

**EAST VILLAGE AREA REDEVELOPMENT PLAN
EAST VILLAGE (WARD 7)
BYLAW 11P2017**

EXECUTIVE SUMMARY

The East Village Area Redevelopment Plan (ARP) was adopted in 2005. Administration commenced work on the proposed amendments in 2013 to address barriers identified by stakeholders to fully achieving the vision for East Village. While maintaining the vision for East Village, the proposed ARP better aligns the Council approved statutory plan with the East Village Master Plan that was developed by Calgary Municipal Land Corporation (CMLC) as a development vision for the area, but which has no legal status.

Proposed amendments provide direction on the future development in East Village, establishing policy to implement key design elements and building forms envisioned by the master plan. They update content to reflect infrastructure and development that is now complete and respond to community and stakeholder comments, encouraging a broad range of community amenities and support services, and providing for greater flexibility to achieve mixed-use development throughout the neighbourhood with the greatest flexibility provided in the transition area.

The proposed East Village ARP is a statutory document that will replace the existing ARP. This will be the first ARP to work in combination with the Centre City Guidebook (Municipal Development Plan: Volume 2, Part 2) to provide policy direction for East Village and results in a streamlined document that focuses on ensuring an appropriate scale and intensity of development, greater flexibility for development, and policies to address special areas and frontages in the neighbourhood.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2016 December 15

That Calgary Planning Commission recommends **APPROVAL** of the proposed new policy document and **REPEAL** of the existing policy document.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 11P2017; and

1. **ADOPT** the proposed East Village Area Redevelopment Plan; and
REPEAL the existing East Village Area Redevelopment Plan (Bylaw 24P2004), in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 11P2017.

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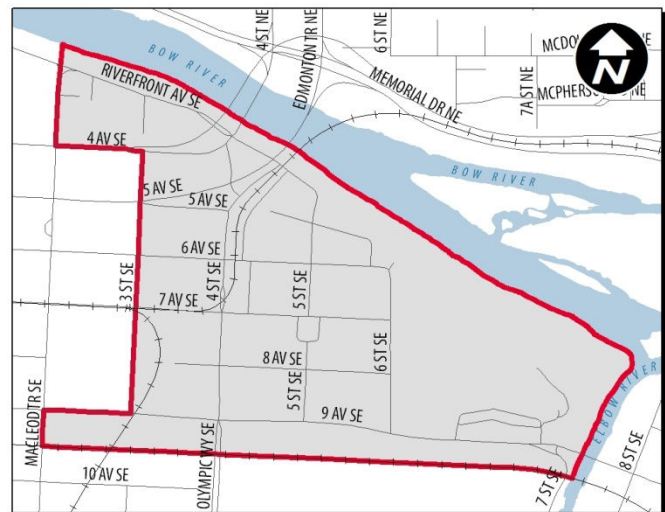
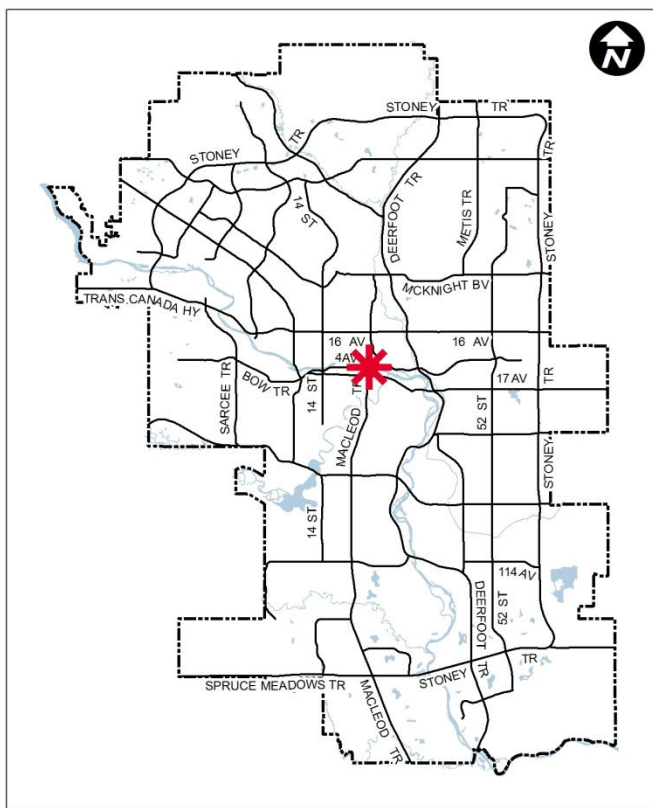
REASON(S) FOR RECOMMENDATION:

Administration is recommending approval of the proposed East Village ARP to better align with the East Village Master Plan and facilitate redevelopment activity to support the vision for East Village. The proposed ARP addresses barriers to development and provides statutory policy to deliver the final build out envisioned for the neighbourhood by providing greater flexibility in how mixed-use development is achieved, balancing needs for sunlight and privacy with intensity of development, allowing for a broader range of uses in strategic areas of East Village and establishing clear expectations for special areas, such as the Riff or historic main street.

ATTACHMENTS

1. Proposed Bylaw 11P2017
2. Proposed East Village ARP Document
(Schedule A of Bylaw 11P2017)

LOCATION MAP



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council:

1. **ADOPT**, by bylaw, the proposed East Village Area Redevelopment Plan (APPENDIX I);
and

REPEAL the existing East Village Area Redevelopment Plan (Bylaw 24P2004).

Moved by: A. Palmiere

Carried: 9 – 0

Reasons for Approval from Ms. Juan:

- Congratulations to Ms. Pitts and Ms. Koo for the diligence and great work with the documents, the quality presentation and the letters of support. Each document provides positive planning direction for future development in the Centre City.

Comments from Mr. Wright:

- The ARP is a well written and organized. However, it does not capture the full uniqueness of the area and the use of discretion will have to be applied to ensure novel concepts, field testing and experimental projects are allowed to flourish.

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PLANNING EVALUATION

SITE CONTEXT

The East Village ARP was adopted by Council in 2005 and sets out a vision for a high density mixed-use neighbourhood. It included substantial policy direction for remediation and infrastructure work needed to ready lands for redevelopment. The ARP was amended in 2010 when Centre City East Village Land Use Districts were added to Land Use Bylaw 1P2007 to implement the plan. Since the adoption of the ARP, at least four new developments have been constructed and seven more have been approved or are under construction at this time. Proposed amendments will impact the roughly 50 percent of developable lands remaining in East Village.

Also since the adoption of the plan, there have been changes to the street network and the configuration of some key development parcels. These changes have informed the proposed amendments and helped to reshape the policy focus to better align the two plans, creating clear and streamlined policy direction to shape future development.

Policies will apply to those parcels located within the plan area identified between 3 Street SE and the Elbow River, the Canadian Pacific Railway (CPR) tracks and the Bow River, and parcels located east of MacLeod Trail between Riverfront Avenue SE and 4 Avenue SE and between 9 Avenue SE and the CPR tracks. (See proposed East Village ARP, Section 2.1.1 Plan Area)



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EAST VILLAGE AREA REDEVELOPMENT PLAN CONTENT

The proposed East Village ARP is intended to:

- Address challenges to achieving mixed-use development;
- Better align the ARP with the East Village Master Plan;
- Update and refocus the policy on the long-term vision for East Village; and
- Align with the Centre City Guidebook, providing a more consistent policy approach for Centre City neighbourhoods.

Introduction

Establishes the foundation of the ARP by speaking to the legislative framework in which the ARP sits and describing its relationship to other documents including the Centre City Guidebook (Guidebook). The proposed ARP maintains the existing vision for East Village and has the same goals as the Guidebook. Objectives in each section identify how the Centre City goals may be achieved in East Village.

The Core Ideas section shows alignment with the East Village Master Plan and Centre City Plan by describing and locating key elements such as the Neighbourhood Centre, active frontages and the Riff.

Community Framework

Identifies the plan area where the policies of the ARP apply. The plan area boundary has been aligned with the Centre City Plan to incorporate the lands between 9 Avenue SE and the railway corridor. This section describes the physical attributes of East Village, including existing connections, open space and historic resources.

Proposed amendments relocate general policies around housing diversity, mixed-use, accessibility and public safety to the land use, urban design and mobility sections of the Guidebook and proposed ARP. The section identifies community priorities and supports policies related to economic development and support services, however many of these objectives are implemented more effectively through other corporate, city-wide policies (e.g. Fair Calgary Policy) and as such specific policies have been streamlined and/or removed from the proposed ARP.

Land Use

To align with the Guidebook and Centre City Plan, the land use concept applies the Mixed-Use High Density building block from the Guidebook and identifies the neighbourhood centre and transition area as special areas. The neighbourhood centre supports the most active areas of East Village, contemplates a wide range of uses and integrates the concept of the Riff, a diagonal pedestrian route lined with active uses that links the historic main street with the riverfront plaza. The transition area supports the transition from a more intensive Downtown commercial core into the neighbourhood by allowing for larger uses and building massing to occur in developments that are scaled appropriately for the neighbourhood; it also addresses development challenges along the railway corridor.

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The land use concept is supported by density areas that reflect the neighbourhood scale - limiting maximum allowable density as well as the distribution of commercial and residential density. Methods for increasing density have been maintained and aligned with stakeholder feedback on desired public amenities for East Village.

Urban Design

This section builds on the urban design policies in the Guidebook, by providing policies that support the land use concept. This includes policies to accommodate greater flexibility in how larger uses and buildings are accommodated within the transition area. Policies address the same three key areas as the Guidebook – site design, building design and building frontage.

Site Design

Includes new policies relating to building setbacks and grade separation for residential and flood hazard areas, as well as site access and loading.

Building Design

Includes policies for building massing and street wall that address sunlight and privacy concerns as well as allow for greater flexibility for larger developments in and adjacent to the transition area.

Building Frontages

This section focuses on the location of active uses and open space frontages. Active frontages identify specific locations in East Village where active uses (e.g. retail, restaurants, community services) are required at grade. Open space frontages address how developments at the ground level should be designed to provide natural surveillance and accommodate a wide range of uses, providing for safer and more animated open spaces. Specific policies for the riverfront plaza prevent development within the public thoroughfare, ensuring that buildings abutting this open space help to animate the plaza.

Historic Resources

Identifies the historic main street policy area and provides policies to guide the design of developments fronting 8 Avenue SE between 3 Street SE and 4 Street SE to facilitate development that respects the historic scale and the fine-grain character of the street.

Open Space

This section identifies the open space network and includes policies pertaining to riverfront areas, open space design and amenities. The proposed ARP updates and streamlines existing policy content to reflect recent developments and relocates general policies into the Guidebook.

Mobility

This section identifies the multi-modal mobility network and includes policies pertaining to pedestrian circulation, cyclist circulation, transit network and parking. The street network in East Village has already been built and the proposed ARP updates and streamlines existing policy content to reflect recent developments. It includes policies to shape how lanes are developed (e.g. where development fronts onto a residential lane vs. service lanes), aligns with the cycling

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strategy, and updates parking policies. New policies have been included to enable the development of the Riff policy area in a way that balances the objectives for great streets with active frontages facing the Riff.

Infrastructure and Environment

This section identifies the infrastructure and flood mitigation measures, already implemented in East Village, and includes policies pertaining to water and sanitary servicing, stormwater management and energy and environmental impacts. Proposed policies update and streamline existing policy to reflect recent developments and relocates general policies into the Guidebook.

Implementation

This section contains information regarding plan implementation such as interpretation of policies and relationship of the ARP to other documents.

LEGISLATION & POLICY

To achieve policy alignment and a streamlined approach for local area plans, Administration is recommending that the existing East Village ARP be repealed and the proposed East Village ARP be adopted in its place.

TRANSPORTATION NETWORKS

East Village provides various multi-modal connections and most parcels are located within a 5 minute walking distance from the nearest LRT station. There are existing local and Bus Rapid Transit (BRT) routes as well as regional pathway connections and new landmark bridges that better connect East Village with surrounding neighbourhoods.

UTILITIES & SERVICING

Infrastructure upgrades have largely been implemented in East Village according to the Rivers District Community Revitalization Plan with water and sanitary servicing capacity confirmed for the proposed density scenario in the plan. Should population projections or development intensity be altered through land use redesignation, a policy in the plan requires that studies be provided to determine adequate servicing requirements and identifies that developments may be required to provide upgrades to existing infrastructure.

ENVIRONMENTAL SUSTAINABILITY

A Sustainability Appraisal was conducted with the Office of Sustainability for both the ARP and Guidebook. The results demonstrated the documents are aligned with corporate policies to more effectively to move towards the 2020 Sustainability Direction.

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The combined results for East Village show fairly strong alignment with the City's sustainability goals and objectives. Nineteen of twenty objectives scored positively, with no negative ratings assigned. An impressive fifteen objectives were rated two and above, contributing at minimum a positive impact to the sustainability objectives. In other words, these reflect great steps forward.

Generally speaking, if the policy in both the East Village ARP and Guidebook are realized, the East Village will represent a positive step toward achieving Calgary's sustainability goals.

PUBLIC ENGAGEMENT

The proposed amendments have been informed by stakeholder engagement that has occurred since 2014 (For a complete summary of stakeholder engagement, see APPENDIX II).

Open Houses and Online Engagement

Engagement on policy amendments started with an open house 2014 June 03 to confirm the vision and priorities for the policy plan.

From 2014 November 24 to 2014 December 22, the City hosted an online open house, sharing an overview of the plan objectives and the project direction, as well as a survey asking citizens to prioritize what public amenities were desirable for East Village. 405 people visited the website and over 100 surveys were completed. Neighbourhood priorities were, in order, facilities that support community activities, public open space, cultural space, mobility and sustainable development and heritage. Key concerns regarding affordability, sufficient amenities for the neighbourhood, neighbourhood safety and communication on the process were also received.

On 2016 June 21 an information session was held in East Village, the first neighbourhood where the Guidebook will apply. The session included a summary of the draft policies for East Village and introduced the Centre City Guidebook. Sixty five (65) people attended the open house and comments received were focused on traffic flow, cycling amenities, density and sunlight protection.

On 2016 July 19 an information session was held at the Municipal Building that included a summary of the draft policies for East Village, Downtown West and the Centre City Guidebook. The draft East Village ARP and Centre City Guidebook have been available online for review and comment since July 2016. Fifty nine (59) people attended the open house and comments received were focused on connectivity, activity on the street and river pathway, diversity of housing and sunlight protection.

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On 2016 November 23 an information session was held in East Village that included a summary of the proposed policy amendments for East Village and the Centre City Guidebook. The proposed East Village ARP and proposed Centre City Guidebook were available online for review and comment prior to the information session. Sixteen (16) people attended the open house and comments received have been summarized for this report (see APPENDIX II).

Stakeholder Focus Groups

In 2015, between January and August, seven (7) focus group meetings were held with landowners and members of industry to better understand implementation challenges, conflicts and the economic feasibility of existing Centre City policy and regulations. This included groups like the Building Owners and Managers Association (BOMA), National Association for Industrial and Office Parks (NAIOP) and Canadian Home Builders' Association – Urban Development Institute (CHBA-UDI). General support for the Guidebook approach was gained from these sessions and comments received were used to inform the proposed policies and forthcoming amendments to Land Use Bylaw 1P2007.

On 2016 June 14 a Centre City stakeholder focus group was held at the Municipal Building that included a broader group of developers, landowners and consultants. Comments received were focused on local area plan specific policies and regulations, and were used to inform the proposed amendments to the policy and forthcoming amendments to Land Use Bylaw 1P2007.

Community Associations

Project updates were provided to the East Village Neighbourhood Association at key milestones in the project to keep community members informed of the proposed amendments and to ensure that the project was maintaining the vision of the plan. On 2016 November 09 the proposed changes were shared with members of the East Village Neighbourhood Association who communicated their general support for the changes.

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APPENDIX I

Proposed East Village Area Redevelopment Plan

<http://www.calgary.ca/eastvillage>

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APPENDIX II

SUMMARY OF PUBLIC ENGAGEMENT

STAKEHOLDER LIST

The following are stakeholders that were informed of or engaged with the projects and notified when the proposed documents were completed. There are also two websites open to all Calgarians that contain information on the process, engagement sessions and links to the proposed documents

Community Associations and Business Revitalization Zones

4th Street Business Revitalization Zone
17th Avenue Business Revitalization Zone
Beltline Neighbourhoods Association
Downtown Calgary
Downtown West Community Association
East Village Neighbourhood Association
Eau Claire Community Association
Victoria Park Business Revitalization Zone

East Village Land Owners

Battistella Developments
Cidex Group
Copez Properties Ltd.
Embassy Bosa
Fram Building Group
Germain Hotel Group
Homes by Avi
Knightsbridge Homes
Remington Corp.
Riocan REIT
Widewaters Group
XYC Design & Development

Industry Stakeholders

Airstate Ltd.
Bentall Kennedy
Brookfield Residential
Building Owners and Managers Association (BOMA)

CivicWorks Planning + Design
Calgary Municipal Land Corporation (CMLC)
Dentons
EXP
IBI Group
ISL Engineering & Land Services
Gibbs Gage Architects
Mancal Properties Inc.
Millennium Plus Homes
NORR Architects Engineers Planners
PBA Land
Quantum Place
Roan Consulting
Sarina Homes
Stantec Consulting
Strategic Group
Truman Homes
West Campus Development Trust

Organizations

Calgary Board of Education
Calgary Home Builders' Association – Urban Development Institute (CHBA-UDI)
ENMAX District Energy
Calgary Mental Health
Calgary River Valleys
Calgary Stampede
Drop-In Centre
Fort Calgary
Salvation Army

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Council and Administration recognize stakeholder input is vital to creating implementable policy plans. The Centre City Guidebook and East Village Area Redevelopment Plan (ARP) have included a process to engage land owners, key stakeholders and Calgarians on policy that guides growth and development in the Centre City.

Specifically, the public engagement process included:

- Stakeholder focus groups with land owners and developers;
- Public open houses, including an online open house, and feedback; and
- Reaching out to Community Associations and Business Revitalization Zones.

INDUSTRY STAKEHOLDERS

The City invited representatives from government, industry, special interest groups and organizations to attend meetings about the East Village ARP and Centre City Guidebook. The purpose of these meetings was to share information, identify issues and concerns, and gather feedback on the proposed policies.

Dates	Topics of Discussion
2014 September 26	- Policy approach in the Centre City
2014 October 28	- Site design
2014 December 03	- Building design (building frontages and building massing)
2015 January 21	- Location of uses
2015 February 18	- Challenges with developing mixed-use
2015 March 18	- Land use redesignations and bonus density
2015 August 05	
2016 June 14	

The following is a summary of what we heard through the industry stakeholder meetings and how we have responded.

Policy approach in the Centre City

The industry stakeholder group identified that there was an opportunity to simplify and provide consistent policy direction and interpretation for the Centre City as long as no new layers would be introduced. The Guidebook, as one of three guidebooks envisioned for the Municipal Development Plan, has been created as a home for these common policies to reduce repetition in ARPs and allow for more concise policy documents.

Site and Building Design

Generally, there was a concern about over-regulating and a desire to see more flexibility in building forms that can respond to changing market conditions. This included flexibility in where uses were located, how much retail was required, where retail was required and how large and innovative uses could be accommodated. To address these concerns, Guidebook policies focus

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on creating a great pedestrian realm and encourage a wide range of building forms and uses (including accommodating large uses and complementary uses). The ARP can then provide more specificity where needed (e.g. active frontages, taller ground floor units, limiting total commercial uses on a block). These policies also recognize the challenge of developing within the Centre City, such as how back of house operations (e.g. waste and loading) may need to be accommodated or how parking requirements may need to be assessed according to the site context.

Density and bonus density

The discussion around bonus density revolved around having a fair and comprehensive system to acquire public amenity items in the Centre City. This included the potential for neighbourhoods to draw from a single bonus system with a more comprehensive list of items and ensuring that the methodology to calculating these items is consistent across neighbourhoods.

Bonus density is currently subject to further evaluation at a broader scale for the developed areas and will be addressed separately from this project. The current East Village bonus density system will be maintained and the comments received through this engagement will be shared.

PUBLIC ENGAGEMENT

The City invited the residents and community organizations to attend a series of open houses about the East Village ARP and Centre City Guidebook. The purpose of these open houses was to share information, identify issues and concerns, and gather feedback on the proposed policies.

Date	Engagement	Details	Notification
2014 June 14	Public open house held to confirm objectives and project direction for reviewing the East Village ARP (ARP), including preliminary amendments under consideration.	Golden Age Club 20 attendees	Bold signs, mail drop, letter to landowners, East Village Neighbourhood Association, posters in buildings
2014 November 24 to 2014 December 22	Online engagement was conducted that asked participants to rank amenities most valued in East Village.	Online open house 405 visitors 100+ forms received	Bold signs, East Village Neighbourhood Association, posters in buildings, Twitter, email

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2016 June 21	East Village ARP and Centre City Guidebook Open House to review policies under development.	East Village Experience Centre 65 attendees 18 feedback forms received	Bold signs, postcards, Twitter, email, letter to landowners, East Village Neighbourhood Association, Ward Councillor's office, posters
2016 July 19	East Village ARP and Centre City Guidebook Information Session. Draft East Village ARP and Centre City Guidebook available for review.	Municipal Building Atrium 59 attendees 1 feedback form received	Postcards, Twitter, email, letter to landowners, East Village Neighbourhood Association, Ward Councillor's office, posters
2016 November 23	East Village ARP and Centre City Guidebook Information Session. Proposed East Village ARP and Centre City Guidebook available for review.	East Village Experience Centre 16 attendees	Bold signs, Twitter, email, emails, East Village Neighbourhood Association, Ward Councillor's office, posters, 311

The following is a summary of what we heard through the public engagement process and how we have responded. The public has stated that this planning process was well developed and that it was good to see work done to streamline policies and provide clarity and consistency for future redevelopment.

Vision for East Village

Generally, the public was in agreement that the vision for East Village should remain the same and this has been maintained for the new East Village ARP.

Top 5 public amenities

Through the online open house, desirable public amenities were identified for East Village. The policies of the East Village ARP reflect the following priorities.

- Neighbourhood amenities – community support activities such as child care, recreation, post-secondary, supermarkets, affordable and accessible places to live.
- Public open space – public parks, courtyards and green spaces.
- Culture – art and cultural facilities, public art that is accessible to the community.

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- Mobility and sustainable development – green building features, bicycle facilities.
- Heritage – incentives to retain and preserve heritage buildings, adaptive reuse.

Key themes

The following were key themes heard throughout the public engagement process. The Guidebook and East Village ARP policies address the following themes.

- Affordability and accessibility - a range of housing for various demographics and abilities.
- Neighbourhood amenities and services – local amenities, such as supermarkets.
- Neighbourhood safety – perception and comfort in public places.
- Communications – include communities outside of East Village, more specifics on the amendments being proposed.

Land Use and Urban Design

Discussions around land use and urban design revolved around developing a safe and vibrant neighbourhood that has an appropriate mix of uses, an appropriate scale of development and a diversity of affordable and accessible housing. Policies in the Guidebook generally address having a diversity of housing (including affordable and accessible units), a variety of uses and the development of a great pedestrian realm, including natural surveillance, and sunlight and privacy provisions. The ARP provides more detail on the distribution of residential and commercial density, locations where more active uses should exist and provide guidance on development that is appropriately scaled for the neighbourhood (e.g. street wall heights).

Density and Bonus Density

Discussions around density looked at expanding the bonus density system for East Village to include additional items such as affordable housing and district energy. Similar to the discussion with industry, there was concern about having a fair and comprehensive system to acquire public amenity items in the Centre City. However, bonus density is currently subject to further evaluation at a broader scale for the developed areas and will be addressed separately from this project. The current East Village bonus density system will be maintained and the comments received through this engagement will be shared.

Open Space

Concerns were raised regarding the impact of development on the open space system, particularly sunlight preservation and mitigating impacts on the river corridor. General policies have been included in the Guidebook to address these concerns, with additional guidance in the ARP specific to development opportunities and impacts on the rivers and Fort Calgary.

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Transportation

A number of concerns were raised for East Village with respect to current traffic flow, construction disruptions and access to new developments. While the Guidebook and ARP incorporated some comments, such as identifying potential locations of cyclist amenities and pedestrian priorities in East Village, many of these comments were operational and forwarded on to Transportation for consideration.

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APPENDIX III

STAKEHOLDER LETTERS



December 5, 2016

Juliet Pitts, Senior Planner
700 Macleod Trail SE
Calgary, AB, Canada T2P 2M5

Dear Juliet Pitts:

Calgary Municipal Land Corporation (CMLC) would like to submit a letter of support for the proposed East Village Area Redevelopment Plan and the Centre City Guidebook.

In 2007, City Council Created CMLC to realize the Rivers District Community Revitalization Plan—a public infrastructure program to revitalize and kick start redevelopment in Calgary's East Village. The East Village Masterplan, a council endorsed document, describes the neighbourhood as an inclusive community with a diverse population, mix of dwelling units, mix of commercial and residential land uses, high quality public realm, innovative architecture and sustainable design. To date, CMLC's \$357 million investment in the East Village Masterplan has attracted more than \$2.6 billion of planned development to the neighbourhood.

In recent years, the City undertook an analysis and a rewrite of the 2010 East Village Area Redevelopment Plan. Throughout this time, the City Planning Department worked closely with CMLC and our development partners to streamline policy and create a flexible planning document that realizes the aspirations of both the East Village Masterplan and the community vision. For this, CMLC would like to highly commend the City Planning Department for their collaboration. The new East Village ARP addresses the short and long term needs of this growing community providing a focused vision for a mixed use, high-quality pedestrian experience, while celebrating what makes East Village unique.

During this time, the Centre City Guidebook was drafted with the intent of streamlining future area redevelopment plans. The City again worked collaboratively with CMLC. We feel confident this document will simplify the production of future Local Area Plans.

For the reasons outlined above, CML supports the City of Calgary's proposed East Village Area Redevelopment Plan and the Centre City Guidebook and encourages City Council to approve the proposed bylaw.

Yours truly,

Michael Brown, President and CEO
Calgary Municipal Land Corporation

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FRAM BUILDING GROUP

FS EAST VILLAGE DEVELOPMENT INC.
422 11th Avenue SE, Suite 112, CALGARY, ALBERTA T2G 0Y4

Friday, December 2, 2016

City of Calgary
Community Planning
Planning & Development
Calgary, Alberta
T2P 2M5

Dear Juliet Pitts :

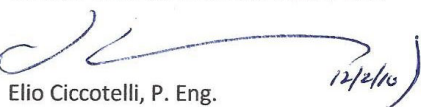
RE: Planning Commission Meeting Dec. 15 – East Village Redevelopment Plan

Please accept this letter as our formal support for the recommendation of approval for the updated East Village Redevelopment Plan and City Center Guidebook at the December 15th CPC meeting.

We have been pleased to work with Juliet and the City team during this review and updating process and continue to look forward to Fram's involvement in helping to create the designs envisioned in the EV plans.

As always, if you have any questions, please feel free to call me to discuss..

Yours Truly
FS EAST VILLAGE DEVELOPMENT INC.


Elio Ciccotelli, P. Eng.
General Manager - Calgary

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December 5, 2016

Ms. Juliet Pitts
Senior Planner, Centre West Area
Community Planning
Planning and Development
The City of Calgary - #8075
P.O. Box 2100 Stn. M
Calgary, AB T2P 2M5

Dear Ms. Pitts,

Re: East Village ARP and City Centre Guidebook

Thank you for the opportunity to comment on the East Village ARP and City Centre Guidebook.

Fort Calgary was included in the discussion and as a result are aware of any impacts especially along 6th St. S.E. which is a critical interface between Fort Calgary and East Village and vice versa.

Thank you for including Fort Calgary in the process.

Yours truly,

A handwritten signature in black ink, appearing to read 'Sara-Jane Gruetzner'.

Sara-Jane Gruetzner
President & CEO

Contact Us

Sara-Jane Gruetzner
403 290 1875 ext. 225
sgruetzner@fortcalgary.com

Fort Calgary Preservation Society

P.O. Box 2100, Station M (#106)
Calgary, Alberta, Canada
T2P 2M5

Charitable Number:
11892 7870 RR0001
fortcalgary.com