

CITY OF CALGARY  
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OCT 16 2024

ITEM: 7.1 IP2024-0938  
Distrib- Presentation 2  
CITY CLERK'S DEPARTMENT



**QuantumPlace**<sup>®</sup>

**CONSULTING**

Riley Local Area Plan  
Infrastructure and Planning Committee  
Oct. 16, 2024

# Policy Area – Land Use and Building Scale

- Identifies 10<sup>th</sup> Street NW as **Mid-up to 12 stories / Active Frontage**.
- Adjacent development on 9A St NW is up to **12 stories**.



Map 3: Urban Form



Map 4: Building Scale



# Riley LAP Modified Building Scale Area

- A stretch of 10<sup>th</sup> St NW north of Memorial Drive NW is limited to **8 storeys or less**.
- The height reduced to 8 storeys as opposed 12 storeys elsewhere on 10th St and 9A St.
- Height increase allowed through heritage density bonusing or affordable housing provision.

- k. Development on the east side of 10 Street NW and north of Memorial Drive NW, as identified in Figure 13, should be 8 storeys or less.



**Figure 13: Memorial Drive NW and 10 Street NW Modified Building Scale Area**

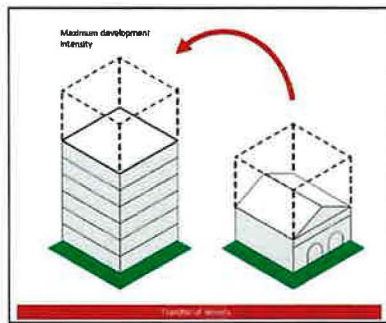
Policy 2.5.2(k)



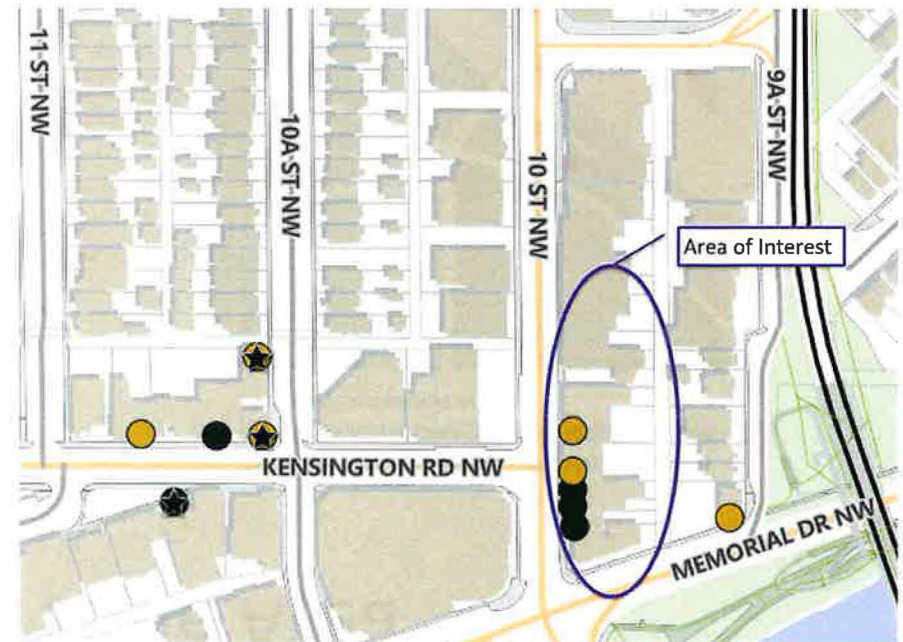
# Points of Concern

## Bonus Density

- Bonusing has not worked in the past as per City Administration report (IP2023-0459 Attachment 2).
- Bonus density programs perform less effectively in areas outside the Greater Downtown (7 within Hillhurst/Sunnyside between 2006 and 2019).



Heritage Bonus Density Transfer



Inventory of Evaluated Historic Resources (Heritage Calgary)



# Points of Concern

## Contextual Scale

- Taller buildings have been constructed east of the modified building scale area.
- The difference between 8 and 12 stories cannot be felt at the street.
- 12 storeys is unlikely to "overwhelm" the form and massing of heritage assets.
- Limiting opportunity and development scale near to the Greater Downtown and a transit station area does not make planning sense.



View of 10<sup>th</sup> St looking Northeast (Lido and Pixel buildings)



View of 10<sup>th</sup> St and adjacent developments looking East (Lido and the new Jemm development on 9A Street)



# Points of Concern

## Policy Alignment and Future Growth

- Will restrict the creation of housing and add additional hurdles and costs.
  - Concrete construction required by Building Code above six storeys.
  - Concrete construction only becomes economically feasible at 12 storeys.
- Height restrictions should not impact buildings that are not designated or identified as heritage resources.
- Densities along Neighbourhood Main Streets should concentrate where they merge with other Main Streets.



View of 10<sup>th</sup> St and Downtown looking East



# Heritage Asset Policies

- In response to our feedback, City Administration has included heritage asset policies to maintain and complement existing municipally identified heritage assets.



Carscallen Block (courtesy of Heritage Calgary)

- j. Development within areas with concentrations of commercial **heritage assets**, as identified in Figure 10, should:
  - i. draw design reference from adjacent and nearby **heritage assets**, and should not overwhelm the form and massing of those assets;
  - ii. be compatible with and complement the building material and forms of the existing **heritage asset**;
  - iii. prioritize the retention and incorporation of the existing **heritage asset** into the new development; and,
  - iv. include design solutions such as setbacks, building articulation, and material variation to provide a sensitive interface between new development and **heritage assets**.

Policy 2.5.1(j)



# Moving Forward

## Removal of Policy 2.5.2(k)

- k. Development on the east side of 10 Street NW and north of Memorial Drive NW, as identified in Figure 13, should be 8 storeys or less.

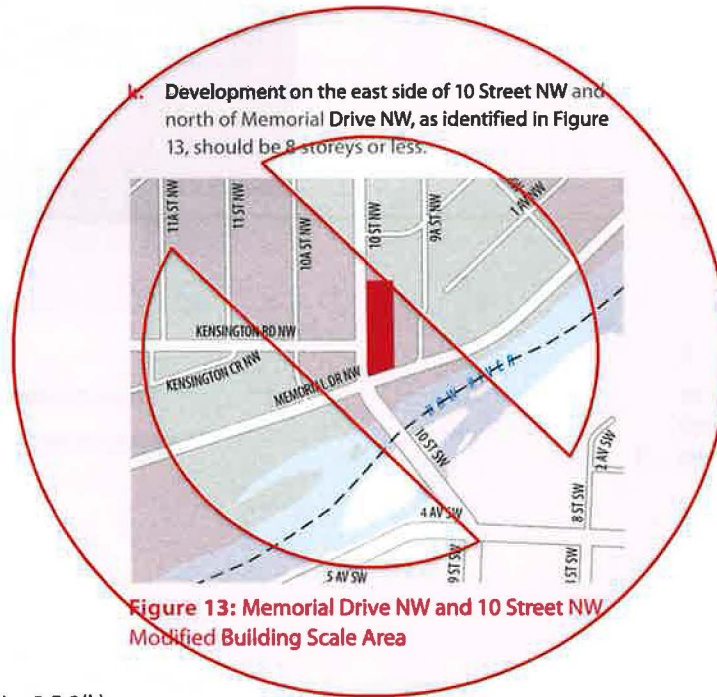


Figure 13: Memorial Drive NW and 10 Street NW Modified Building Scale Area

Policy 2.5.2(k)







Questions?

Thank You.

quantumplace.ca  
587.350.5172

1026 16th Ave NW, Suite 203  
Calgary, AB | T2M 0K8

