

# CALGARY REAL ESTATE LEASING CONFERENCE 2013

## NEW DEVELOPMENT GUIDELINES ON THE HORIZON : WHAT ROLE CAN THE INDUSTRY HAVE IN SHAPING NEW POLICY?



**DAVID A. DOWN**, AAA, FRAIC, LEED AP  
SENIOR ARCHITECT; COORDINATOR, URBAN DESIGN & HERITAGE  
CITY OF CALGARY

# COUNCIL DIRECTION

## CALGARY MUNICIPAL DEVELOPMENT PLAN

### 7 Goals:

- Prosperous economy
- Compact city
- Great communities
- **Good urban design**
- Connecting the city
- Greening the city
- Managing growth and change





# POLICY FRAMEWORK

Municipal Development Plan (2009)  
Calgary Transportation Plan (2009)  
Centre City Plan (2007)

## Municipal Development Plan

urban design objectives:

Section 2.4 “Urban Design”

Section 2.4.1 “Creating a Beautiful City”

Section 2.4.1(d) “Urban Design  
Excellence”

Section 2.4.3 “Enhancing the Public Realm”

Section 3.3 “Typologies”

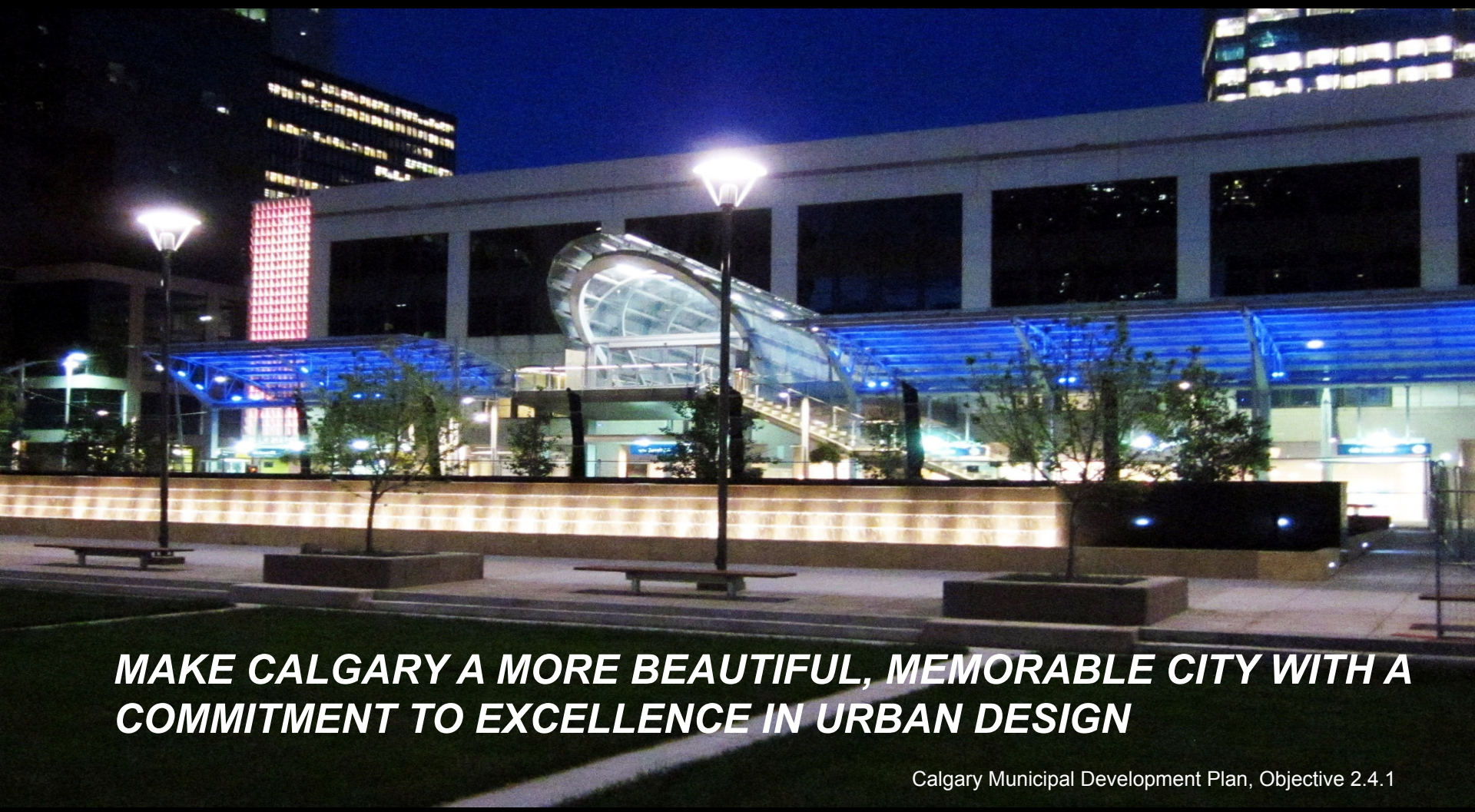
## Calgary Transportation Plan

aligned transportation strategies:

Section 3.7 “Complete Streets”



# URBAN DESIGN FRAMEWORK



***MAKE CALGARY A MORE BEAUTIFUL, MEMORABLE CITY WITH A COMMITMENT TO EXCELLENCE IN URBAN DESIGN***

Calgary Municipal Development Plan, Objective 2.4.1



# URBAN DESIGN FRAMEWORK

- The **Urban Design Framework** is the guiding document for city business unit collaboration on projects and policy work involving urban design and the public realm.
- The **Urban Design Team** in LUPP is the specialist group responsible for guiding the City of Calgary urban design direction; creating urban design guidelines, providing detailed architectural and urban design review, as requested; and generally coordinating the conceptual design of improvements to the public realm.
- The **Urban Design Team** is circulated as a CPAG specialist, and required to work within CPAG application process timelines.



# DOWNTOWN UNDERPASS URBAN DESIGN GUIDELINES

## DOWNTOWN UNDERPASS URBAN DESIGN GUIDELINES

Linking Downtown and Beltline  
DRAFT REPORT JULY 2010



[calgary.ca/centrecity](http://calgary.ca/centrecity)

call 3-1-1





# CENTRE CITY ILLUMINATION GUIDELINE

## CENTRE CITY ILLUMINATION GUIDELINE

Illumination Solutions within the Context of the Centre City Plan

DRAFT REPORT, SEPTEMBER 2010



[calgary.ca/landuse](http://calgary.ca/landuse) | call 3-1-1

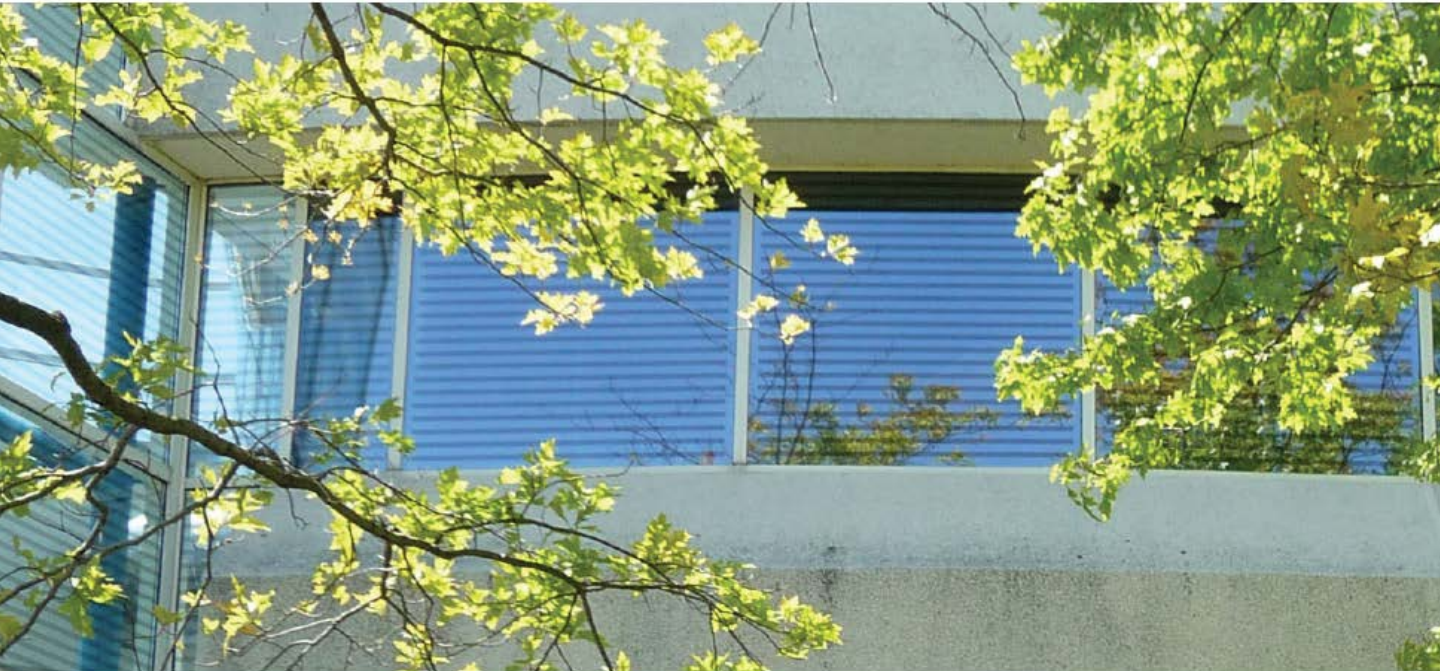


# BIRD-FRIENDLY URBAN DESIGN GUIDELINE

## BIRD-FRIENDLY URBAN DESIGN GUIDELINES

Integrating Natural Systems with Human Activities

DRAFT REPORT SEPTEMBER 2010



[calgary.ca/landuse](http://calgary.ca/landuse) | call 3-1-1



THE CITY OF  
**CALGARY**  
LAND USE PLANNING & POLICY



THE CITY OF  
**CALGARY**  
*Proudly serving a great city*



# CENTRE CITY URBAN DESIGN GUIDELINE

*"Make Calgary a more beautiful, memorable city  
with a commitment to excellence in Urban Design."*

## Calgary Centre City Urban Design Guidelines



CIVITAS Urban Design in collaboration  
with AECOM and Beasley + Associates  
for the City of Calgary

April 30 2013



# CENTRE CITY URBAN DESIGN GUIDELINE

## Bylaws and Policies by Land Use Planning & Policy

Municipal Development Plan (MDP)  
Land Use Bylaw 1P2007  
Downtown Land Use District  
Various Direct Control Bylaws  
Centre City Plan  
Beltline Area Redevelopment Plan (ARP)  
East Village Area Redevelopment Plan (ARP)  
Eau Claire Area Redevelopment Plan (ARP)  
Chinatown Area Redevelopment Plan (ARP)  
Downtown West Area Redevelopment Plan (ARP)  
+15 Policy  
Centre City Illumination Guidelines  
Bird Friendly Urban Design Guidelines  
Downtown Underpass Urban Design Guidelines  
Calgary Downtown Retail District Strategy  
Approved 17 Avenue SW Urban Design Strategy  
Midtown: An Urban Design Strategy for Midtown Calgary

## Transportation Policies

Calgary Transportation Plan  
Complete Streets Guide  
Centre City Mobility Plan  
Pedestrian Policy  
Cycling Strategy  
Bicycle Policy  
Bicycle Parking Handbook – A Developer's Guide  
Calgary Pathway & Bikeway Plan Report  
Traffic Calming Policy

## Parks Policies

Centre City Parks: Open Space Management Plan  
Centre City Parks and Public Realm Enhancements Plan  
Sustainable Development Guidelines for Trees, Shrubs, and Groundcovers  
Calgary... A City of Trees: Parks Urban Forest Strategic Plan

## Calgary Transit Policies

Transit Friendly Design Guide  
Public Art Policy  
Corporate Public Art Policy

## Universal Design

Universal Design Handbook: Building Accessible and Inclusive Environments  
Access Design Standards

## Water Resources Policies

Stormwater Management and Design Manual  
Watershed Management Plans  
City-wide Stormwater Targets  
LID Technical Guidance Manual



# LARGE COMMERCIAL URBAN DESIGN GUIDELINE





# BEST PRACTICE: LARGE FORMAT SITE PLANNING





# ENGAGEMENT STRATEGIES: PUBLIC WORKSHOPS





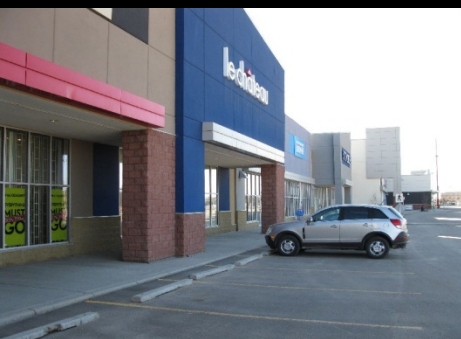
# DEVELOPER CHALLENGE WORKSHOPS



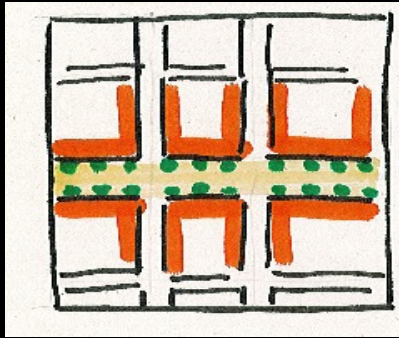
**DEERFOOT MALL RE-IMAGINING  
SHAPE PROPERTIES**



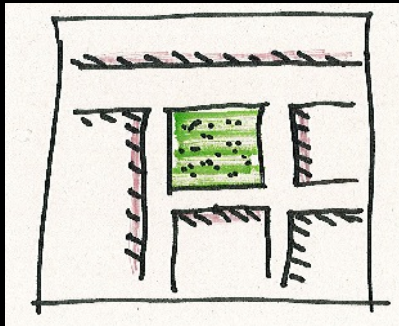
## “CONSUMER PREFERENCE” SESSIONS



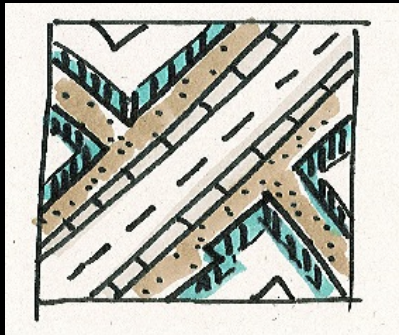
# IDEATION: URBAN DESIGN PRINCIPLE DISCUSSION



**HIGHSTREET**  
STREET ORIENTED, MULTI-STOREY RETAIL



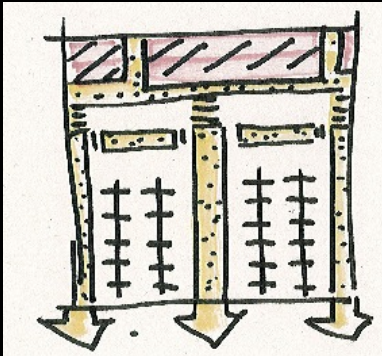
**AMENITY SPACE**  
CENTRAL, FOCUSED OUTDOOR ACTIVITY SPACE



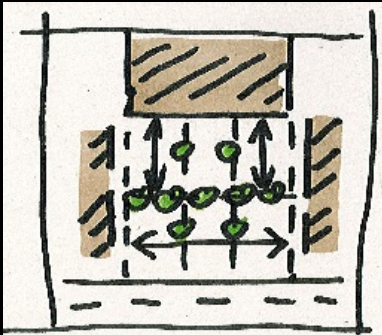
**INTERFACE ZONE**  
STRATEGIC LOCATION OF ACTIVE USES



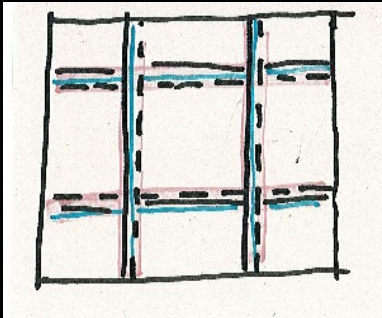
# IDEATION: URBAN DESIGN PRINCIPLE DISCUSSION



**BIG BOX PARKING**  
STRUCTURED, STRATEGICALLY LOCATED



**COMPACT PARKING**  
LOTS BROKEN INTO SMALLER WALKABLE MODULES



**UTILITY GRID**  
DESIGNED TO FACILITATE BLOCK STRUCTURE

# OUTCOMES

- COORDINATION
- CONSISTENCY
- CLARITY
- CERTAINTY





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**THANK YOU**

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[david.down@calgary.ca](mailto:david.down@calgary.ca)