.0 FAR

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



1 storey
(100% lot coverage)

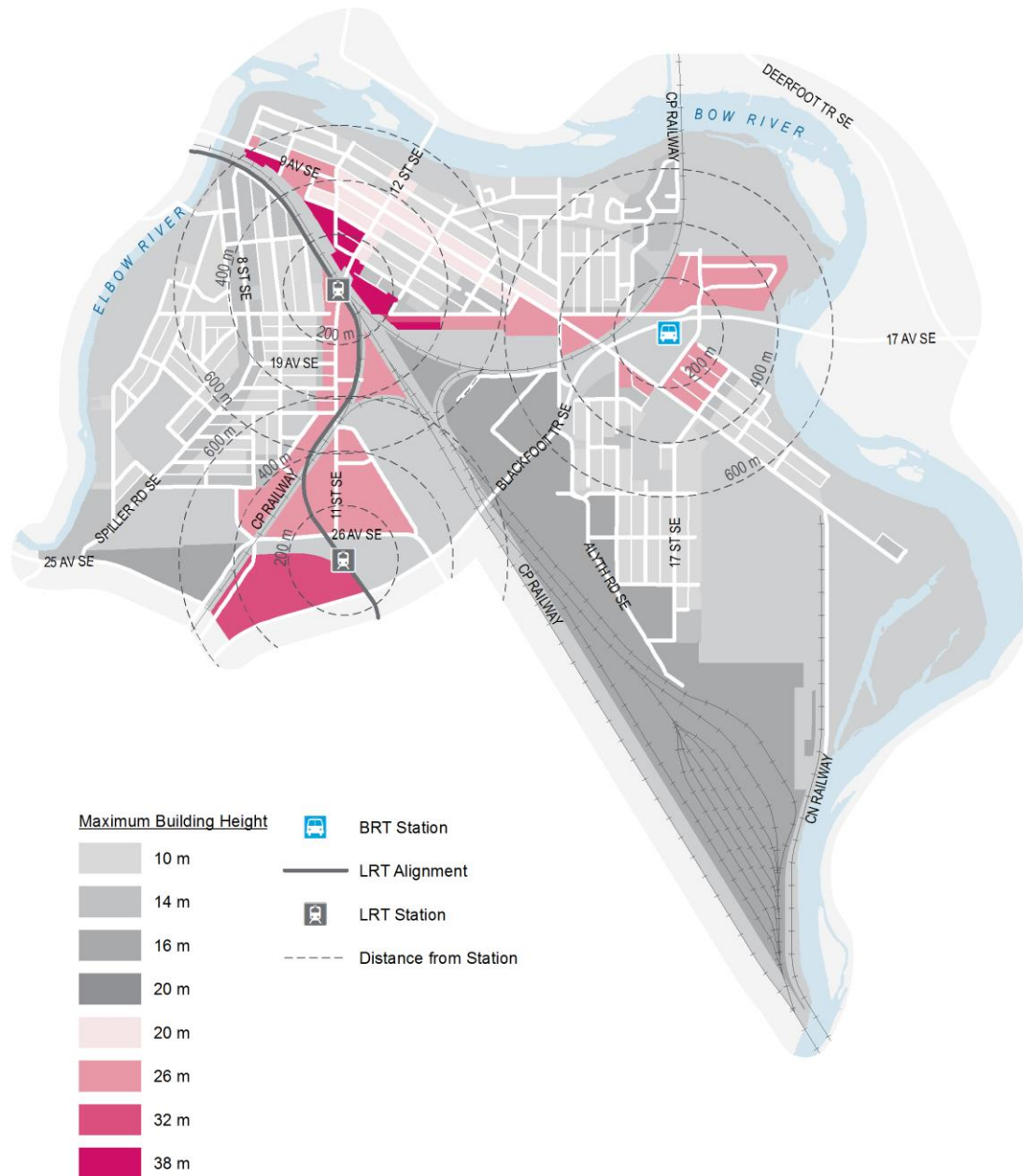


2 storey
(50% lot coverage)

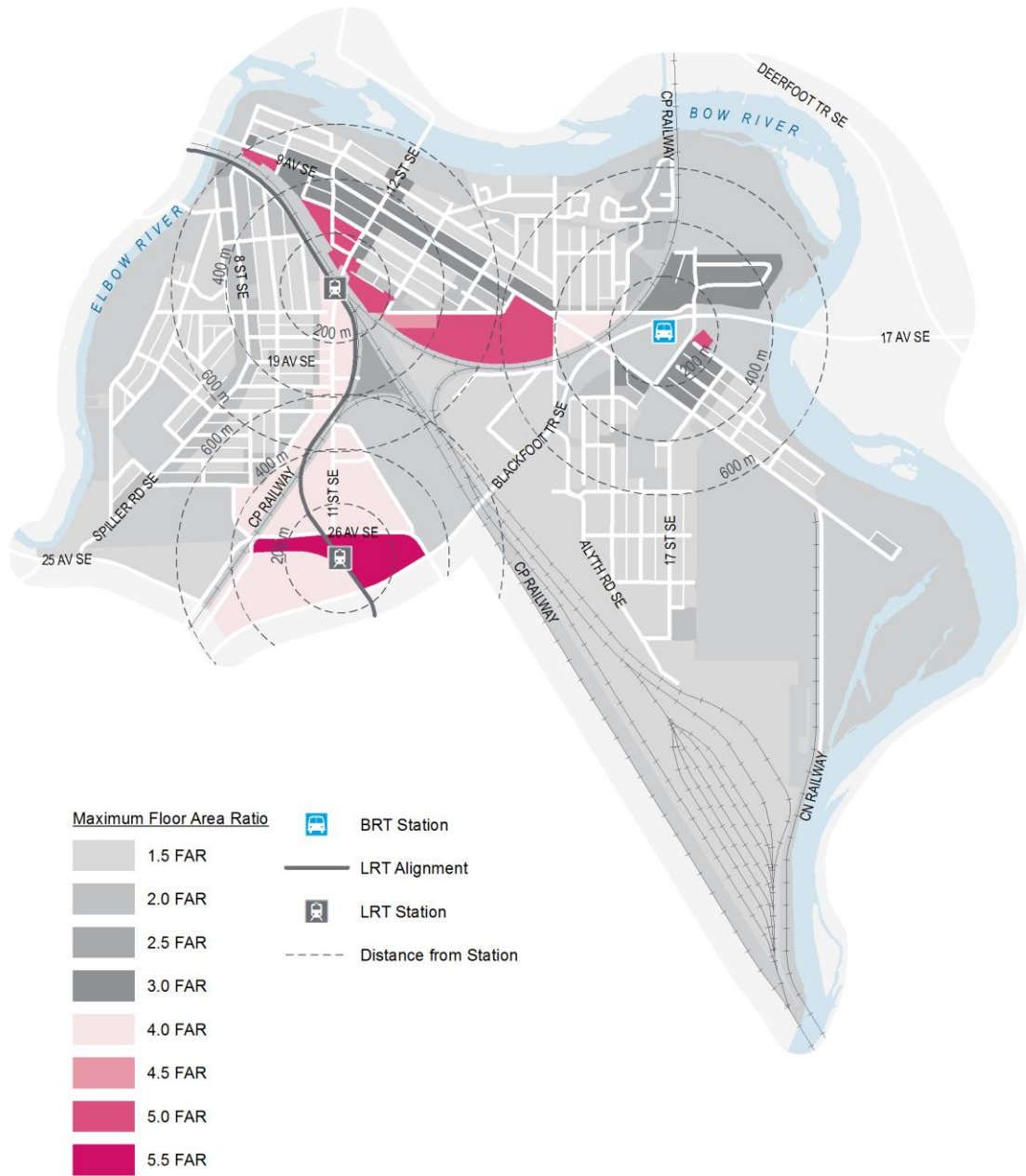


3 storey
(25% lot coverage)

Topic One: Height



Topic One: FAR



Topic Two: Heritage Conservation and Character

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?

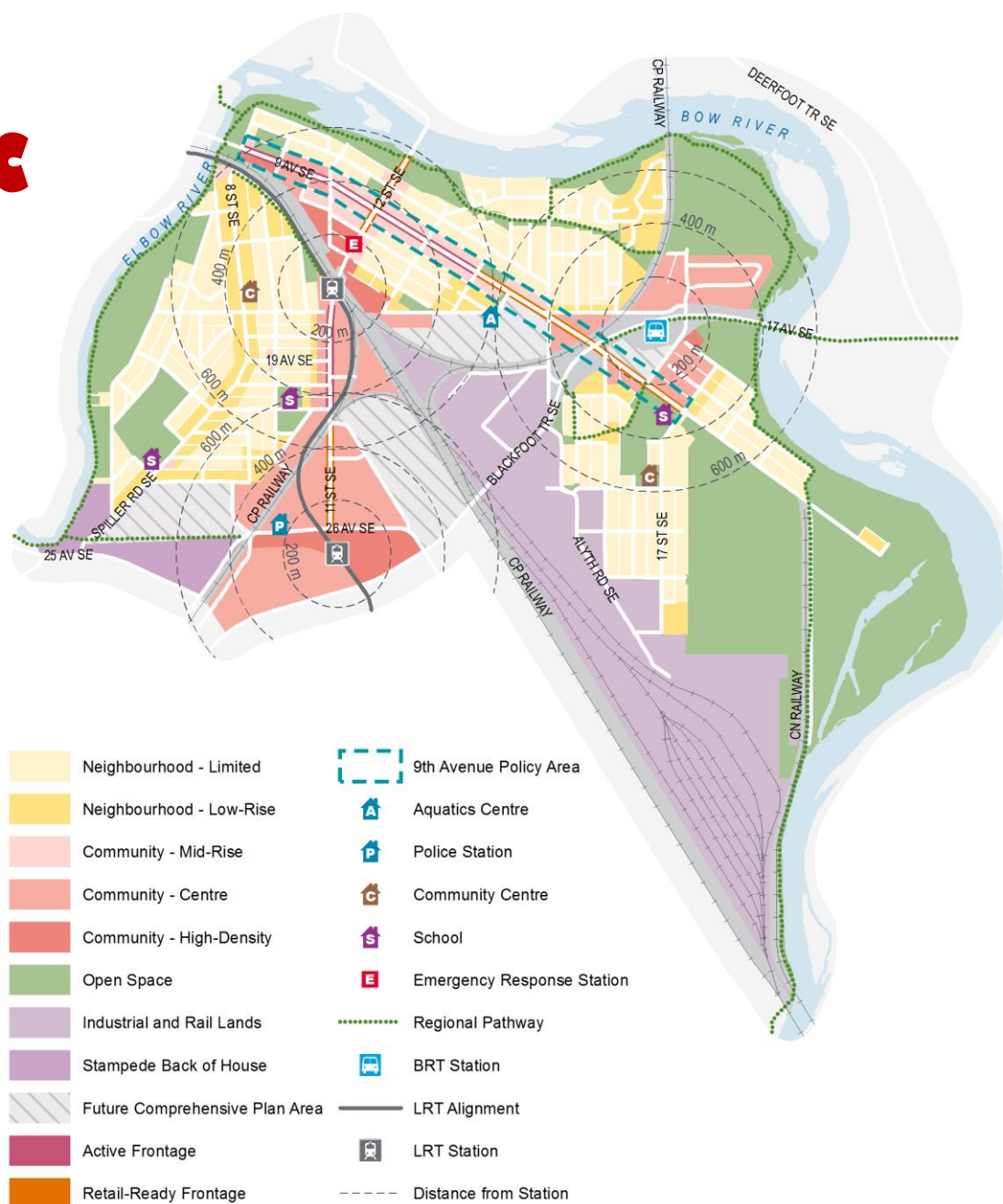
Topic Three: The Path to Completing the ARP

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.

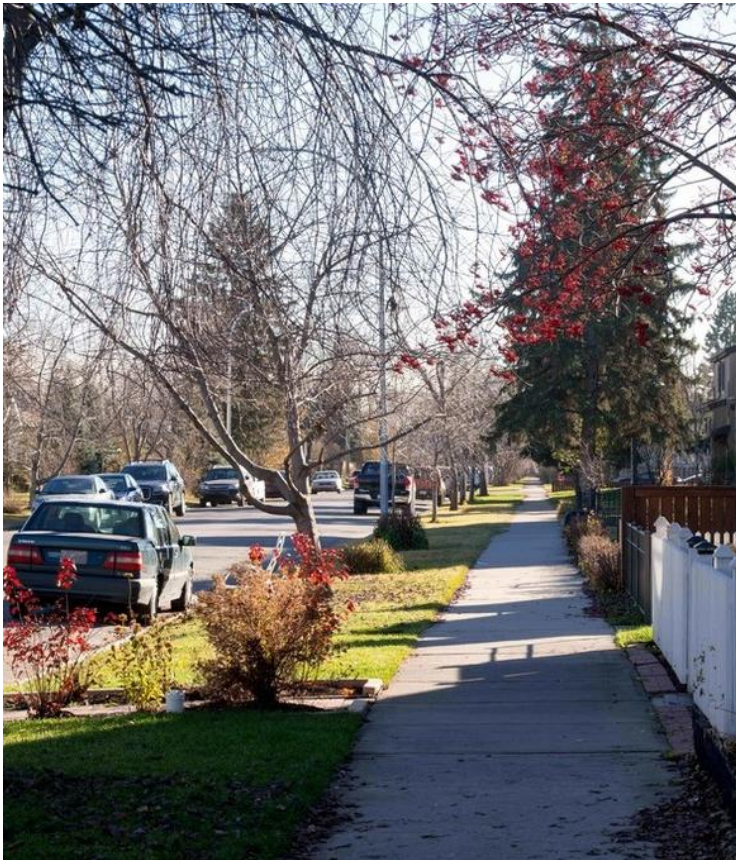
Question:

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

Draft ARP HEC Land Use Concept



Thank you for attending



- **Next steps**
 - Feedback to be analyzed
 - Confirm main topics
- **Remember to fill out and submit feedback forms**
- **Please register for next event **March 13, 2019 workshop****