

**POLICY AMENDMENT  
EAST VILLAGE - WARD 7  
EAST VILLAGE AREA REDEVELOPMENT PLAN AREA  
BYLAW 6P2014**

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**EXECUTIVE SUMMARY**

The East Village Area Redevelopment Plan (East Village ARP) outlines a vision for a vibrant, urban mixed use neighbourhood to be achieved through the integration of both residential and non-residential uses. Development should achieve a well integrated mix of uses that supports a residential population of 11,500 residents and ensures that the neighbourhood is active throughout the day and evenings. There are instances in existing policies within the East Village ARP however, where language associated with commercial uses (particularly office use) may be a potential barrier to achieving the integration of uses envisioned by the ARP.

The proposed minor text and map amendments to the East Village ARP are intended to clarify the language within the policy to ensure the integrity of the residential character is maintained while greater design flexibility in achieving mixed use objectives of the plan are considered.

**PREVIOUS COUNCIL DIRECTION**

No direction has been provided.

**ADMINISTRATION RECOMMENDATION(S)**

2014 January 30

That Calgary Planning Commission **APPROVE** the proposed Policy Amendment.

**RECOMMENDATION (S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaw 6P2014; and

1. **ADOPT** the proposed amendments to the East Village Area Redevelopment Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 6P2014.

**REASON(S) FOR RECOMMENDATION:**

The amendments proposed are intended to reinforce the integrated mixed use development envisioned by the Plan by eliminating prescriptive rules around location of use, enabling greater design flexibility in achieving a variety of mixed use outcomes in the neighbourhood. Through a combination of existing objective statements and policies, commercial uses located east of 4 Street SE currently can only be located on the first or second storey of a building and no office buildings, regardless of size are permitted in Area B.

Additionally, the proposed amendments address a change in the plan context. As part of the Calgary Campus initiative, the area impacted by the proposed amendments had anticipated a

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mix of residential and institutional uses above commercial frontages to stimulate activity and provide visual surveillance. While Bow Valley College has the potential to expand its institutional use within East Village, the vision for the Calgary Campus initiative has changed and the intensity of integrated institutional uses may not be realized, potentially leaving room for other non residential uses (including office) to generate the desired daytime activity for the neighbourhood. The proposed amendments highlight the evolution of mixed use development and the City's approach to a more integrated mix of uses to ensure the success of commercial neighbourhood centres.

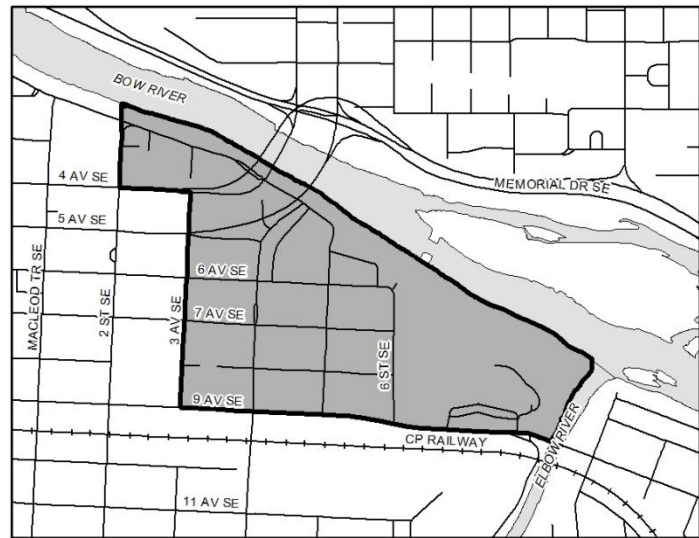
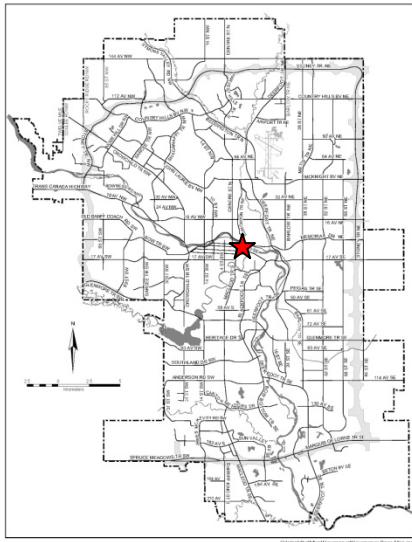
With a substantial review of the East Village ARP currently underway, the amendments proposed are considered minor interim amendments, restricted to Area B. These amendments are intended to remove a barrier to mixed use development, allowing for development in East Village to proceed in a timely manner.

**ATTACHMENT**

1. Proposed Bylaw 6P2014

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**LOCATION MAP**



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**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

2014 January 30

The Calgary Planning Commission **TABLED** the item to return to CPC on 2014 February 13.

**Moved by: G-C. Carra**

**Carried: 9 – 0**

2014 February 13

**MOTION:** The Calgary Planning Commission accepted correspondence from:

- Calgary Municipal Land Corporation dated 2014 January 28, as distributed, and directs it to be included in the report as APPENDIX III.

**Moved by: M. Wade**

**Carried: 6 – 0**

Absent: Mr. Battistella left the room due to a conflict of interest and did not take part in the discussion or voting.

1. Recommend that Council **ADOPT**, by bylaw, the proposed amendments to the East Village Area Redevelopment Plan (APPENDIX I).

**Moved by: M. Tita**

**Carried: 6 – 0**

Absent: Mr. Battistella left the room due to a conflict of interest and did not take part in the discussion or voting.

Comments from Mr. Logan:

- Introduction of stands alone office potentially erodes the very limited residential enclaves which have been carefully crafted in East Village.
- Office use introduces more commuter traffic which will be compounded by the lack of downtown restrictions on parking supply.
- These amendments are premature with a broader policy plan update currently underway:

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**MOTION:** Administration to consider as part of a broader review that any new commercial (office) space be provided without any parking requirement.

**Moved by: J. Sturgess**

**Carried: 4 – 2**

Absent: Mr. Battistella left the room due to a conflict of interest and did not take part in the discussion or voting.

Opposed: M. Wade and M. Tita

**MOTION:** Administration to consider ensuring that the existing density for residential is not reduced, but remains regardless of the amount of additional office space.

**Moved by: J. Sturgess**

**Carried: 4 – 2**

Absent: Mr. Battistella left the room due to a conflict of interest and did not take part in the discussion or voting.

Opposed: M. Wade and M. Tita

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Planning Evaluation Content	*Issue	Page
<b>Density</b> <i>Is a <b>density increase</b> being proposed.</i>	No	
<b>Land Use Districts</b> <i>Are the changes being proposed <b>housekeeping</b> or <b>simple bylaw amendment</b>.</i>	No	
<b>Legislation and Policy</b> <i>Does the recommendation create <b>capital budget</b> impacts or concerns.</i>	No	
<b>Transportation Networks</b> <i>Do different or specific <b>mobility considerations</b> impact this site</i>	No	
<b>Utilities &amp; Servicing</b> <i>Is the site in an area under <b>current servicing</b> review and/or has <b>major infrastructure</b> (water, sewer and storm) concern</i>	No	
<b>Environmental Issues</b> <i>Other considerations eg. sour gas or contaminated sites</i>	No	
<b>Growth Management</b> <i>Does this site have the appropriate <b>growth management</b> direction.</i>	Yes	
<b>Public Engagement</b> <i>Were <b>major comments</b> received from the circulation</i>	No	

\*Issue - Yes, No or Resolved

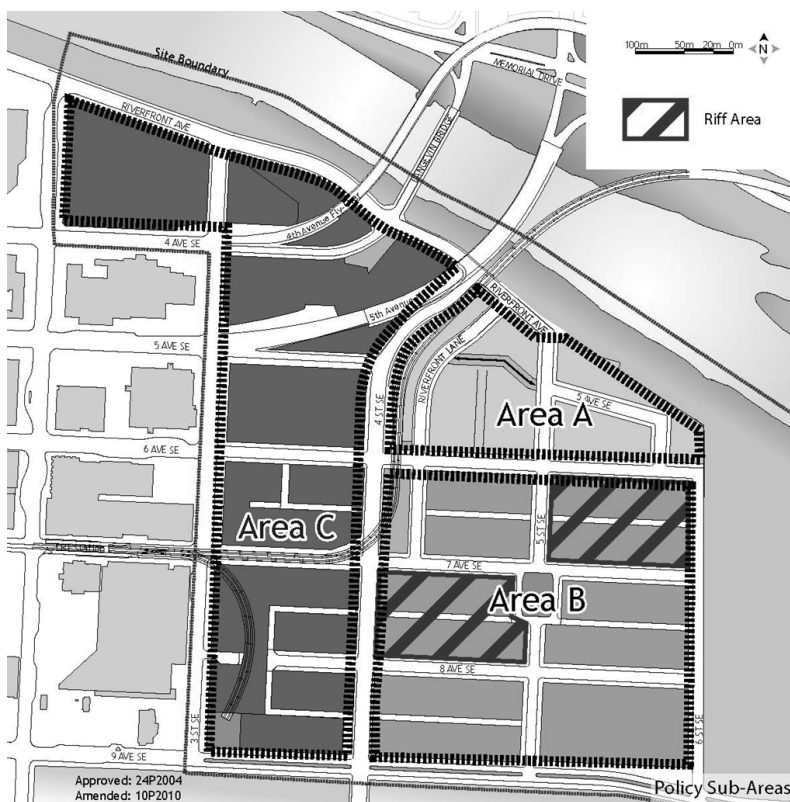
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**PLANNING EVALUATION**

**SITE CONTEXT**

The land use concept for East Village is divided into three sub-areas, and the ARP describes the intent for each of these areas including objectives for appropriate land uses, development scale and character. Proposed amendments are intended to apply to parcels located east of 4 Street SE and more specifically to Area B in East Village. These amendments are considered minor amendments.

Area B is centrally located within the community and includes existing residential and commercial developments, two new public open spaces and “The Riff”, an area intended to be the commercial heart of the neighbourhood and which anticipates an intense mix of commercial and residential uses to create a vibrant neighbourhood centre. The economic vitality of this area will be essential to the overall success of the community, and will require the presence of people throughout the day and the evening. The proposed amendment to allow an increased amount of office while still preserving the primarily residential nature of the community is critical to ensuring the presence of people in this area during the day.



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**LAND USE DISTRICTS**

There are no amendments proposed for the East Village Land Use Districts.

**LEGISLATION & POLICY**

*Policy Context*

The East Village ARP recognizes the importance of a well integrated mix of uses to ensure vibrancy day and night. The land use concept further supports the integration of residential and non-residential uses, outlining a vision for a compact, mixed use inner city neighbourhood that is inherently sustainable, primarily residential in character and which is capable of accommodating up to 11,500 persons in addition to commercial, service and institutional uses.

The existing land use concept for Area B supports a variety of building forms and uses integrated into mixed use developments. The area is described as an area with a primarily residential character and a wide mix of uses including residential, public, live/work, commercial, institutional, and service uses, contributing to a vibrant mix of street level activities, and residential options. While a broad range of non-residential uses are identified as appropriate uses in Area B, office buildings are not currently permitted.

The East Village ARP calls for innovation and creativity in achieving the objectives described in the plan. However, the approach to commercial land use policies (specifically office use) in the East Village ARP may unintentionally restrict mixed use development, resulting in a building form with uses that are not well integrated and which may not achieve the vibrancy the plan aspires to.

There are two policy areas identified as potential barriers to achieving the mixed use objectives envisioned for East Village: office buildings are not permitted in Area B; and the location of commercial use is restricted to the first or second storey of a building for any development located east of 4 Street S.E.

Proposed amendments will eliminate rules around location of uses, no longer restricting retail and commercial uses to the first and second storey of a building; and will also eliminate specific location of use rules for office use, allowing for increased amounts of commercial use, including office buildings in Area B.

*Residential Character*

The East Village ARP recognizes the potential for a concentration of commercial use to jeopardize the residential character and the balance of a mixed use neighbourhood. Policy 6.2.1.1 speaks specifically to development east of 4 Street SE and states that “commercial development east of 4 Street SE. should be developed as part of a residential mixed use development and should be located no higher than the second storey”.



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The specific restriction of office use to the first or second storey may be a barrier to the type of mixed use development envisioned for Area B – particularly mixed use buildings where a commercial podium can be four or more storeys, with residential uses located above.

Where institutional uses were envisioned to be integrated in mixed use developments in East Village, the development potential was restricted to the first 8 storeys of a mixed use development and was required to include a residential component when located east of 4 Street SE. In the case of institutional use, the objective to maintain the residential character of the neighbourhood was balanced with the objective to support mixed use development by ensuring consistent activity could be generated throughout the day and evenings.

In order to maintain the integrity of the residential character of Area B in balance with the aspiration for integrated mixed use development, the proposed amendments are intended to increase overall design flexibility to locate and integrate commercial uses within mixed use developments, while ensuring that office development located east of 4 Street SE will be part of a comprehensive residential mixed use development and that up to a maximum of 40 percent of the development on a block may be non-residential use.

The proposed amendments to the East Village ARP support the development of a well integrated mix of uses, including modest-sized office buildings. They allow for a mix of uses to occur either vertically or horizontally, at an intensity and mix to support local and regional amenities and create vibrant, safe and walkable streets.

Minor text changes to allow office buildings and to remove location of use restrictions for office use are needed. Also needed are minor map changes to ensure alignment with the proposed text changes. The proposed policy amendments are summarized in APPENDIX I and II. There are no capital budget impacts or concerns.

## **TRANSPORTATION NETWORKS**

There is capacity on the road network to accommodate the proposed policy changes, assuming it is fully built out. Transportation Planning may require a Transportation Impact Assessment at the Development Permit stage to assess access, loading, parking and active modes.

## **UTILITIES & SERVICING**

There is no additional infrastructure or servicing impacts anticipated as a result of the amendments.

## **ENVIRONMENTAL ISSUES**

There are no environmental issues anticipated as a result of the amendments.

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**GROWTH MANAGEMENT**

While the policy amendments do not propose any changes to overall density in East Village, they do introduce a maximum threshold of 40 percent non-residential land use for developments located east of 4 Street SE in order to ensure the residential character envisioned for this area is maintained.

**PUBLIC ENGAGEMENT**

Calgary Municipal Land Corporation (CMLC) is a major land owner in East Village, with lands located in Area B which are directly impacted by the proposed amendments. These amendments have been identified as critical to supporting the integrated mix of uses throughout the neighbourhood as envisioned by the plan and specifically to realize “The Riff” concept in Area B. Land Use Planning and Policy have worked closely with CMLC to arrive at the amendments as proposed in order to remove potential barriers in policy to achieving the vision and intent for mixed use development in East Village.

As the proposed amendments are considered minor interim bylaw amendments and the plan vision and intent have not been altered, further circulation and public engagement was not completed.

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**APPENDIX I**

**PROPOSED POLICY AMENDMENTS**

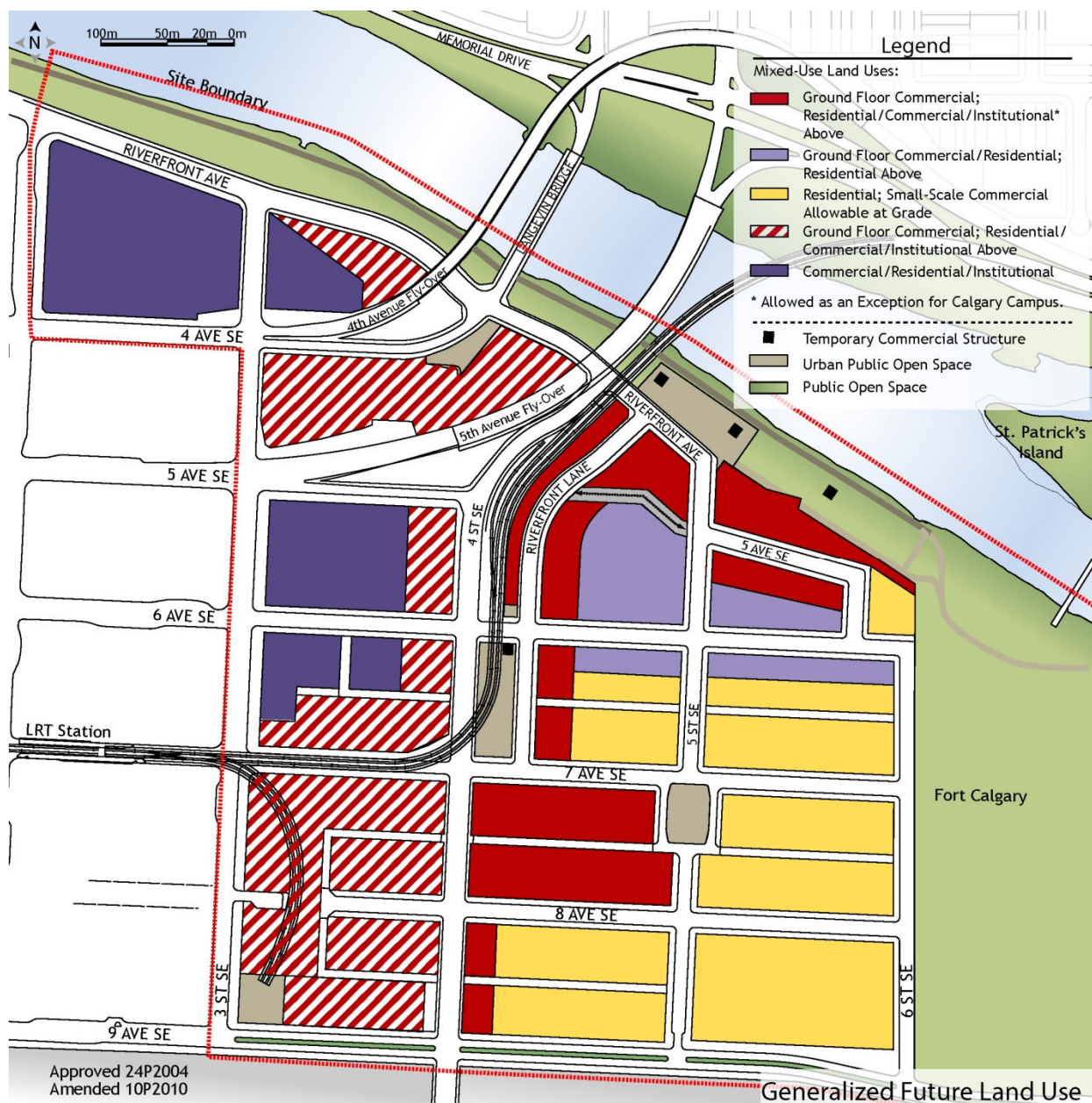
- (a) Delete the words “and office buildings are not permitted” in Section 4.5, first paragraph.
- (b) Delete the words “located no higher than the second storey” in Section 6.2.1.1, and replace with the words “designed such that up to a maximum of 40% of the development on the block may be non-residential use”.
- (c) Delete existing Figure 4.01 entitled “Generalized Future Land Use” and replace with proposed Figure 4.01 entitled “Generalized Future Land Use”;
- (d) Delete existing Figure 3.24 entitled “Frontage Characteristic” and replace with proposed Figure 3.24 entitled “Frontage Characteristic”.

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PROPOSED MAP AMENDMENTS TO THE AREA REDEVELOPMENT PLAN

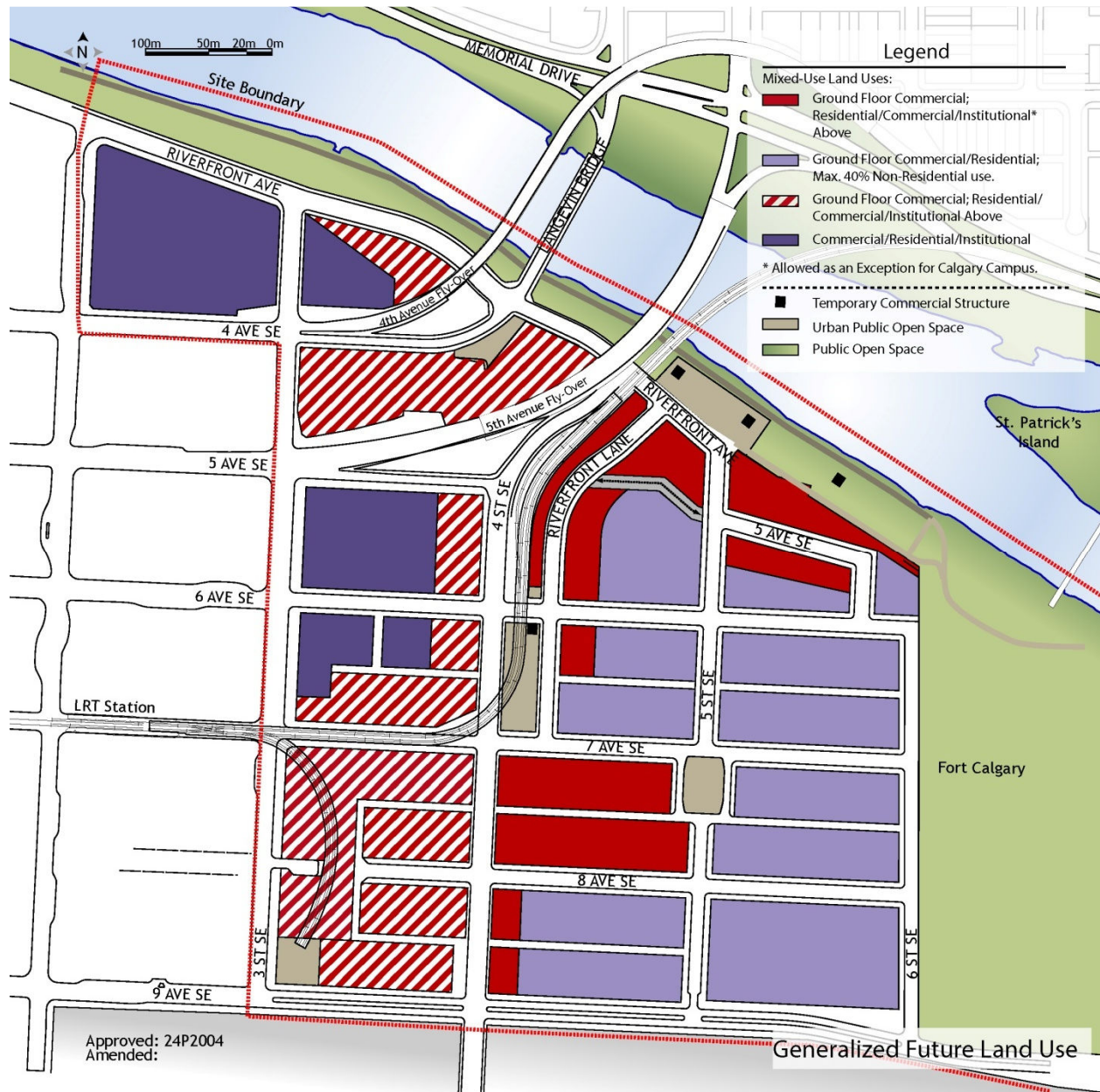
Schedule A – Existing Figure 4.01: Generalized Future Land Use



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Schedule B – Proposed Figure 4.01: Generalized Future Land Use

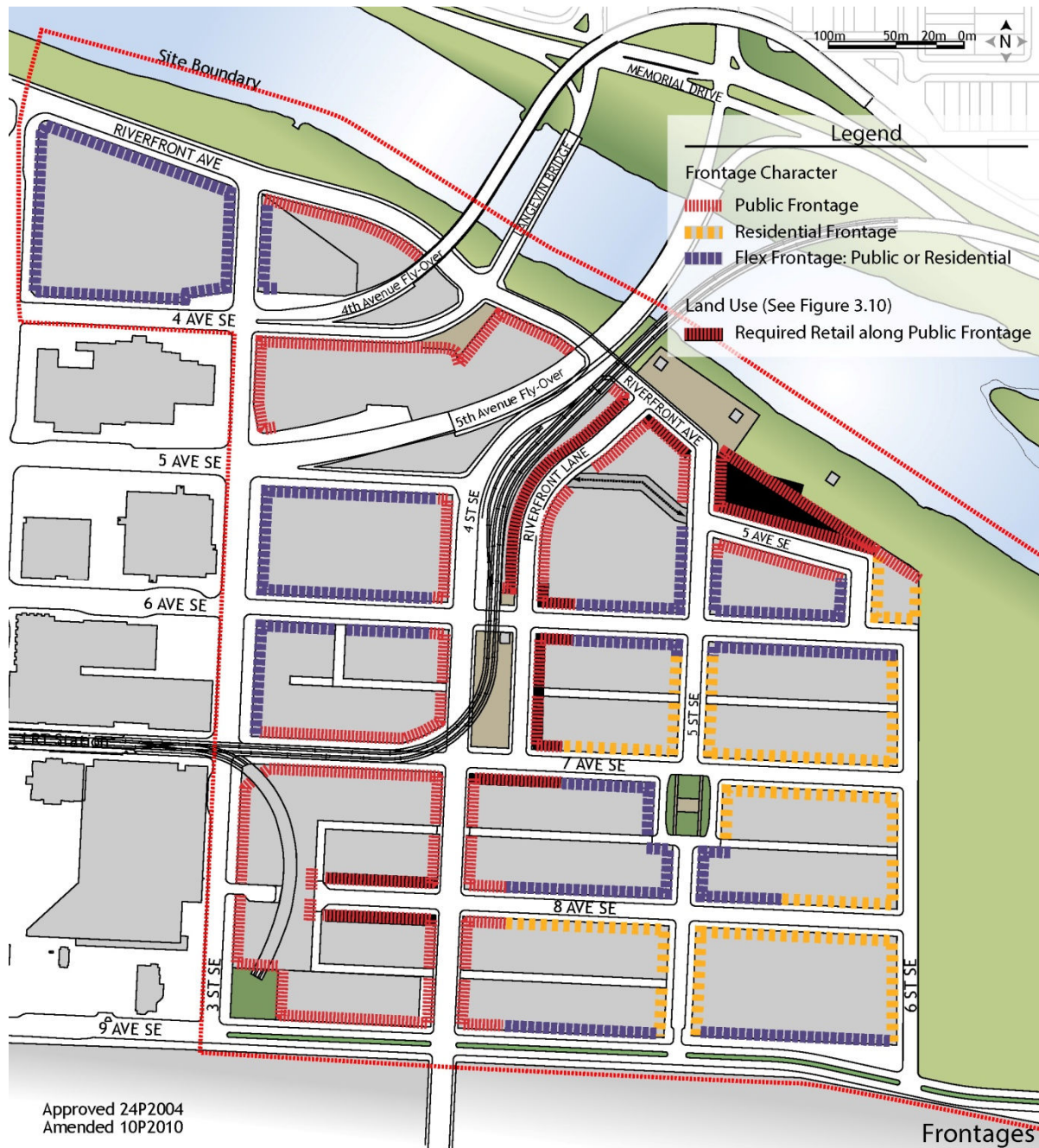




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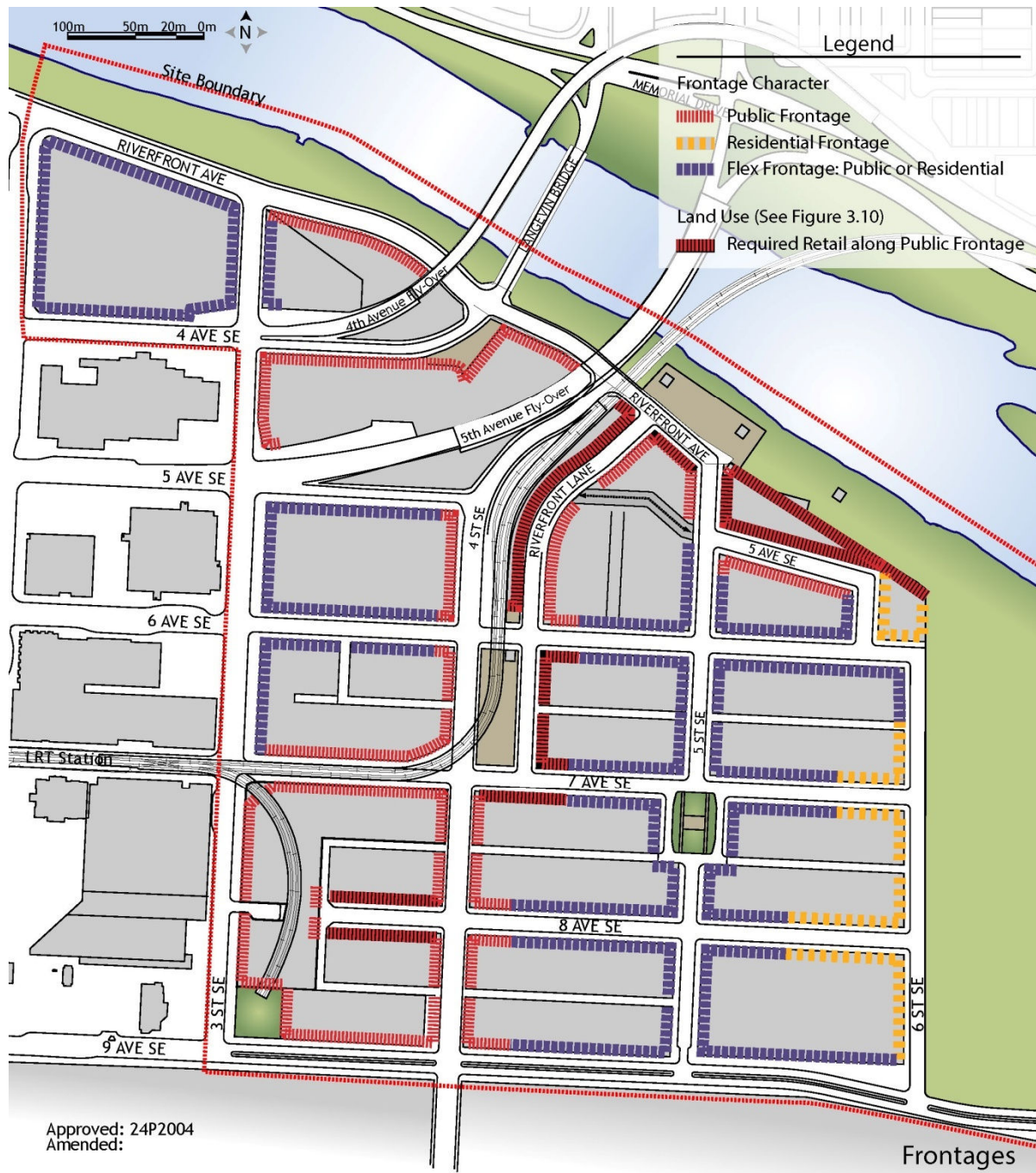
Schedule C – Existing Figure 3.24: Frontage Characteristic



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Schedule D – Proposed Figure 3.24: Frontage Characteristic



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**APPENDIX II**

**SUMMARY OF IMPACTS**

	Section	Type	Change	Impact
(a)	4.5 Area B	Text change	Delete the words “and office buildings are not permitted.”	<ul style="list-style-type: none"><li>Allows for modest office buildings to be developed within Area B.</li></ul>
(b)	6.2.1.1 Commercial Land Use	Text change	Delete the words “should be located no higher than the second storey”; and replace with the words “should be designed such that up to a maximum of 40% of the development on the block may be non-residential use”	<ul style="list-style-type: none"><li>Removes the location restriction for office use; maintains requirement that commercial use be part of a residential mixed use development; and introduces a maximum percentage to ensure that the integrity of the predominantly residential character is maintained.</li></ul>
(c)	4.0 Land Use	Figure change	Delete existing Figure 4.01 and replace with proposed Figure 4.01	<ul style="list-style-type: none"><li>Aligns amended policy objective with land use concept.</li></ul>
(d)	3.7 Site Development	Figure change	Delete existing Figure 3.24 and replace with proposed Figure 3.24	<ul style="list-style-type: none"><li>Increases flexibility and aligns amended policy objective with proposed frontage characteristics.</li></ul>



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APPENDIX III

LETTERS SUBMITTED



January 28 2014

Juliet Pitts  
Senior Planner, Centre City Planning & Implementation  
Land Use Planning & Policy  
The City of Calgary  
P.O. Box 2100, Station M  
Calgary, AB T2P 2M5

Dear Ms. Pitts:

**Re: Letter of Support for Policy Amendments to the East Village Area Redevelopment Plan**

Calgary Municipal Land Corporation - as the master developer of East Village - would like to express its support for the Policy Amendment to the East Village Area Redevelopment Plan.

From our experience in East Village, we feel that the amendment to the policy will provide the following benefits:

- Design flexibility that allows for mixed use development to be achieved;
- The importance of a mix of uses to support vibrancy day and night; and
- Appreciate the importance of residential character in the area.

We have full confidence that you will take the above into consideration and move forward with the approval of the amendment to the East Village Area Redevelopment Plan Policy.

Calgary Municipal Land Corporation appreciates the positive business relationship it has had with the City of Calgary and is looking forward to many more years of collaboration.

Should you have any questions, please do not hesitate to contact me via email at [mbrown@calgarymlc.ca](mailto:mbrown@calgarymlc.ca) or by phone at 403.718.0300.

Regards,

A handwritten signature in black ink, appearing to read 'MB', with a stylized flourish at the end.

Michael R. Brown  
President & CEO

Cc: Kate Thompson, Director Development – Calgary Municipal Land Corporation

MB/sp

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