

Calgary



Southeast 17 Main Street information cafe



Welcome to our information cafe

The City of Calgary is reviewing and converting the Southeast 17 Corridor Design Study to become a new Local Area Plan and to include specific signage policies for 17th Ave SE.

We want to share information about Area Redevelopment Plans, the planning process and how all the topics shared fit together to achieve a unified goal. City of Calgary staff are on hand at each of the tables to provide information and to answer your questions.

This booklet is your passport for the evening. You will find information that will be useful at each of the tables. It is yours to keep notes in and take away with you when you leave.

Join the discussion

You will find five tables where you can join discussions on the following topics:

Table 1: Southeast 17 Main Street area redevelopment plan and land use proposal

Table 2: Developed Areas Guidebook: what is it and how does it impact your community?

Table 3: Transportation

Table 4: Parks and open space

Table 5: Urban design

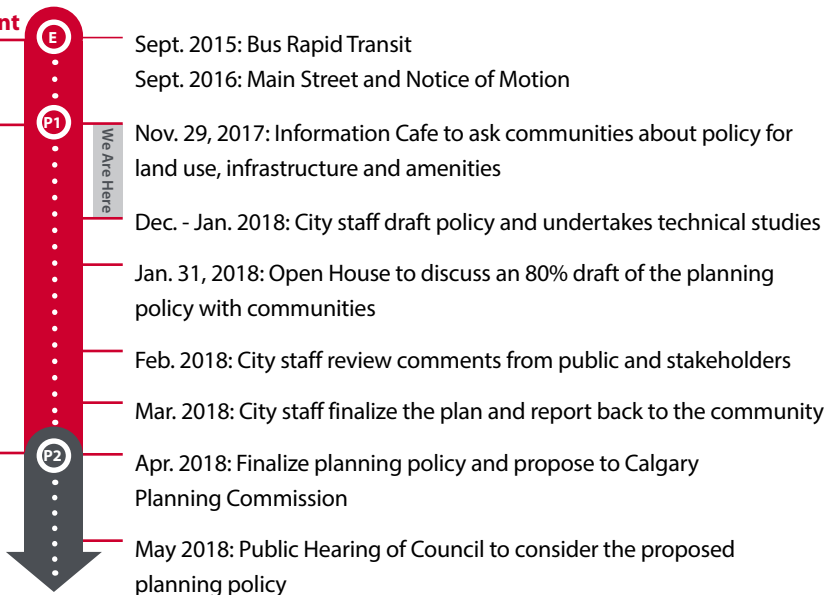
Comment forms are located in the centre of the room – we would very much appreciate hearing from you before you leave tonight. Display boards can be found online at: calgary.ca/17AVESE

Process Timeline

Previous Engagement

Phase 1: Making the Plans

Phase 2: Approvals



Why are we here?

The City of Calgary has talked to residents about 17 Ave SE regarding the Bus Rapid Transit and the Main Street projects.

We want to answer your questions about this project, let you know about the city planning process and how we fit into city-wide goals and how we are planning for specific topics, like parks and public spaces, urban design and transportation.

Please join your fellow community members and City staff in conversation about the topics you are most interested in. You are welcome to join as many conversations as you like.

If you still have questions after tonight, please visit our website or contact:

Jihad Bitar, Planner 2

jihad.bitar@calgary.ca | 403.268.2482

How does it all fit together?

City growth is coordinated by a series of plans:



Municipal Development Plan and Calgary Transportation Plan

Contains policy that will shape how Calgary develops over the next 30 to 60 years. Based on imagineCALGARY and PlanIt Calgary, these plans provide guidance for long-term growth to create a more compact and sustainable city.



Local area plan

Local area plans (policy plans) are high level statutory documents that guide future development in a specific area. They can take the form of area structure plans, area redevelopment plans, and station area plans.



Land use amendment

Land use amendments change the regulations, or zoning, that apply to a property under the Land Use Bylaw. It must conform to the policy in the policy plan.



Subdivision and development permit

The subdivision and development permit stages are when development commences.

Main Streets Program

17 Avenue S.E.

The Municipal Development Plan, Calgary's comprehensive long-term growth plan, identifies several areas for growth, that are well positioned to accommodate an increase in the density of employment and population. Main Streets are an important part of this planned growth and currently provide commercial services, housing, recreation and important transportation links to the adjacent communities.

Investment

The City of Calgary will invest and upgrade municipal infrastructure in the Main Street areas. Including, designing and building new sidewalks, transit facilities, public gathering places and redesign local roadways to provide a high quality environment that supports and enhances an increased intensity of jobs and residents.

Planning

Working with local stakeholders, a new planning framework of policy and land use districts (zoning) will provide more opportunity for private investors to build new commercial and residential buildings, along 17 Avenue SE, and within a transition area into the existing neighbourhood.

Innovation

A variety of ongoing programs will promote and enrich the quality of life for residents and increase the viability and resilience of the commercial areas.

Calgary

Main Streets implementation plan

The Municipal Development Plan identifies 24 Main Street areas for strategic growth and municipal investment. Following an exploratory scoping period that focused on engagement options and scope of analysis, the Main Streets initiative was formally launched in November of 2014. In 2014 and 2015, thousands of citizens provided their views and worked with city planners to discuss the future of their community, along with concentrated sessions with special interest stakeholders, refined district boundaries.

Detailed analysis on growth trends, community desires, market demands, City of Calgary investment and existing local area planning policies was completed in 2016. This examination looked at 33 sections of the original 24 assets to better align analysis efforts with community boundaries and areas of similar context. Recommendations for implementation are based on identifying key areas for a targeted approach for planning, investment and innovation.

Planning
policy and frameworks

This is a long-term process of implementation (strategic goals and targets) outlined in the Municipal Development Plan (MDP). The MDP provides a framework for the city's long-term vision and strategy for the next 20 years. It is a living document that is updated regularly to reflect changing circumstances and to ensure that the city remains on track to meet its long-term goals.

Investment
public realm, public infrastructure

This is a long-term process of implementation (strategic goals and targets) outlined in the Municipal Development Plan (MDP). The MDP provides a framework for the city's long-term vision and strategy for the next 20 years. It is a living document that is updated regularly to reflect changing circumstances and to ensure that the city remains on track to meet its long-term goals.

Innovation
building strategies

This is a long-term process of implementation (strategic goals and targets) outlined in the Municipal Development Plan (MDP). The MDP provides a framework for the city's long-term vision and strategy for the next 20 years. It is a living document that is updated regularly to reflect changing circumstances and to ensure that the city remains on track to meet its long-term goals.

Flowchart:

City input / Idea / City planning review

↓

Strategic

↓

Implementation actions

Planning

- City focused land use investigations

↓

Investment

- strategic master plans
- strategic investments
- strategic investments
- strategic investments

↓

Innovation

- public management
- public management
- public management

Council approved the Main Streets implementation plan April 2017.

Southeast 17 Main Street Land Use Framework

Currently land use planning and review of planning applications along the Main Street of 17 Avenue S.E. is reviewed with direction from these Council adopted policies.

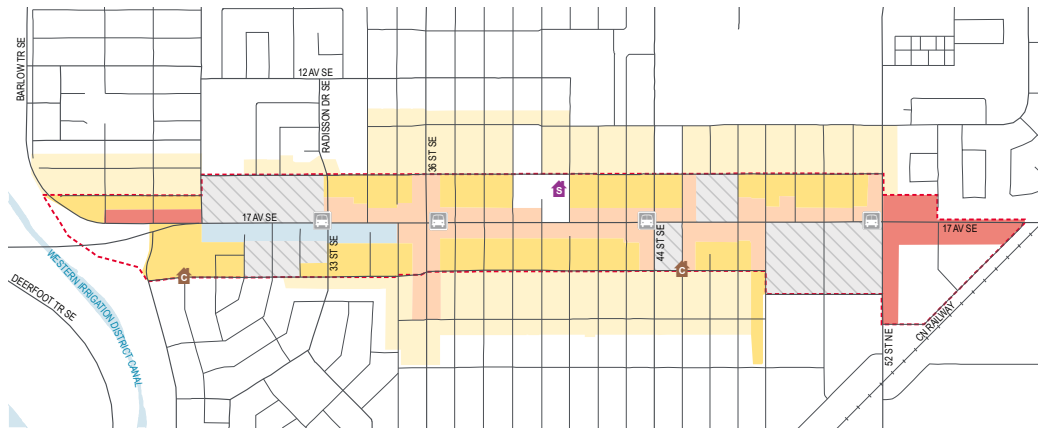
- Southeast 17 Corridor: Land Use and Urban Design Concept
- Albert Park/Radisson Heights Area Redevelopment Plan
- Forest Lawn - Forest Heights/Hubalta Area Redevelopment Plan
- Eastfield Area Structure Plan
- 52 Street S.E. Special Study
- Southeast 68 Street Industrial Area Structure Plan

In September 2016 Council directed that the current Southeast 17 Corridor: Land Use and Urban Design Concept should be adopted by Council as an Area Redevelopment Plan.

This adoption by Council affects the boundaries of all plans for 17 Avenue SE Main Street area and require amendments to these other planning documents.

Stakeholder input at these workshop sessions will inform these updates to the all the planning documents.

Southeast 17 Main Street (International Avenue) Land Use Concept



- | | | | | | |
|--|------------------------|--|------------------------|--|------------------------------------|
| | Community centre | | Study Area Boundary | | Community Mid Rise/Special Area |
| | school | | Neighbourhood Limited | | Future Comprehensive |
| | Rapid Transit Bus Stop | | Neighbourhood Low Rise | | Community Mid Rise/Active Frontage |
| | | | Community Mid Rise | | |

Developed Areas Guidebook

The Developed Areas Guidebook is part of the Municipal Development Plan (MDP) and is intended to guide how land use should be structured in local area plans.

Built form categories and building blocks provide certainty on the types of use and character that will occur within each area. City planners will use the built form categories and building blocks to guide decisions about land use within a specific context.



Community category

Lively places with the most concentrated activity (working, shopping and living), high-quality transit and support for residential, employment and intensification.

Building Blocks

- Community - High-Density (+10 storeys)
- Community - Centre – Urban (6-10 storeys)
- Community - Mixed Use (up to 6 storeys)

Neighbourhood category

Stable areas that provide a range of housing options in established neighbourhoods through new housing and residential infill, while taking advantage of existing infrastructure, transit and amenities. The essential neighbourhood structure and character is respected.

Building Blocks

- Neighbourhood – Mid - Rise (up to 6 storeys)
- Neighbourhood – Low - Rise (up to 4 storeys)
- Neighbourhood – Limited (Singles, Semi-detached, Duplex, Suites, Rowhouse, Townhouse)

Employment category

Areas that offer a variety of industrial uses. Depending on proximity to existing communities and transit, they are flexible and can range in intensity depending on needs.

Building Blocks

- Employment – Industrial
- Employment – Intensive

Transportation

Transportation is important in every community planning process and that holds true for Southeast 17 Avenue. Here are the key elements we will be considering as we updating the current corridor study into Southeast 17 Main Street ARPs.

Connectivity

The mobility system envisioned for the Plan Area will encourage sustainable modes of transportation and provide a highly connected network of paths, streets and transit routes.

Pedestrian network

Missing sidewalks will be added and improvements made to provide a safe and accessible pedestrian environment for people of all ages and abilities.

Cycling infrastructure

The cycling network will improve, with emphasis on providing cycling infrastructure and connections that will encourage local trips by bicycle and link to the larger pathway network and destinations throughout Calgary.

Transit network

The intent of the transit network is to facilitate the seamless integration of the SE 17 Busway into the community and to allow transit to be a logical choice for people wanting to move through and to the community.

Street network

While the street network is already established, policies are needed to enforce a transit-oriented and development-supportive street network while allowing some components to adapt in response to changes in the wider transportation network.

Parking Framework

Transit Oriented Development, through its transit-supportive uses reduces automobile trips and potential for decreased vehicle ownership. As such, the reduction of standard parking requirements should be strongly considered in TOD station areas. A framework will be established to determine the criteria for the parking strategy for the community

Pedestrian and cycle network map



- | | | | | | | | |
|---|---------------------------|---|---------------------|---|-----------------------------|---|------------------------|
|  | Rapid Transit Bus Stop |  | LRT Alignment |  | Cycle Route Existing |  | Study Area |
|  | Potential Signal Crossing |  | Regional Pathway |  | Major Pedestrian Connection |  | Distance From BRT Stop |
|  | Intersection/Crossing |  | Cycle Route Planned | | | | |

Transit map



Rapid Transit Bus Stop



Existing Residential Parking Zone



Study Area



Bus Stop



Future Parking Zone Framework



Distance From BRT Stop

17 Avenue SE Bus Rapid Transit

The 17 Avenue SE Bus Rapid Transit project will provide reliable, efficient transit for Calgarians from the southeast to downtown. Phase one of the project is under construction between 28 Street S.E. and Hubalta Road, and when construction is complete there will be:

- Dedicated bus lanes on 17 Avenue S.E. between 28 Street S.E. and Hubalta Road
- New BRT stations that will include canopies for shelter, enhanced lighting, real time travel information, heated waiting areas, and furnishings

- A revitalized 17 Avenue S.E. including wider sidewalks, boulevards, landscaping, and gathering spaces.
- New infrastructure including utilities, a new road surface, enhanced lighting and crosswalks to create a vibrant space for all users.

17 Avenue S.E. is culturally diverse and unique, and The City is working to maintain that. Through the design process, The City talked to Calgarians, the International Avenue Business Revitalization Zone, and local business. Hosting several store-front events, attending public meetings and dropping in at local events, The City worked with Calgarians to understand how the project would impact them.

Parks and public spaces

Parks and public spaces are very important to every community planning project. Three desired outcomes will be the focus for the Southeast 17 Main Street ARPs.

- Ensure open space policies in the Area Redevelopment Plan reflect existing City of Calgary policies and direction, best practices in parks planning and stewardship, and respond to the needs and desires of the community
- Provide high level information on Parks lines of service and how the planning process impacts those services
- Gain a better understanding how the local community feels about the existing parks within the corridor, connections from the corridor to other nearby parks and other destinations, and any other issues related to open space relevant to the community (focused on parks in or within close proximity to the plan area).

Parks and public spaces map



- | | | | | | |
|---|------------------------|---|-----------------------|---|------------|
|  | Community centre |  | Natural Habitat Area |  | Study Area |
|  | school |  | Community Institution |  | Storm Pond |
|  | Rapid Transit Bus Stop |  | Parks Spaces | | |

Urban design

Through existing infrastructure improvement and sensible new development, to transition the auto-oriented corridor into a transit-oriented, walkable, vibrant, green and mixed-use community with distinctive urban character.

Urban Design Principles

1. Forming Development Nodes
2. Creating Special Places
3. Providing Multiple Parking Solutions
4. Encouraging Courtyard Development
5. Enhancing Pedestrian Connections
6. Regulating Building Setbacks
7. Comprehensive Development of Large Blocks
8. Maximizing Green Space and Trees



Future vision of Southeast 17 Main Street

Community Character

Key Goals

- Create a memorable Main Street Village character area by incorporating historic and distinctive elements of 17 Avenue SE
- Support the proliferation of small, independently-owned business
- Encourage the retention and conservation of notable signage



Thank you for attending our information café this evening!

We hope you found the information helpful in understanding the planning process. You can find more information about this project at: www.calgary.ca/17AVSE

We have an open house planned for January 31 at 5:30 – 8:00 p.m. in the Forest Lawn Community Association. We will share the first draft of the updated ARPs and land use for Southeast 17 Ave, and you will have an opportunity to provide input on various elements. We hope you can join us.