



Guidebook for Great Communities Historic East Calgary Communities Local Area Plan

Respectful Workplace Policy

As an employer and a provider of services to the public, The City is committed to ensuring that everyone will be treated with respect, honesty and dignity. It is our objective to create and sustain environments for employees and the users of our services, that are healthy, productive, efficient and make all who work in or access these environments, feel welcomed and included.

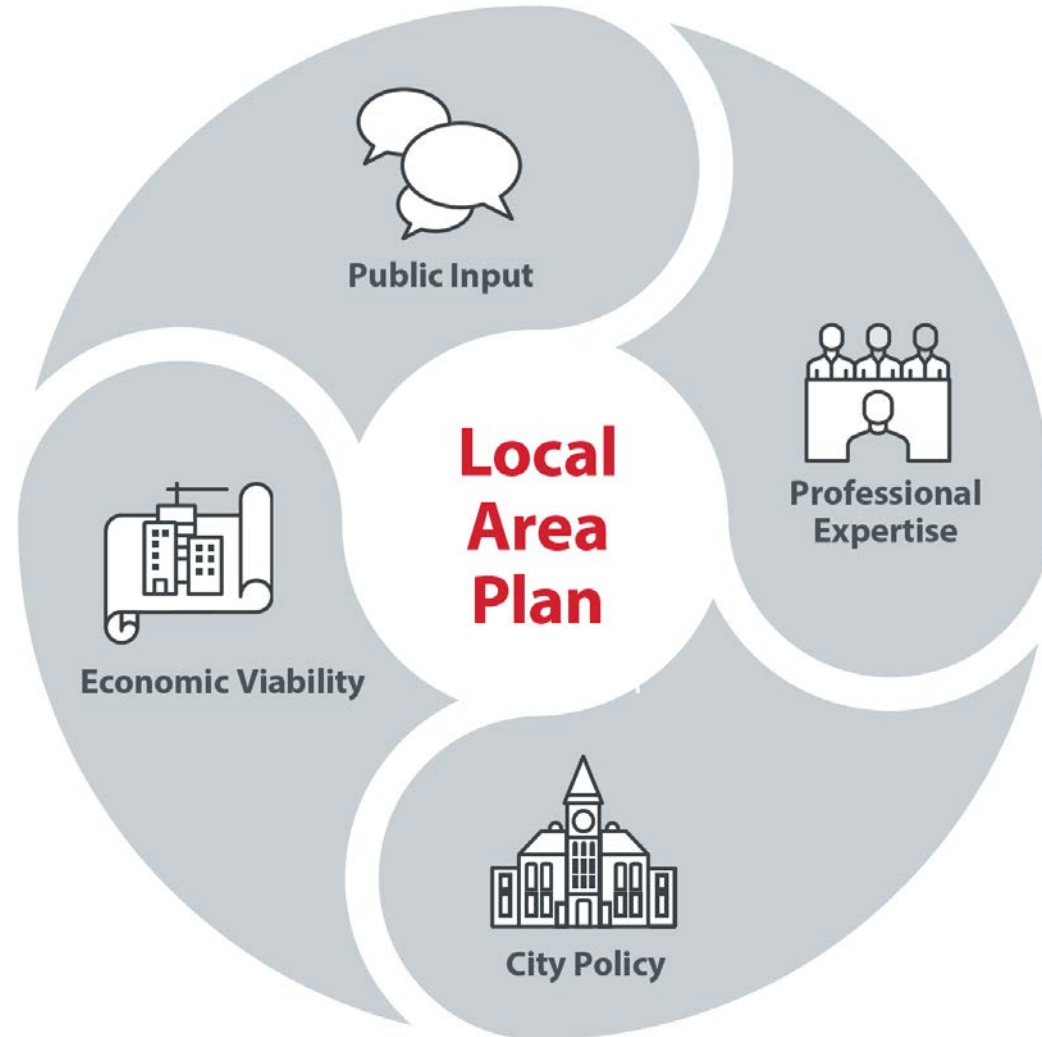
Behaviour and/or situations that run contrary to such treatment will not be tolerated. The City recognizes that disagreements may occur. We expect these issues to be resolved in a manner that contributes to a healthy and positive workplace and service delivery environment.

The City, as an employer and a service provider is required by the Human Rights & Citizenship Commission to ensure that there is no discrimination or harassment on any one of the prohibited grounds of discrimination covered by this law.

The City is committed to responding quickly to issues alleging inappropriate consideration for privacy and confidentiality.

Respect, everyone deserves it.

How input is used?



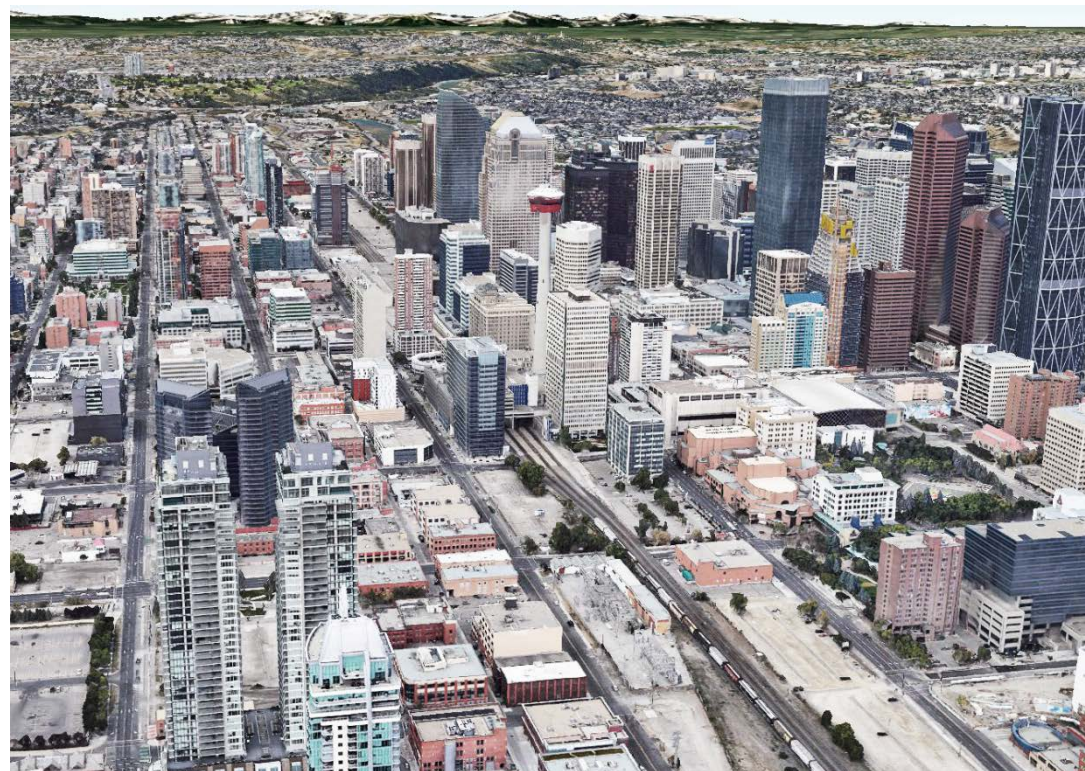
Planning for growth and evolution | **Why?**

Calgary is growing and changing – fast!

> It's not about if we're going to grow... it's how we will grow.



ca. 1960



2019

Calgary is growing and changing – fast!

> Couples with children only make up a third of all household types in Calgary. Traditional nuclear families are not as common as they once were.



Couples with children

30%



One person

24%



Couples without children

23%



Lone parents

7%



Two or more people, not family

6%



Other families

5%



Multigenerational families

3%

One person and couples without children make up **47%** of households in Calgary!

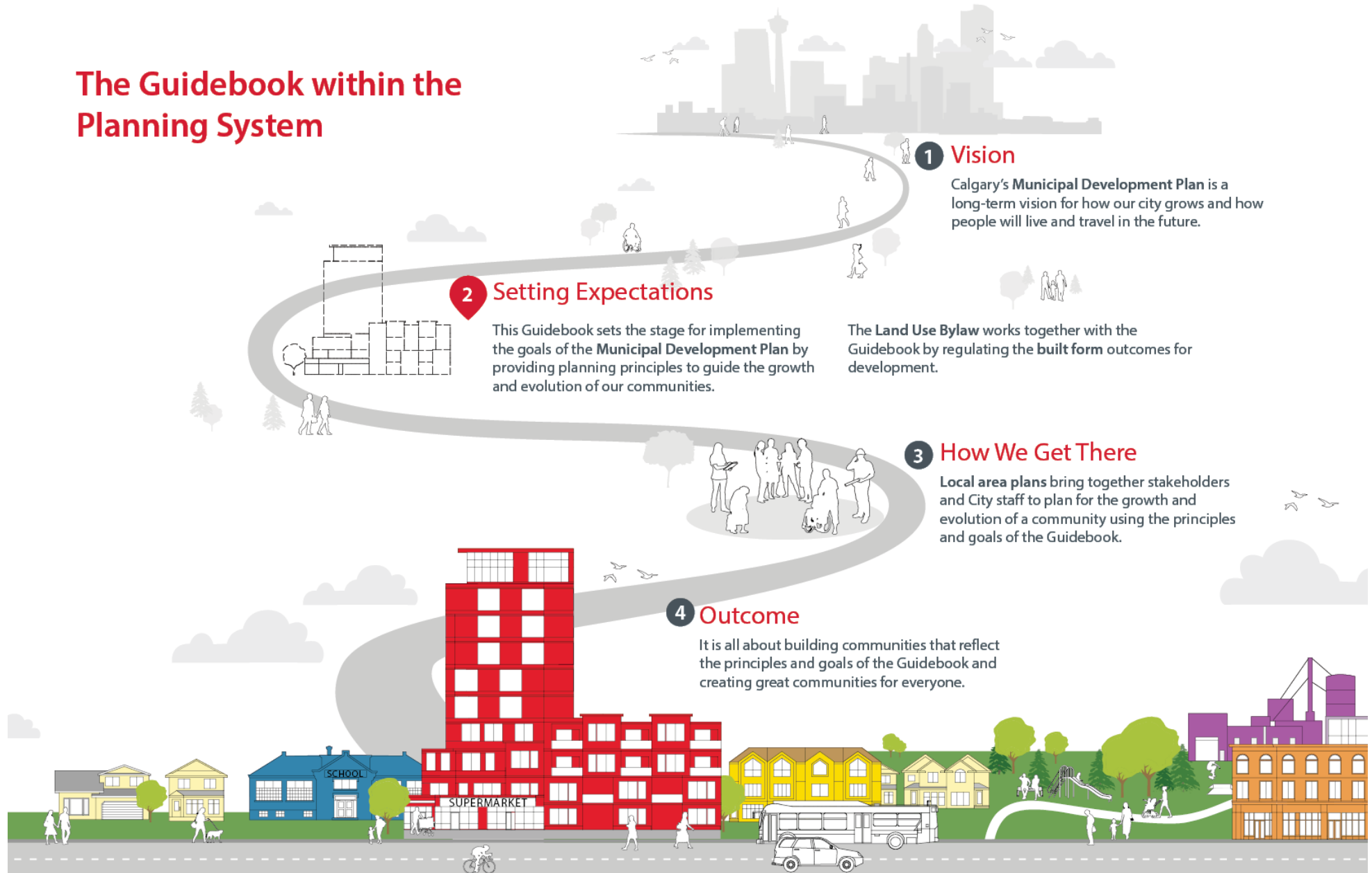
The number of one-person households is growing in Canada.

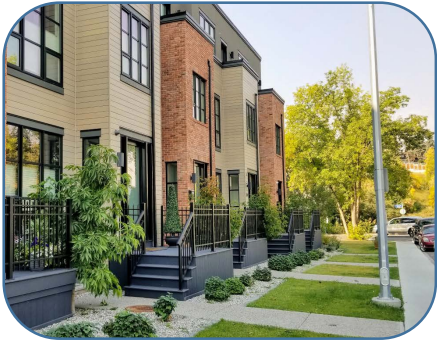
1951: 7.4%
2016: **28.2%**

More couples are choosing not to have children. From 2011-2016:

Couples without children **+7.2%**
Couples with children **+2.3%**

The Guidebook within the Planning System





Keeping our
communities
vibrant,
attractive,
and
prosperous

- ❖ **Our communities will thrive and support Calgary's economy and economic recovery**
- ❖ **Our communities will be inclusive to everyone and environmentally responsible**
- ❖ **Our communities will be more attractive for public and private investment**



The Guidebook only applies to communities and areas with local area plans that are completed using the Guidebook.



Opportunity and Choice

Health and Wellness

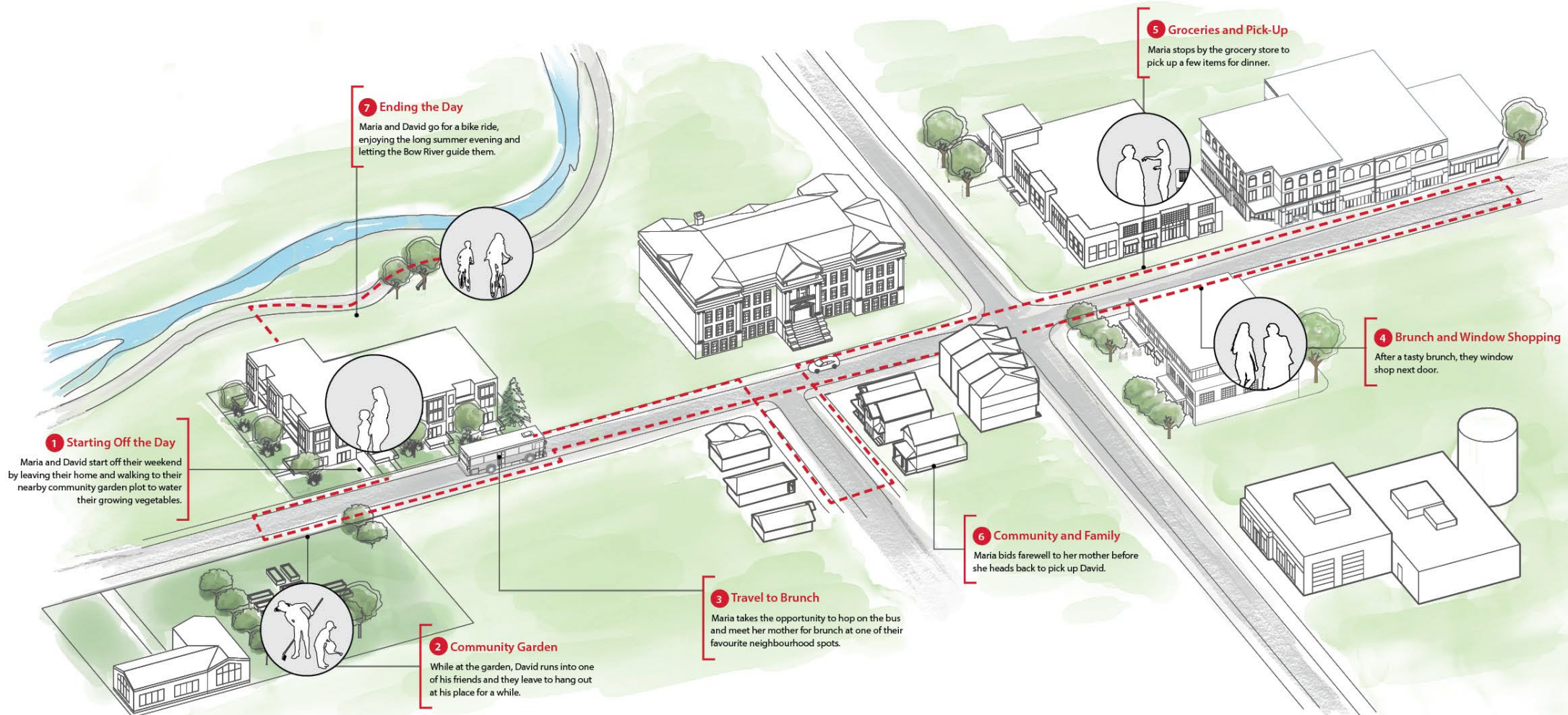
Social Interaction

The Natural Environment

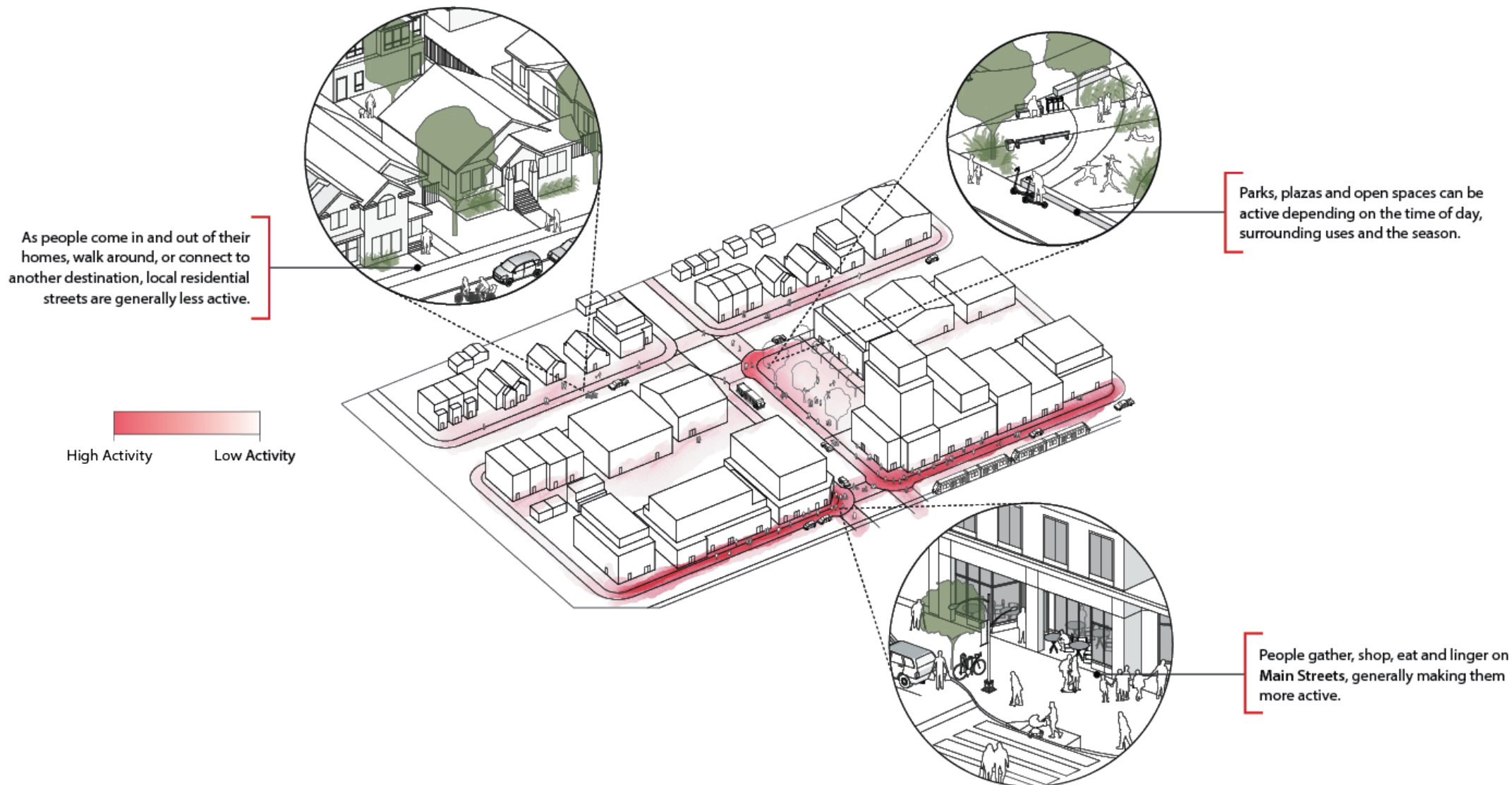
Economic Vitality

Identity and Place





Chapter 1 Introducing Great Communities for Everyone



Urban Form Categories

Neighbourhood

Neighbourhood Commercial

Neighbourhood Flex

Neighbourhood Connector

Neighbourhood Local

Vehicle-Oriented Commercial

Commercial Centre

Commercial Corridor

Industrial

Industrial General

Industrial Heavy

Parks, Civic and Recreation

Natural Areas

Parks and Open Space

City Civic and Recreation

Private Institutional and Recreation

Regional Campus

Regional Campus

Additional Policy Guidance

Only applies to an urban form category where noted:

- Active Frontage
- Industrial Transition
- Industrial Transition
- Industrial Transition
- Industrial Transition
- Industrial Transition

May overlay any urban form category:

- Special Policy Areas
- Comprehensive Planning Site

Scale Modifiers

Applies to the Neighbourhood and Vehicle-Oriented Commercial urban form categories:

Limited (≤ 3 storeys)

Low (≤ 6 storeys)

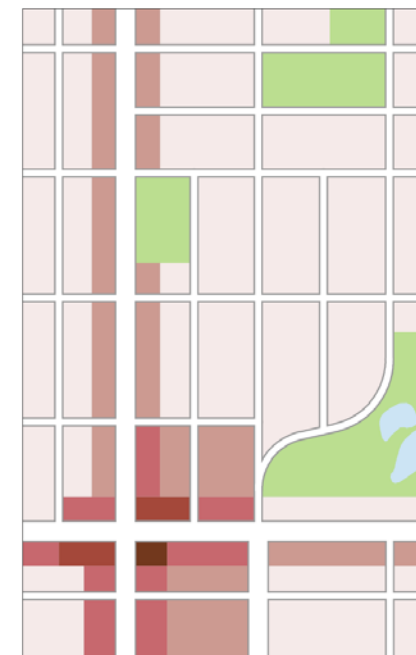
Mid (≤ 12 storeys)

High (≤ 26 storeys)

Highest (27+ storeys)



Urban form sample map

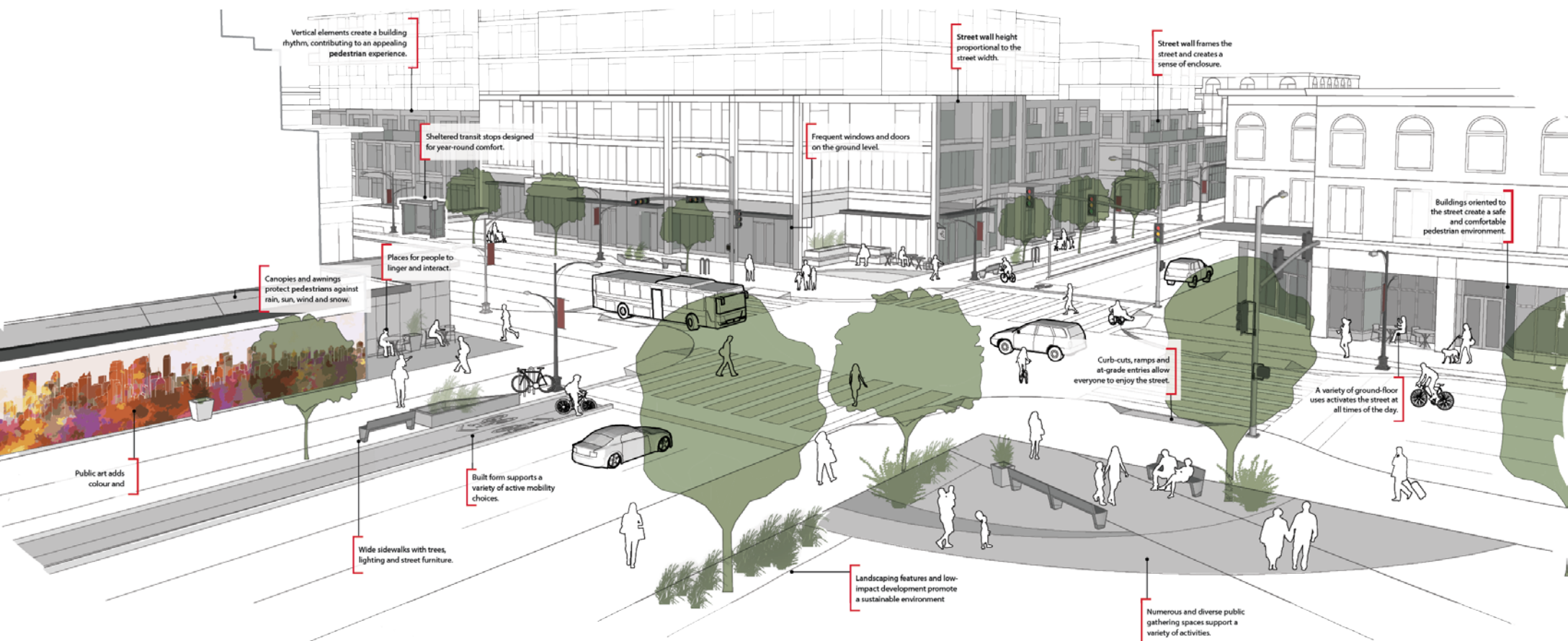


Scale sample map

Built Form Policies

Additional Design Considerations

Mobility



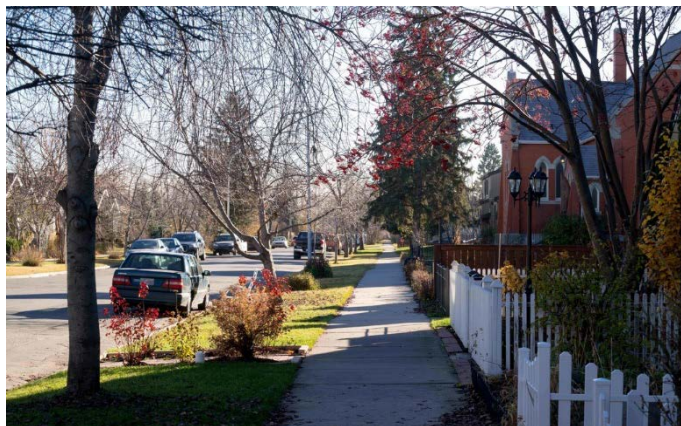
- ❖ Considerations for Community Funding Tools and Investment Strategies
- ❖ Heritage Guideline Area Tool for Communities
- ❖ Transit Station Areas
- ❖ Authority, Application and Interpretation



calgary.ca/Guidebook



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HISTORIC EAST CALGARY COMMUNITIES LOCAL AREA PLAN

THE LIFE CYCLE OF A NEIGHBOURHOOD

Communities change and evolve over the years. Buildings gain character, community demographics change, trees mature, local amenities and businesses change ownership and offerings.

A big part of a community's life cycle is redevelopment, which often begins when communities reach a certain age and homes, buildings and amenities need to be refreshed and revitalized or renewed and replaced.



THE FIRST 10 YEARS

A new community is being built and people move in, often drawing many young families.



THE NEXT 10 – 20 YEARS

Communities are completely built out and typically reach their peak population.



YEARS 30 - 40

Population begins to decline as children begin to move away from home.



40 – 60+ YEARS LATER

Without revitalizations, neighbourhoods decline, school and businesses close or struggle to stay open.

OR

The neighbourhood is revitalized through private redevelopment and public reinvestment, bringing increased population growth and enabling local businesses and amenities to thrive.

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WHAT IS A LOCAL AREA PLAN?






A local area plan identifies and guides where and how future growth and (re)development should happen within a specific area.



A LOCAL AREA PLAN CAN:

- ☒ Help guide future development.
- ☒ Convey a long-term vision for the area.
- ☒ Propose a concept for how land could be used or rezoned in the future.
- ☒ Apply Calgary's long-term development goals and targets on a local level.
- ☒ Provide guidance and direction at a site or block-level, based on unique conditions or circumstances in the area.
- ☒ Be updated: it is a living, dynamic document that is meant to be updated as local conditions and circumstances change.
- ☒ Include information about future capital improvements or services necessary to support future development (streets, sewers, public transit, parks, fire halls, schools and community centres).

A LOCAL AREA PLAN CANNOT:

-  Make development happen.
-  Regulate on a site-by-site basis.
-  Allocate budget.
-  Include / duplicate policies that exist in other City bylaws, policies, etc.
-  Be considered a set-in-stone contract.

THE HISTORIC EAST CALGARY COMMUNITIES



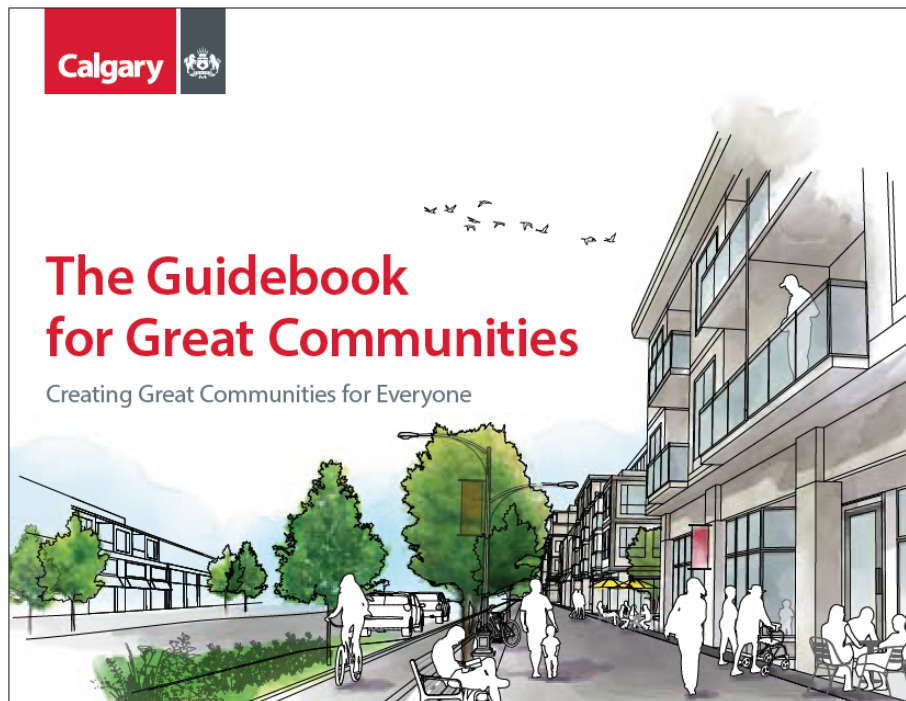
PROJECT TIMELINE

WE ARE HERE



KEY CHANGES – 2021 DRAFT PLAN

- ★ New document layout to align with new multi-community local area plan format.
- ★ Refined local-specific policies based on historic neighbourhoods
- ★ New Urban Form Categories and Scale maps
- ★ Added Chapter 3 and Appendix: Implementation Option section to support future growth
- ★ The Plan and the Guidebook for Great Communities must be read together.



DRAFT

**Historic East Calgary
Communities
Local Area Plan**

KEY SECTIONS – LOCAL AREA PLAN

1

VISUALIZING GROWTH – What is the vision for the area?

2

ENABLING GROWTH – What type of growth makes sense where and what local/custom direction is needed to realize great development in this area?

3

SUPPORTING GROWTH – What investments are needed to support growth?

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ESPRESSO & WINE BAR

1

VISUALIZING
GROWTH



VISION

With strong connections to Bow and Elbow rivers coupled with freight rail and industrial development, Historic East Calgary Communities will continue to evolve as culturally diverse, vibrant and eclectic historic neighbourhoods anchored by the 9 Avenue SE Main Street, Green Line LRT stations and MAX Purple BRT stops.

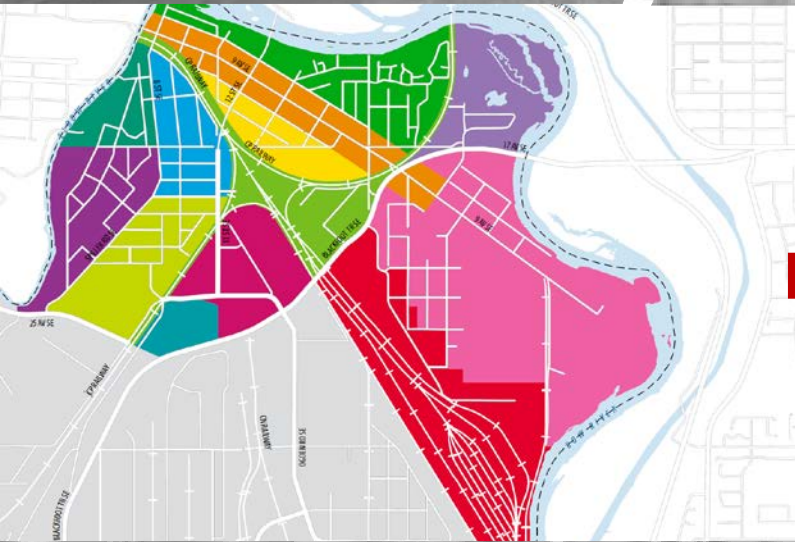


CORE IDEAS

- support intensification and economic viability, while integrating existing heritage and industrial development;
- provide inclusive and diverse housing options focusing along 8 Street SE, 9 Avenue SE and areas adjacent to the Primary Transit Network;
- promote walking, cycling and transit use to access local employment, commercial and amenities, focusing on 9 Avenue SE and 11/12 Street SE; and
- encourage social interaction in parks and open spaces for all ages and abilities.















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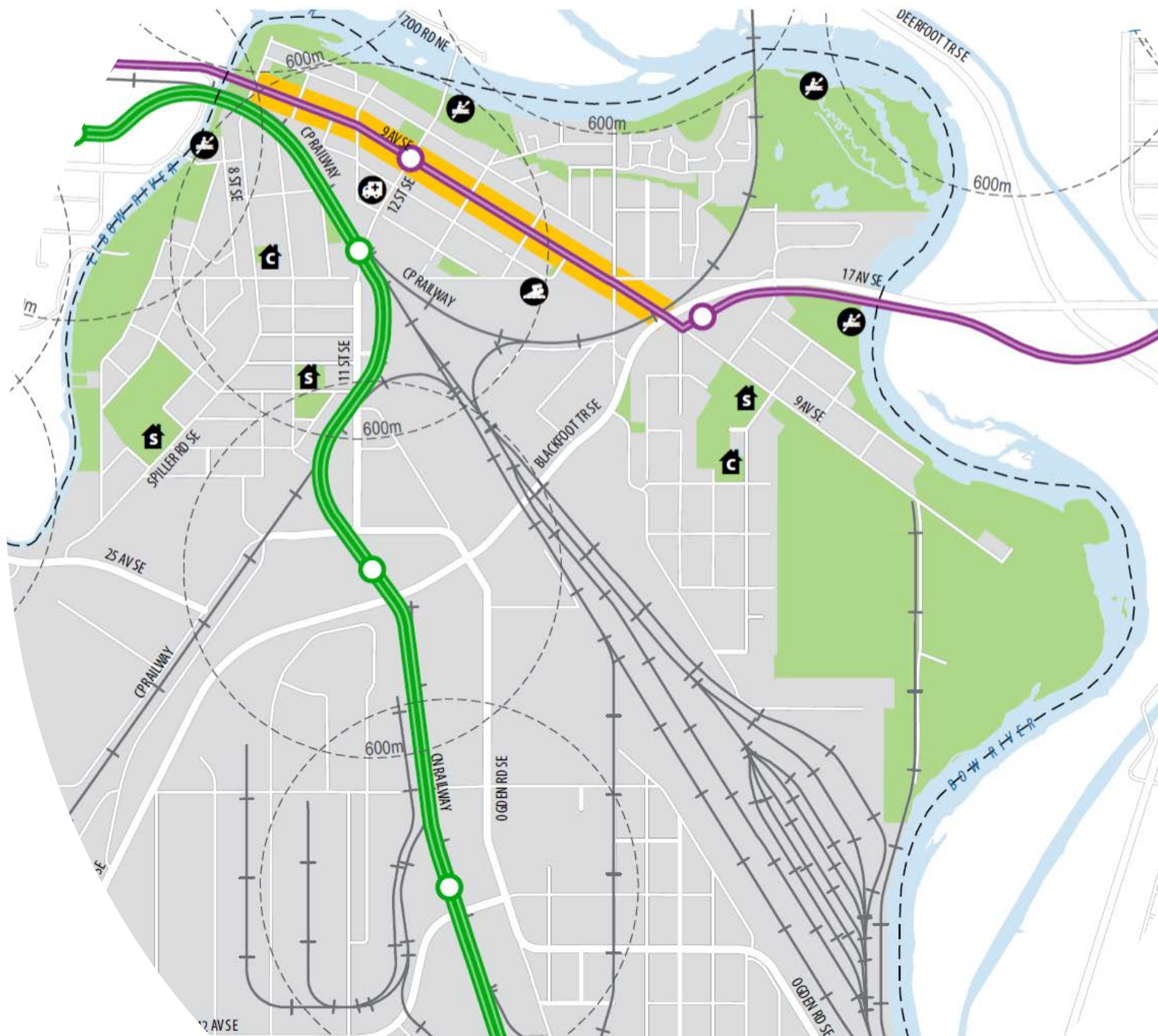


HISTORY & HISTORIC NEIGHBOURHOODS



Legend

-  Community Centre
-  Future Emergency Response Station
-  School
-  Swimming Pool
-  River Access
-  Distance From Station
-  Future Green Line LRT
-  MAX Purple
-  Freight Rail Corridor
-  Neighbourhood Main Street
-  Parks, Civic and Recreation
-  Plan Area Boundary

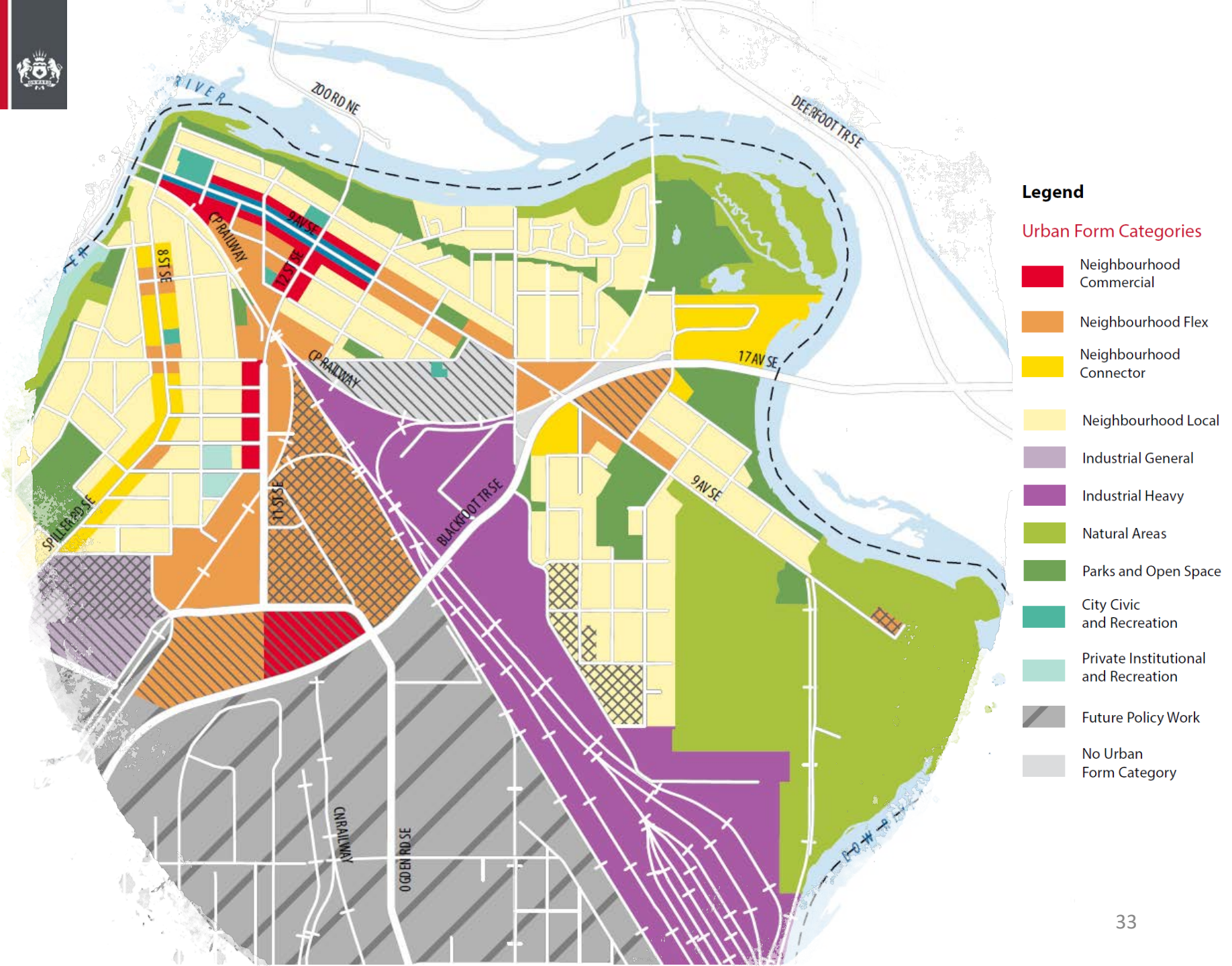


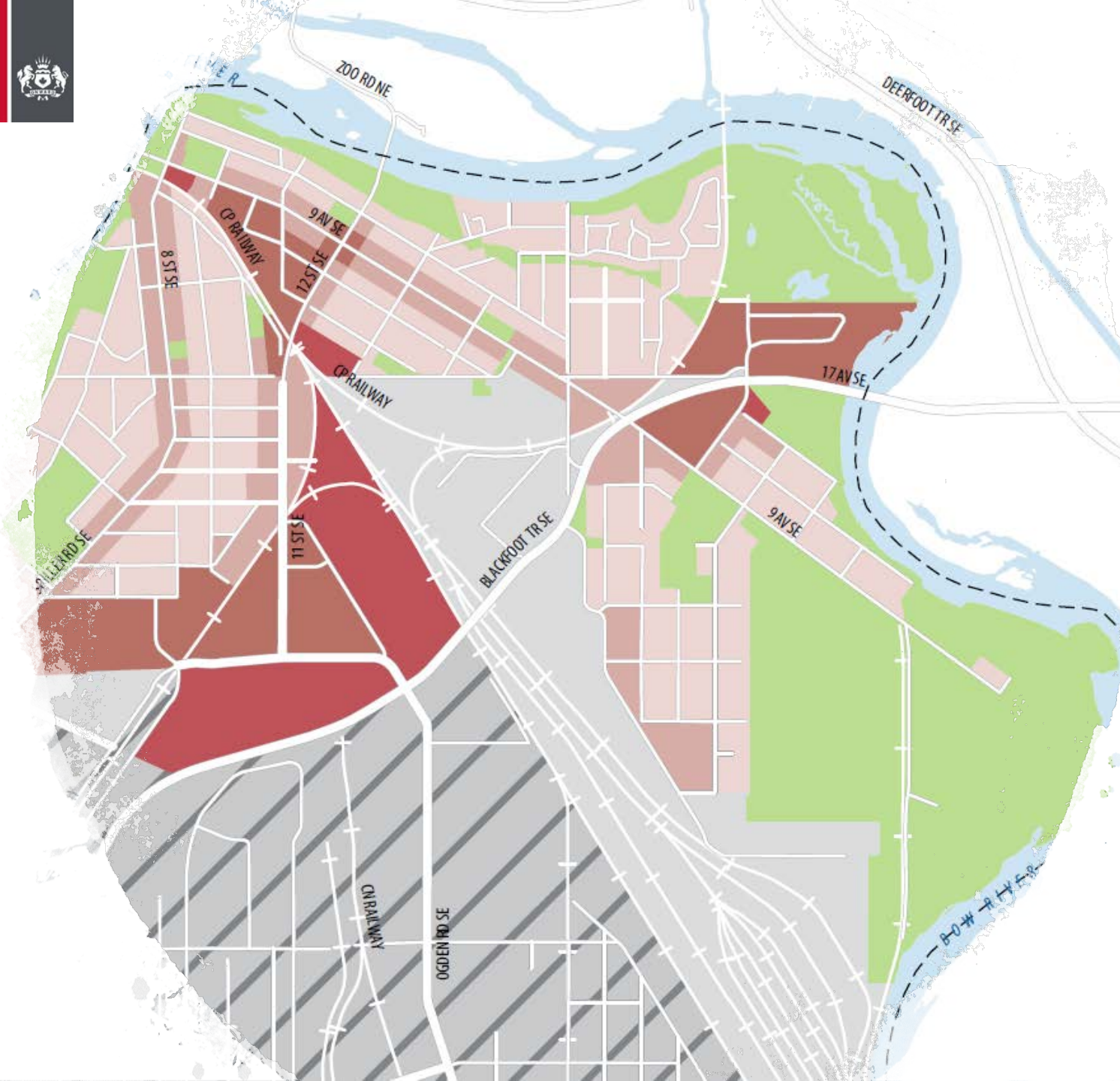
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

2 ENABLING GROWTH







Legend

-  No Scale Modifier
-  Limited
(up to 3 Storeys)
-  Low
(up to 6 Storeys)
-  Mid
(up to 12 Storeys)
-  High
(up to 26 Storeys)
-  Parks, Civic
and Recreation
-  Future Policy Work
-  Plan Area Boundary

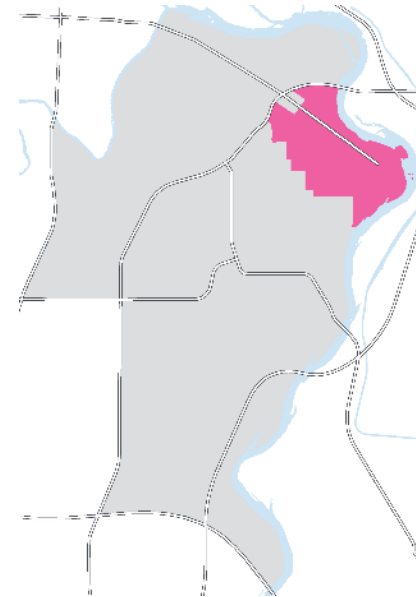
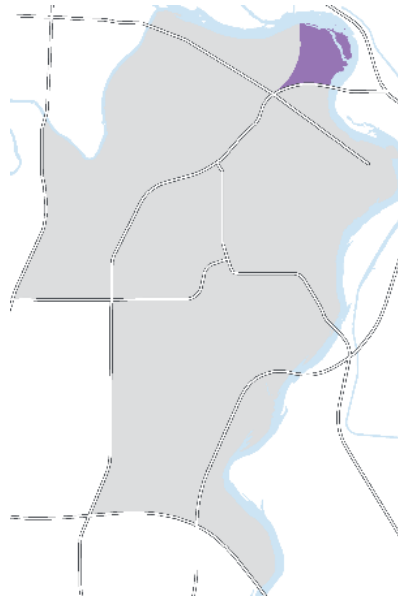
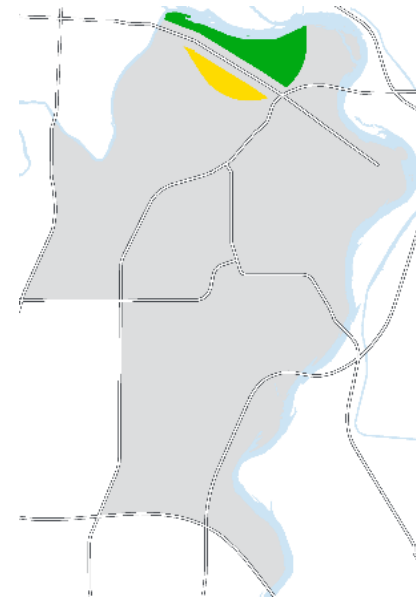
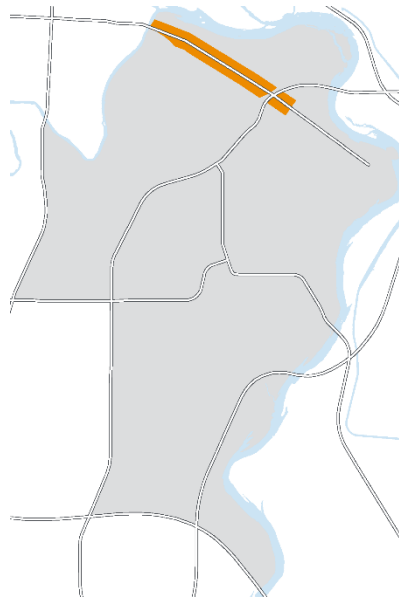
LOCATION-SPECIFIC DIRECTION:

9 Avenue SE

Brewery Flats & East Calgary

Pearce Estate

Walker Estate



LOCATION-SPECIFIC DIRECTION:

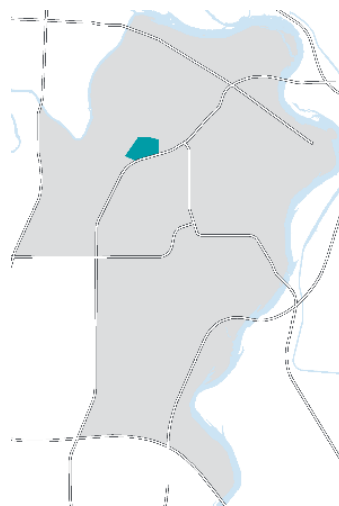
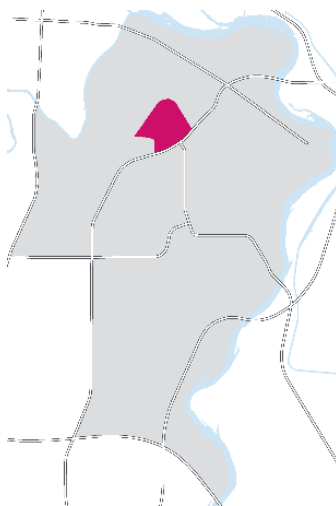
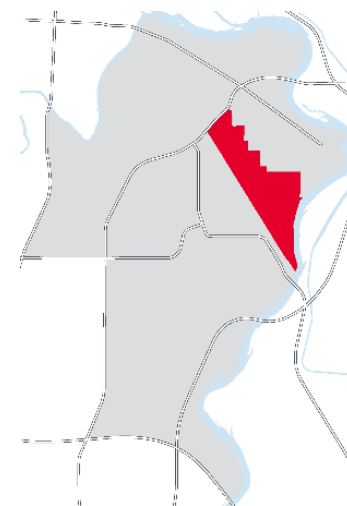
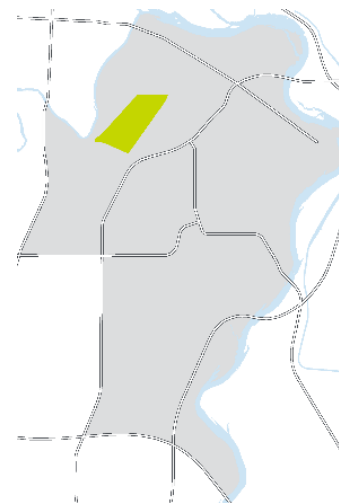
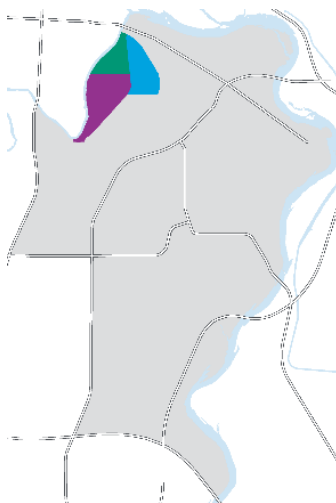
**Mills Estate, Grandview &
Scotsman's Hill**

Burnsland

Hampstead Hill

Stockyards

Alyth / Bonnybrook



LOCAL-SPECIFIC DIRECTION:

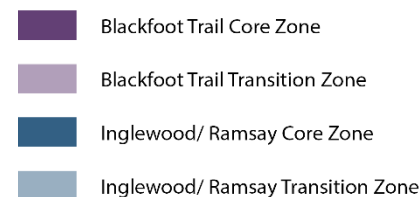
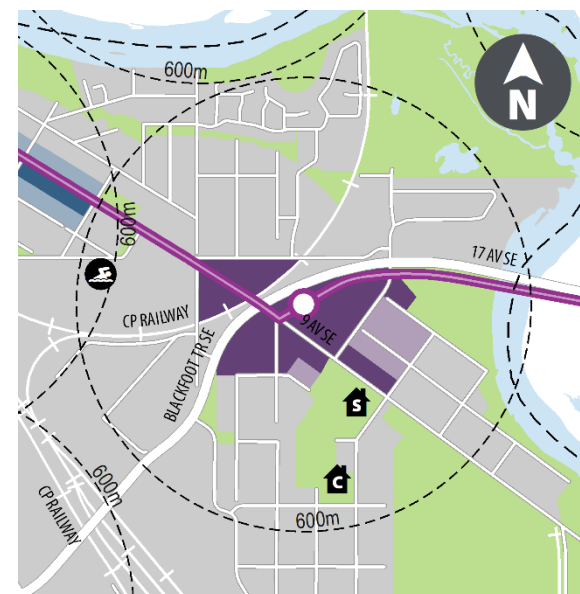
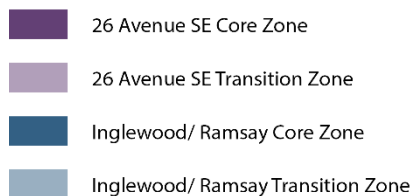
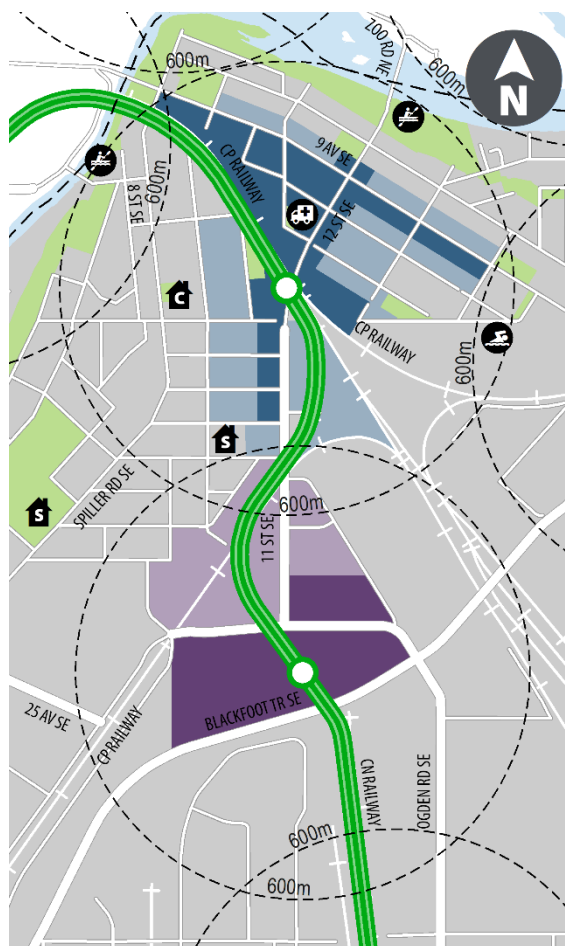
TRANSIT STATION AREAS

Future Green Line LRT station areas:

- Inglewood/Ramsay station
- 26 Avenue station

MAX Purple station area:

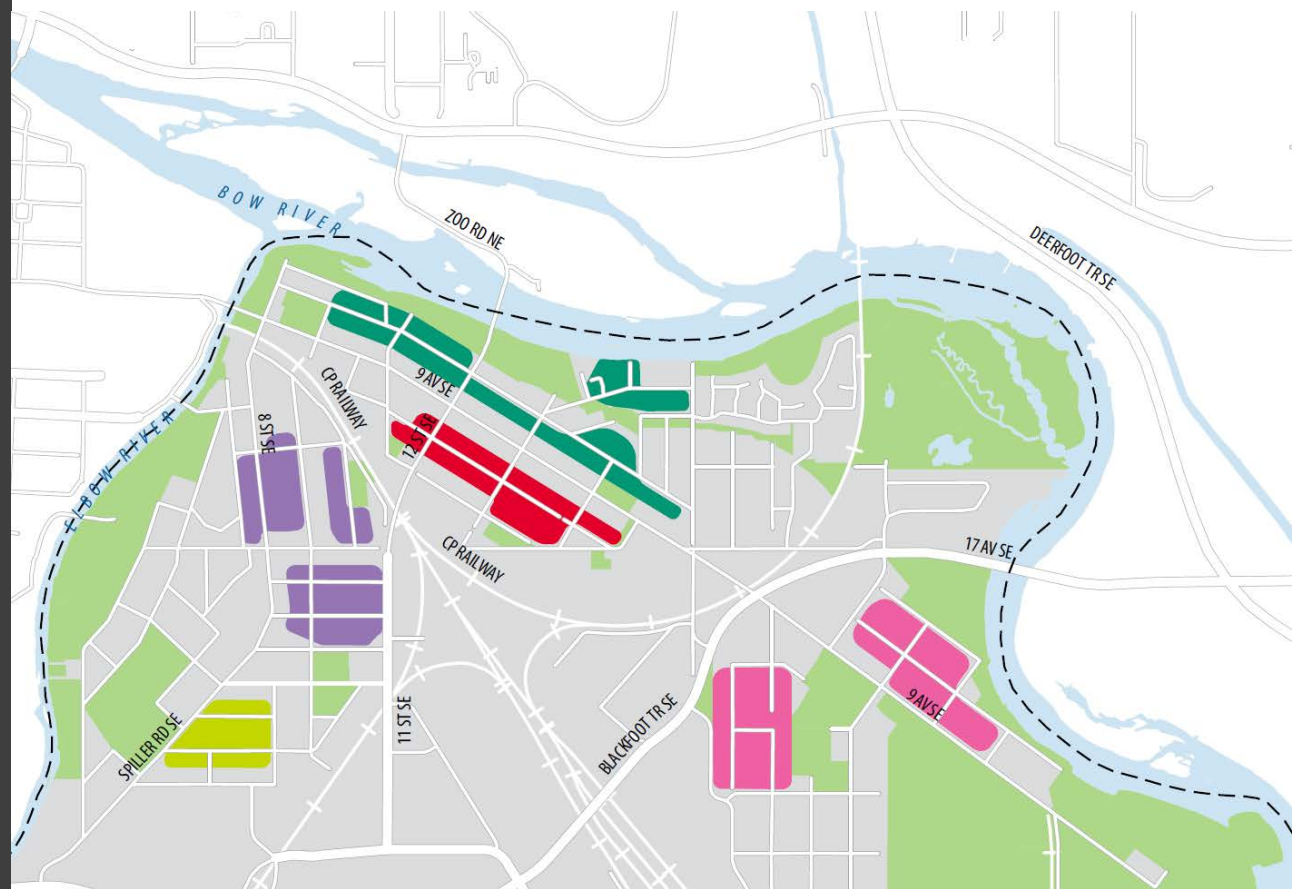
- 9 Avenue SE and 16 Street SE



LOCAL-SPECIFIC DIRECTION:

HERITAGE GUIDELINE AREAS

- East Calgary
- Brewery Flats
- Walker Estates/Inglewood
- Mills Estate/Grandview
- Burnsland



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3

**SUPPORTING
GROWTH**

CORE IDEAS

LOCAL OBJECTIVES

SPECIFIC OPTIONS

SUPPORTING GROWTH GOAL

Encourage Social interaction in parks and open spaces for all ages and abilities



HISTORIC EAST CALGARY COMMUNITIES OBJECTIVE

Improve the quality of passive and active recreation opportunities in parks and open spaces



IMPLEMENTATION OPTION

Bend in the Bow



Goals, Objective and Implementation Options

Support intensification and economic viability while complementing existing heritage development

- 9 Avenue SE Main Street Streetscape Improvement
- 11/12 Street SE Streetscape Improvements
- Commemorate the history of Historic East Calgary Communities

Provide diverse housing options

- Affordable Housing

Promote walking, cycling and transit use to access local employment, commercial and amenities, focusing on 9 Avenue SE and 11/12 Street SE

- Green Line LRT
- Reconfiguration of the 17a Street SE Roundabout
- Mobility Studies and Policy updates

Encourage social interaction in parks and open spaces for all ages and abilities

- Bend in the Bow
- River Access
- Community Facilities and Spaces

Appendix A: Implementation Options

Continue to improve pedestrian and cyclist mobility along the Elbow River pathway underpass.

Prioritize traffic calming in high-pedestrian locations including schools, recreation centres and at community association buildings.

Explore upgrades to Jefferies Park that focuses on the rail history of the area.

Provide a multi-use pathway along Scotman's Hill ridge that connects the ridge with the land to the west of the escarpment.

Continue to enhance cycling connections between Inglewood and Ramsay.

Explore creation of community beautification through public art and murals.

Support housing providers to build and provide a variety affordable and accessible housing options.

Are there policies in the draft LAP that need clarification?

Provide your ideas on additional infrastructure opportunities that may be considered in the future.

Which of these names best represents this area of the city, and why?

***THANK YOU TO
EVERYONE WHO
HAS CONTRIBUTED
THEIR TIME, INPUT &
IDEAS!***

**Feedback open online
until March 11, 2021.**

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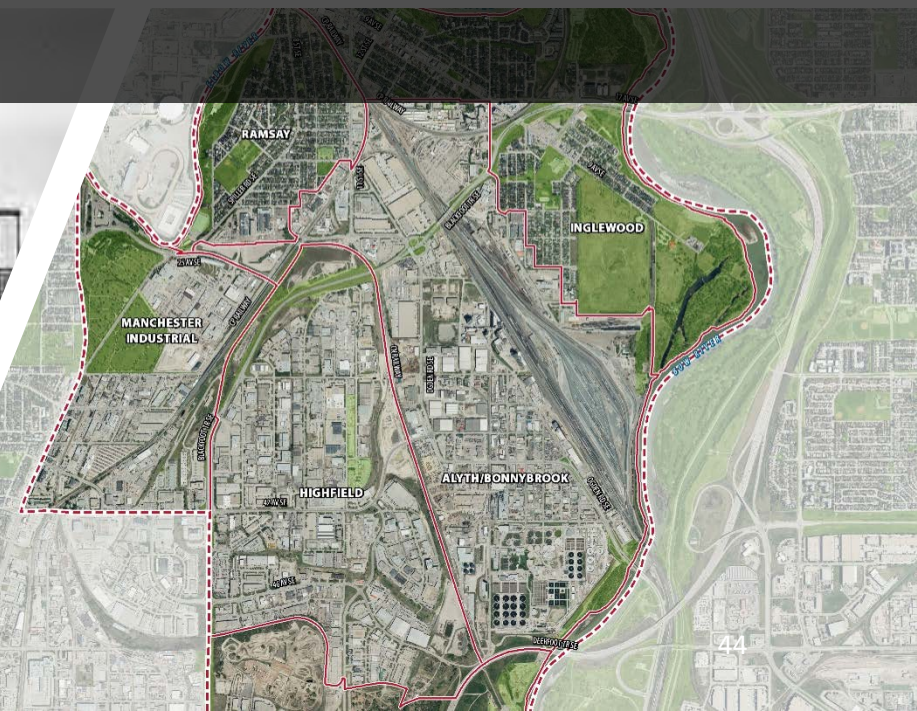


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QUESTIONS?



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