East Village

AREA REDEVELOPMENT PLAN

MARCH 2005
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**Project Management**
- BKDI Architects in association with Lyons Venini

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- Carson and McCulloch Associates Limited

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- David Sucher, City Comforts Inc.

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- Yvonne Spies
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1.0 BACKGROUND

1.1 INTRODUCTION

In September 2001, City Council approved the East Village Area Redevelopment Plan (ARP). On 2002 June 17 and 18, City Council directed the Administration to increase the Bow River setback to 35 metres throughout the planning area and to report back on any consequential amendments. Council further directed the Administration to review the area between 3 and 4 Streets S.E. and prepare ARP amendments that, “address the relationship of uses to the grade level, the LRT lines to the west, and the integration with the East Village community itself”. In combination, Council’s decisions of June 17 and 18, 2002, necessitated substantial revision of the ARP as approved in September 2001.

On 2003 September 08, City Council approved a planning program to undertake an amendment of the ARP and ensure that lands within the planning area be made ready and capable for redevelopment at the earliest opportunity.

Planning Team

On September 08, Council further directed that a consultancy model be used to undertake the planning program. The firm of BKDI Architects in association with Lyons-Venini served as Project Manager for a team of consultants which included Jenkins and Associates Architecture and Town Planning; Progressive Engineering Ltd.; Bunt & Associates Transportation Planners and Engineers; Carson McCulloch Associates Ltd. Landscape Architects; Lifeways of Canada Limited; and David Sucher, City Comforts Inc. Land Use Planning and Policy undertook development of the Direct Control District Guidelines and provided project administration and policy development.

Authority of the Plan

An Area Redevelopment Plan (ARP) is a statutory document, adopted as a bylaw by City Council, which sets comprehensive land use policies and other planning proposals for an established part of the city. The purpose of the ARP, which must conform with The City’s Land Use Bylaw, is to provide a detailed area context which will allow planning decisions to take account of both civic and local concerns. An ARP also forms the basis for a program of public improvements within the area.
The anticipated time span for the implementation of the East Village Area Redevelopment Plan is 10 to 15 years, depending on general growth trends in East Village and throughout the Inner City. This document will be reviewed when City Council decides that circumstances have changed sufficiently to warrant it.

**Amendments to the Plan**

The ARP is a statutory document. Any changes to the policies contained therein require an amendment to the ARP, following the procedure of advertisement and public hearing set out in the Municipal Government Act RSA 2000, Chapter M-26.

**Variance**

The boundaries of all land use areas and all quantities and figures contained in the ARP are considered approximate and not absolute. Minor variance to the above may be allowed by Council or the Approving Authority, on a case by case basis, without requiring an amendment to the ARP provided that the basic intent of the policy is met.

**Availability of Municipal Funds for Infrastructure Improvements**

All proposals and recommendations for provision of public improvements and infrastructure upgrades are subject to Council’s approval process.

### 1.2 PLANNING HISTORY

The timely redevelopment of the East Village lands adjoining Downtown has been a long-standing objective of The City of Calgary. The General Municipal Plan of 1979 encouraged residential development in the area and the Core Area Policy Brief of 1982 identified East Village as a potential residential area. In 1990 Council approved New Directions for East Village as a vision for the area’s redevelopment as a residential neighborhood and between 1990 and 1992 it funded redevelopment, market and social studies of the area in support of The City’s Task Force on Housing in the Downtown.

**Previous Plans**

In 1994 Council approved an ARP for the area which proposed the transformation of the former mixed use area into a primarily residential community with some local commercial development. In 2000, Council approved a joint venture arrangement to serve as a catalyst in promoting the redevelopment of East Village. In 2001, Council approved a new East Village Area Redevelopment Plan. In May 2002, The City disengaged from the joint venture. In September 2003, Council directed that an East Village Area Redevelopment Plan amendment be undertaken.

### 1.3 PLANNING CONTEXT

The East Village lies between the Bow River and 9 Avenue South; it is bounded by Fort Calgary on the east, 3 Street S.E. and Macleod Trail on the west (Fig. 1.01). Much of the plan area lies within the flood plain of the Bow and Elbow Rivers and would be impacted by major runoff events on both rivers. The area has experienced flooding from winter ice jams in the past and a dyke was constructed in the 1950s to address such flooding. The total study area is approximately 46 hectares (113 acres), some 14 hectares of which are roads and another 12 hectares comprise Fort Calgary, leaving a balance of approximately 20 hectares.

Fort Calgary was established by the N.W.M.P. at the confluence of the two rivers in 1875. The area now known as East Village abuts those lands and was originally developed in the early years of the Twentieth Century as a mixed residential, hotel, commercial and light industrial area adjoining the commercial core. Fort Calgary was demolished in 1914 and rail yards and industrial uses were established on the site.
Fig. 1.01  Site location
The area has been in decline since WWII. A substantial portion of the area was cleared in the 1970’s as part of an urban renewal scheme at which time three high rise apartment buildings were constructed for seniors. The site of Fort Calgary was cleared and commemorated in 1975 as a civic centennial project. A substantial portion of the 15 block area has been cleared.

The current population of East Village is approximately 2080 people, of whom 1045 are homeless and housed in shelters, 800 are seniors residing in three high rises, and approximately 200 are new residents in new condominium complexes. Only four single family dwellings remain.

A five storey apartment building was completed in 2000 fronting onto Riverfront Avenue between 2 and 3 Streets. In 2001, two institutional buildings, the Calgary Drop-In Centre and the Salvation Army Centre of Hope were constructed. Two residential buildings were constructed in 2002; a 12 storey building comprising 106 ‘loft’ type
East Village Area Redevelopment Plan

Background

5 Avenue and 6 Street view west

Simmons Building

8 Avenue (original Main Street) (Heritage District)

Surface parking along 7 Avenue

Unimproved lane

Orange Lofts

Drop-In Centre at 4 Avenue and 4 Street

7 Avenue looking east to Fort Calgary

5 Street view south to the Saddledome

Salvation Army Centre of Hope
units located on the southwest corner of 8 Avenue and 5 Street S.E., and a five storey building comprising 64 units located at the northwest corner of 8 Avenue and 6 Street S.E. There are five buildings in the area that have been listed on The City of Calgary’s “Inventory of Potential Heritage Sites.”

A number of small businesses continue to operate in the area including warehousing, service and repair businesses, retail operations and hotels. The Calgary International Hostel and offices of several non-profit organizations are also located in the area.

Land Ownership
The major land owner is The City of Calgary which owns approximately 50% of the total landbase (see Fig. 1.02).

1.4 CITY WIDE PLANNING CONTEXT

The Plan responds to Council-approved goals as set out in the Calgary General Municipal Plan, the Calgary Transportation Plan, Core Area Policy Brief and The City of Calgary Environmental Policy. The land use policies and implementation actions recommended are intended to achieve community goals and objectives in the context of surrounding neighborhoods and overall city-wide planning considerations.

Goals and Objectives

Goal 1
Implement relevant strategic City policies as set out in the Calgary General Municipal Plan, the Calgary Transportation Plan, the Core Area Policy Brief and The City of Calgary Environmental Policy.

Objectives:
- To meet the City’s long-term strategic objective through efficient use of land, infrastructure, and services.

Goal 2
Support sensitive residential intensification.

Objectives:
- To enable opportunities for increasing residential density and population through sensitive redevelopment;
- To ensure a compact and adaptable form of redevelopment which uses land and services in an effective and efficient manner; and
- To increase population to support existing and future commercial uses and community facilities in the area.

Goal 3
Create a well designed, livable, integrated community.

Objectives:
- To design an attractive and livable Downtown community that meets the needs of its residents;
- To establish a development pattern that creates a strong sense of neighborhood identity and character within the existing park-like setting created by the river pathway and Fort Calgary;
- To encourage innovative building design, site layouts and urban design features which contribute to defining a unique community;
- To provide for a variety of housing opportunities (housing and dwelling types, affordability levels) to accommodate people of different ages, diverse needs, family structures and lifestyles, with the ability to adapt to changing needs over time;
To provide opportunities to reduce vehicle trips by providing access to transit within a five minute walk from any point in the community and enhancing opportunities for walking and biking;

To provide East Village diverse residents with a variety of open spaces that are integrated with existing open space systems;

To protect views into and out of East Village, particularly from and to the Bow River and Fort Calgary, and to create opportunities to maximize access to sunlight for residents of East Village; and

To adhere to standards for sunlight access in special areas such as open spaces and the riverbank in accordance with Council standards and guidelines.

Goal 5
Support timely redevelopment.

Objectives:

To reduce the amount of time that the land and buildings remain vacant thereby reducing the uncertainty for area residents and landowners; and

To provide for a range of housing opportunities that can successfully respond to changing market conditions and be achievable in the short to medium term.

Goal 6
Integrate the East Village Area Redevelopment Plan with adjacent communities, facilities and amenities

Objectives:

To ensure and enhance appropriate interface with and linkages to the communities of Bridgeland, Inglewood, Ramsay, Victoria Park and the Beltline; and

To enhance and support an appropriate interface with Fort Calgary, with linkages to the Zoo and Stampede Park.

To recognize the importance of appropriate interfaces between new development and the existing homeless shelters in East Village.

Goal 4
Incorporate principles of sustainable development.

Objectives:

To provide for comprehensive protection from 1 in 100 year floods and winter ice jam floods throughout the planning area in accordance with Land Use Bylaw 2P80 and Alberta Environment regulations;

To ensure that the plan is economically viable, flexible and able to respond to changing demographics and lifestyles over time;

To reduce environmental impacts through community, infrastructure, and building design;

To preserve and incorporate existing landscaping and mature vegetation into the plan where possible; and

To encourage the adaptive re-use of historic building stock where possible.
1.5 CORE PRINCIPLES OF THE PLANNING PROCESS

The planning process for the proposed East Village Area Redevelopment Plan amendment was guided by a set of core principles that were developed in a series of meetings and workshops with key stakeholders including land and business owners, the Downtown East Central Community Association, residents in the area, social agencies operating in the area including the Calgary Drop In Centre and the Salvation Army, members of the development industry, members of the greater community of Calgary and the East Village Urban Design Panel. These principles inform and provide the framework for all goals, objectives and policies in this document and are listed below.

East Village Area Redevelopment Plan must:

- be the result of an open and inclusive city-wide process;
- be financially viable for all landowners and residents;
- be socially, environmentally and economically sustainable;
- make provision for a variety of housing types;
- serve as a catalyst for the area’s redevelopment;
- support and enhance the existing residential community;
- build on the visions and desires of the Downtown East Central Community Association;
- play a role in the economic and social revitalization of the area;
- support good urban design objectives;
- enhance connectivity with surrounding communities and adjacent facilities;
- support the development and implementation of a social strategy for East Village in the context of a greater Social Action Plan for the Downtown;
- provide for active uses at grade in mixed use areas;
- provide for enhanced pedestrian circulation;
- provide appropriate vehicular mobility;
- provide appropriate levels of parking for a pedestrian oriented Downtown neighborhood;
- respond to the local physical context; and
- take advantage of heritage opportunities.
2.0 VISION

2.1 VISION STATEMENT

East Village will become a vibrant, humanly scaled and sustainable high density downtown neighborhood that respects and enhances its historical, physical and social context and reinforces a high quality of life for its diverse residents.

A successful community is one that is considered a desirable place to live by its residents while also meeting a number of goals that benefit other communities and the public at large. In order to be successful the East Village Area Redevelopment Plan must provide for the development and evolution of a community that is fiscally, socially and environmentally sustainable in the longer term.

The Plan must be flexible so that landowners and developers can respond to the prevailing market conditions, and support creativity and innovation in design while responding to community aspirations.

2.2 SUSTAINABILITY

Overview

The Area Redevelopment Plan for East Village has been framed to respond to Council’s overarching objective of Smart Growth Management. The plan seeks to balance social, economic and environmental concerns in order to achieve overall sustainability of the area as it evolves over a 20 year time frame. This plan envisions a compact, mixed use inner city neighborhood 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.

In order to achieve the objective of overall smart growth for East Village the plan addresses the following goals and objectives.

2.2.1 Social

Goal

To foster a socially sustainable downtown community with a diverse socio-economic population.

Objectives

The following objectives should be achieved:

- To encourage a diversity of housing options in order to provide choice in housing types to meet the needs of different age groups, family structures, income groups and lifestyles;
- To encourage a wide range of mixed use development that will increase the quality and accessibility of community facilities and services considered necessary to serve the social, educational and recreational needs of residents;
- To develop open spaces to provide opportunities for social interaction, recreation, leisure activities and cultural expressions that contribute to active living and social well being;
- To improve public safety and the perception of public safety in order to achieve a clean, safe, pedestrian and cycling oriented downtown community;
- To encourage private development that supports and enhances social interaction and community participation;
- To encourage new development that acknowledges and integrates existing seniors residences and social facilities within the community fabric;
• To encourage community understanding and social conscience toward those in the homeless shelters who need community support; and
• To encourage integration of diverse peoples into a harmonious living environment.

2.2.2 Environmental

Goal
To provide for the development of an overall built form that encourages and supports the efficient and economic use of natural resources and the protection of natural systems.

Objectives
The following objectives should be achieved:

• To minimize the necessity of outbound vehicular traffic by ensuring accessibility to transit for all residents, the provision of bicycle lanes and enhancement of the pedestrian environment and regional pathway system;
• To encourage the reduction of per capita levels of water use in commercial and residential development and its re-use where practicable;
• To promote stormwater quality enhancements through use of best management practices such as wetlands, green infrastructure, green roofs, and water-friendly landscaping practices;
• To encourage the reduction of levels of surface runoff through on site retention and its treatment for contaminants prior to release to ground water;
• To provide for the reduction of levels of sediment and contaminants from surface runoff to the Bow and Elbow Rivers;
• To encourage sustainable green building design including innovative stormwater management in all development throughout East Village;
• To encourage Silver LEED standard building practices in all development;
• To encourage the reduction of levels of waste at source and encourage the provision of on site recycling facilities in all development;
• To require the identification and remediation of land contamination on all sites in East Village prior to redevelopment; and
• To investigate and facilitate the provision of District Energy and other alternative energy solutions.

2.2.4 Economic

Goal
To make provision for the redevelopment of East Village in order to strengthen the municipal assessment base, support economic revitalization of the downtown, achieve residential densification of the inner city and encourage transit supportive development patterns, decreased automobile dependency, and best economic use of existing municipal infrastructure.

Objectives
The following objectives should be achieved:

• To provide for flexibility within land uses and adaptability of the overall plan to support ongoing development in different market conditions;
• To provide for upgrading of municipal infrastructure to support timely redevelopment of East Village and ensure long term market viability of the area;
• To make efficient investment in new infrastructure for the longer term;
• To provide flexibility in residential land use and support for the conversion of at grade residential to commercial use
in support of enhanced commercial viability of the greater downtown over time;

• To provide for the reclamation and efficient and economic use of unused residual space;

• To use all lands in East Village efficiently and, where possible, create new development potential from the re-use of old road rights-of-way, the capture of land from road re-alignments and the use of residual land located adjacent to LRT lines and beneath bridges; and

• To provide opportunities for local community economic development.

2.3 URBAN DESIGN PRINCIPLES

Overview

Humanly scaled streets, squares, and public plazas are essential elements to the creation of functional, aesthetic, and vibrant public space. Urban design is the comprehensive and cohesive combination of building, open space, street and sidewalk design which has as its objective the creation of memorable public space. The essence of good urbanism is determined by the relationship between the public and private realm at the street level.

Great Streets

The streets of East Village are proposed to be the most significant element of public open space in the district and have been designed first for the safety and accommodation of the pedestrian while appropriately balancing other transportation modes.

In order to support the development of vibrant active streets, a healthy inner city neighbourhood and a sense of community, this plan encourages three simple principles:
1. Build to the sidewalk
2. Make the streetfront visually and physically permeable
3. Put the parking behind, under or above the building

Key Street Design Principles
- Streets are places for people to walk leisurely or with a purpose. The street should have a pleasing experiential and social dimension.
- Streets should provide physical comfort. A sense of physical comfort derives from both a perceived sense of security and the design elements of the street and sidewalk.
- Streets require definition. Streets should have clear boundaries, or “walls” that define an outdoor room and sense of enclosure. These “walls” are typically buildings but trees may also provide a sense of enclosure.
- Streets require qualities that engage the eye. Visual interest at the human scale adds to the experiential dimension of the street.
- Streets require transparency. Transparent windows at eye level are inviting, engaging, sociable and provide for natural surveillance.
- Streets must serve adjacent land uses in an appropriate manner.
- Streets must accommodate emergency, transit and service vehicles.

Building frontages along urban streets are the strongest determinants of the character and quality of a district and serve as the determining link between different land uses in the ARP. To ensure the public realm meets the highest urban design standards, building frontage recommendations have been prepared as an integral addition to Land Use regulations. Continuous frontages create interesting and attractive walking environments while providing friendly and animated frontages to the street.
3.0  MASTER PLAN

3.1  OVERVIEW

The Master Plan for East Village establishes the location of the key elements that set the framework for the orderly development of the community. These elements provide the basis for the establishment of the neighbourhood’s unique character and identity.

Development is guided by an Urban Design Guidelines (Section 13.0) that sets standards intended to create a vibrant, humanly scaled urban environment. This section describes the master plan elements.

East Village is organized around a multi-use central square forming the commercial heart of the community. A 4 Street S.E. commercial spine is proposed that links the heritage character of 8 Avenue S.E. in the southwest to a Riverfront District and plaza to the north. Smaller public spaces are distributed through the plan and include a small square in the southeast anchoring the predominantly residential district.
3.2 MASTER PLAN ELEMENTS

Figure 3.02 illustrates the location and configuration of the basic elements within the master plan. These elements will be expanded upon individually in subsequent sections.

This master plan diagram provides a framework for the regulating plan (Fig. 13.02) in the East Village Urban Design Guidelines (Section 13.0) and is intended to encourage redevelopment of East Village to align with the vision and intent of the ARP.
### 3.3 CONNECTIONS

**Objective:**
- To integrate the East Village into the surrounding urban and natural context through viewsheds and an interconnected network of humanly scaled streets and pathways.

**Concept**
Fig. 3.03 outlines the integrated vehicular and pedestrian connection points within the plan area indicated in black. Major connections include Riverfront Avenue and the Riverfront District, Fort Calgary and the regional pathway system, a future 4 Street S.E. connection to the Stampede grounds and Victoria Park, a future connection from St. Patrick’s Island to Bridgeland and a pedestrian link from 8 Avenue S.E. to City Hall over the LRT tracks, providing for integration with greater downtown to the west.
3.4 **URBAN STRUCTURE**

**Objective:**
- To identify a Central Square as the primary neighbourhood focal point in conjunction with smaller local centres.

**Concept**
A Central Square in the geographic centre of the plan area provides a public space for the entire neighbourhood. The square serves as the mixed use commercial heart for the neighbourhood and is accessible by a short 5-minute walk from any point in the neighbourhood. Local centres are defined by smaller public spaces such as small squares, plazas and streets, each with their own unique character contributing to a greater sense of place that will in turn encourage community interaction.
3.5 LANDMARKS AND VISTAS

Objective:
- To define a series of civic landmarks and vistas that visually link public spaces, enhance wayfinding and create a sense of place.

Concept
Figure 3.05 indicates key locations within the master plan defined as important vista termination points and civic landmarks. Landmarks and vistas at important locations create an urban place that is easy to read and establishes clear pathways for wayfinding. Landmarks may be defined by distinctive landscaping, fountains, monuments, or special buildings that contribute to a sense of place. Views to the river and Fort Calgary provide important external cues for both aesthetic and wayfinding purposes.
General Standards

- Recommended vista terminations and view corridors are identified on Fig. 3.05.
- View corridors to the Riverfront Promenade, Fort Calgary, and the Saddledome shall be maintained and enhanced by landmarks such as monuments, sculptures, fountains, or landscaping.
- Buildings that serve as view terminations should be given special design consideration.

Guidelines

- The building termination at the south end of Market Street S.E. should reflect its important position within the urban context.
- A future building centered on the west end of 8 Avenue S.E. should embody the area’s traditional character and has potential for a grand stairway and bridge over the LRT through City Hall to connect with Stephen Avenue.
- Fort Calgary’s Termination Points at 8, 7, 6 and 5 Avenues along its western boundary shall be maintained and enhanced.
- The pedestrian entry to Fort Calgary at the junction of 7 Avenue and 6 Street S.E. should be enhanced as a significant landmark.
- The Central Square should be anchored by a significant feature element in the south end of the square located along the central north-south axis.
- The Riverfront Plaza should be maintained as the key termination point for the north end of 5 Street and Market Street S.E.
- Views south to the Saddledome along 5 Street should be considered as part of the design of the 5 Street Neighbourhood Square.
- A centrally located monument or fountain of modest scale should be located within the 5 Street Neighbourhood Square.
3.6 PUBLIC OPEN SPACE NETWORK

Objective:
- To provide a network of open spaces with an emphasis on pedestrian and vehicular connectivity.

Concept
A hierarchy of open spaces are provided throughout the plan and include pedestrian friendly streets, squares, and plazas, along with significant natural open spaces such as Fort Calgary and the Bow Valley Regional Pathway system. Objectives and policies governing Open Space are described in Section 8.0.

Fig. 3.06 Public open space network
Fig. 3.07  Conceptual version of the open space system proposed for East Village

3.6.1  Street Environment

Streets define the primary public space within the urban environment.

The ARP provides for the cohesive design of private frontages that shape the street and the rights-of-way and define the public space providing for humanly scaled streets. Such streets respect the primacy of pedestrians and encourage social interaction while adequately serving vehicular traffic. Vehicular lanes have been designed to current minimum standards in order to slow cars and encourage safety for both drivers and pedestrians.

Street design guidelines should be applied in conjunction with Section 13.5.2 of the Urban Design Guidelines.
Fig. 3.08 Typical street aerial view concept

Fig. 3.09 Typical street design detail
3.6.2 Central Square

The Central Square provides a multi-use public space in the geographic centre of the plan. Movement and activity through the square is generated by pedestrian linkages between the Downtown to the west, the Heritage District to the southwest, the Riverfront District and regional pathway to the north, Fort Calgary to the east, and Victoria Park/Stampede to the south. These linkages support the proposed commercial uses surrounding the square. Residential and institutional uses above the commercial frontages further stimulate activity and provide visual surveillance.

The light rail (LRT) right-of-way is proposed to be designed to reflect a more appropriate urban relationship to the Square. Decorative fencing, seating areas, trees, planters, light standards that accommodate overhead wiring, and bollards are proposed to line the LRT right-of-way and create an adequate barrier between pedestrian activities and trains. Decorative pavement is proposed to extend through the Square to the LRT right-of-way and across adjacent streets.

![Fig. 3.10 Bird’s eye view of Central Square concept](image-url)
Fig. 3.11  Square concept: south end of square at 7 Avenue with kiosk option
Fig. 3.12  Plan view of LRT interface concept with planter walls
Fig. 3.13  Central Square conceptual illustration looking north from 7 Avenue and 4 Street S.E.
Fig. 3.14  Central Square concept - plaza north of 6 Avenue S.E.

Fig. 3.15  Cross section of Market Street looking south
3.6.3 Riverfront District

The Bow River Valley defines the northern edge of East Village. A 35 metre development setback from the top of the riverbank allows for the creation of a multi-use plaza for informal and formal public activities.

The plaza should accommodate numerous seating areas, planting areas, sculptural elements, and temporary commercial structures (up to three) suitable for small restaurants and cafes. The majority of the plaza is hard surfaced, or soft where appropriate, to accommodate markets and festivals. A sculptural element should terminate 5th Street providing a landmark for the plaza.

The buildings within the Riverfront District activate a public riverfront plaza with ground floor entertainment and retail oriented commercial uses with upper storey residential uses stepping back to protect the public riverfront from shadows.

A 6.0 metre wide riverfront pathway is proposed along the river edge serving regional pathway traffic and commuter cyclists on the Regional Pathway system. A secondary sidewalk system within the 35 metre setback from the top of bank is proposed to serve more localized pedestrian traffic. The riverfront to the west of 4 Street is envisioned to retain its naturalized character.

Fig. 3.16  Building heights along river are regulated to protect the riverbank from shadows
Fig. 3.17  Riverfront Promenade conceptual illustration looking east
3.6.4 Heritage Commercial District

The redevelopment of 8 Avenue S.E. between the LRT tracks and 4 Street is proposed as a Heritage Commercial District. Refurbishment of existing heritage buildings and the construction of new buildings designed to respect the scale, massing and form of existing structures is envisioned. Commercial uses are initially intended as entertainment venues and are projected to evolve as the East Village population grows. Residential, office and or institutional uses in upper storeys are recommended to contribute to the mix of uses occurring at the street level.

The termination of 8 Avenue at the LRT provides an opportunity to create a signature building. This building site is proposed to provide a feature stairway leading to a pedestrian walkway over the existing LRT tracks connecting through City Hall to Olympic Plaza and Stephen Avenue. The proposed grand stairway would provide for a sense of arrival and development above could serve a number of high traffic public purposes.

City Hall Connection Concept

The current Municipal Building configuration constrains connection to East Village. Redevelopment of the Municipal Building’s Atrium corridor in order to create a “street” connection through the Municipal Building would serve the greater objective of enhanced connectivity of adjacent districts proposed by this ARP. A number of options may achieve this connection. This connection would be a positive asset to both East Village and the Stephen Avenue corridor.

Fig. 3.19 8 Avenue view terminus concept with stairway to Plus 15

Fig. 3.18 Stephen Avenue and Heritage District connections
Fig. 3.20  Potential 8 Avenue redevelopment conceptual illustration

Before

After
3.6.5 Local Squares

A smaller public square is proposed to serve the residential community. This square should provide public uses with ample seating, lighting, and plantings and include other elements such as children’s play facilities, sculptures, fountains, bicycle facilities. Squares and plazas should be designed to allow active building frontages facing them.

5th Street Square

The 5th Street Square is a formal urban square proposed to be located between 7 and 6 Avenues at the heart of the residential district. This intimate square will provide open space amenity and vista termination, encourage adjacent development and provide opportunity for a spatially enclosed intimate urban garden. The roads surrounding the square will be modest in scale and shall accommodate emergency, transit and service vehicles.

830 Square Option

The square at the southwestern corner of the plan (830 3 Street S.E.) and west of the Salvation Army Centre of Hope could serve as an entry plaza feature for development to the north or, alternately, be redesigned to serve as a public amenity.

3.6.7 Community Gardens

Urban community gardens in inner-city neighbourhoods can provide a unique civic amenity serving to build community and support active living. Consideration should be given to incorporate community gardens into future East Village development. Community gardens are well suited to parcels of land that are difficult to develop and as an interim use for lands awaiting development. As redevelopment proceeds, East Village will offer such opportunities. Consideration should also be given to more permanent locations that may include but are not limited to:

1. St. Patrick’s Island.
2. The northwest corner of Fort Calgary.
3. Trinity Foundation lands.
3.6.8  Fort Calgary

Fort Calgary is a major regional open space destination and a key amenity in the East Village. The Fort Calgary Master Plan proposes a number of entrance features on 6 Street S.E. that will integrate with the redevelopment of the East Village. Easterly view corridors within East Village streets are to be maintained into the Fort Calgary site in order to create visual landmarks and linkages. 7 Avenue S.E. is identified as a primary linkage into the site and should be signified by a major termination landmark. The Riverfront Promenade and other sidewalks and pathways link with the Fort Calgary pathway system and the greater regional pathway system.

A wetland interpretive feature is proposed to be constructed in the northwest corner of the Fort Calgary site as a key component of a storm water pond facility to meet sustainable water quality requirements for runoff from East Village. The stormwater pond would be designed in consultation with the Fort Calgary Preservation Society and the parcel of land associated with the facility would be removed from Fort Calgary’s license of occupation with The City of Calgary. Fort Calgary’s Business Plan should provide for the basis for any negotiations regarding the proposed facility.