

**LAND USE AMENDMENT  
BRIDGELAND/RIVERSIDE (WARD 9)  
4 STREET NE, EDMONTON TRAIL NE, AND 1 AVENUE NE  
BYLAWS 46P2017, 272D2017, 273D2017 AND 274D2017**

**MAP 23C**

**EXECUTIVE SUMMARY**

The Main Street initiative is a Council authorized program that focuses on the implementation of policies, goals and targets contained with the Municipal Development Plan (MDP). The initiative is creating more opportunity for private investment to build a more complete community, along with infrastructure investment by the City of Calgary in the public realm for priority MDP corridor areas. An updated policy and land use district framework will create certainty for all local stakeholders, providing a clear vision that achieves the MDP goals for corridors, shortens approval time for redevelopment by providing the appropriate set of land use districts, reinforced by City of Calgary investment in public realm improvements along with a more complete understanding of water service capacity levels and costs associated to upgrade these networks.

Amendments to the local plans and land use districts requires a comprehensive and coordinated corporate approach to achieve the desired outcomes of the MDP and is dependent on the approval of several related initiatives. This includes the proposed Developed Areas Guidebook amendment to the MDP, new mixed use land districts for the Land Use Bylaw, and a Main Streets Implementation Plan that will include a funding strategy for public realm improvements in key main streets areas and ongoing water service analysis.

The main street areas of 4 Street/Edmonton Trail NE and 1 Avenue NE, located in the community of Bridgeland have been identified as one of the first priorities for change, as approved by Council (PUD2016-0564).

This application contains the following components:

- 1) A Main Street amendment to the Bridgeland Area Redevelopment Plan (ARP) in support of the land use redesignation; (APPENDIX II)
- 2) Redesignation portions of the main streets to Mixed Use General (MU-1) District and Mixed Use Active Frontage (MU-2) District to allow for mixed use to assist in the redevelopment of the streets.
- 3) Redesignation of the main street's adjacent transition areas to a Direct Control District (APPENDIX III) intended to allow for a mix of ground-oriented residential redevelopment while providing an incentive for the retention of character homes.

**PREVIOUS COUNCIL DIRECTION**

At the 2016 September 12 meeting of Council Administration's recommendation to the SPC on Planning and Urban Development was approved (PUD2016-0564), moved by Councillor Pincott, Seconded by Councillor Colley-Urquhart, that the Committee Recommendation be adopted in an omnibus motion. PUD2016-0564 provided a project update for the Main Streets Initiative with the completion of Phase 2 including the endorsement of prioritization of key areas and a framework for the implementation plan.

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At the 2015 September 28 meeting of Council Administration's recommendation to the SPC on Planning and Urban Development was approved (PUD2015-0638), moved by Councillor Woolley, Seconded by Councillor Stevenson, that the Committee Recommendations be adopted in an omnibus motion. PUD2015-0638 provided a project update for the Main Streets Initiative with the completion of Phase 1.

At the 2014 May 26 meeting of Council Administration's recommendation to the SPC on Planning and Urban Development was approved (PUD2014-0312), moved by Councillor Chabot, Seconded by Councillor Sutherland. Approval of PUD2014-0312 provided project funding and a project charter for the Main Streets Initiative.

**ADMINISTRATION RECOMMENDATION(S)**

2017 June 15

That Calgary Planning Commission recommends **APPROVAL** of the proposed Policy Amendment and Land Use Amendment.

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

That Council hold a Public Hearing on Bylaws 46P2017, 272D2017, 273D2017 and 274D2017; and

1. **ADOPT** the proposed amendments to the Bridgeland/Riverside Area Redevelopment Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 46P2017.
3. **ADOPT** the proposed redesignation of 2.99 hectares  $\pm$  (7.373 acres  $\pm$ ) located at Various Addresses from Residential-Contextual One/Two Dwelling (R-C2) District, Commercial Neighbourhood 1 (C-N1) District, Commercial – Corridor 1 f1h10 (C-COR1 f1.0h10) District, Commercial – Corridor 1 f2h13 (C-COR1 f2.0h13) District, and DC Direct Control District **to** Mixed Use – General (MU-1f3.0h16) District and Mixed Use – Active Frontage (MU-2 f3.0h16) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 272D2017.
5. **ADOPT** the proposed redesignation of 10.44 hectares  $\pm$  (25.776 acres $\pm$ ) located at Various Addresses from Residential-Contextual One/Two Dwelling (R-C2) District **to** DC Direct Control District to accommodate the potential and progressive development of the Main Street, in accordance with Administration's recommendation; and
6. Give three readings to the proposed Bylaw 273D2017.

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7. **ADOPT** the proposed redesignation of 5.07 hectares ± (12.518 acres±) located at Various Addresses from Multi-Residential – Contextual Medium Profile (M-C2) District, Commercial – Corridor 2 f1h10 (C-COR2 f1.0h10) District, Commercial – Corridor 2 f2h12 (C-COR2f2.0h12) District, Commercial – Corridor 2 f2h16 (C-COR2 f2.0h16) District to Mixed Use – General (MU-1f4.5h22) District, Mixed Use – General (MU-f1.0h34) District, Mixed Use – Active Frontage (MU-2 f3.0h16) District and Mixed Use – Active Frontage (MU-2 f3.0h22) District, in accordance with Administration’s recommendation; and
8. Give three readings to the proposed Bylaw 274D2017.
9. That Administration report back to Council on the implementation of the Character Home Retention Incentive District no later than the third quarter of 2019 or upon approval of the fifth Development Permit application involving retention of a character home, whichever is earlier.

**REASON(S) FOR RECOMMENDATION:**

Administration recommends that the Calgary Planning Commission recommend approval of the proposed amendments to the Bridgeland ARP and Land Use Amendments for the following reasons.

The proposed amendments:

- Respond to Council direction to identify appropriate area for Main Street development;
- Provide additional direction and certainty for area residents, landowners and applicants at the land use redesignation and development permit stages;
- Update portions of the Bridgeland ARP to align with the Municipal Development Plan (MDP) goals of providing complete communities, supporting strategic intensification, and increasing housing choices; and
- The proposed development provides an appropriate scale of development and intensity within the context of the community of Bridgeland.

**ATTACHMENTS**

1. Proposed Bylaw 46P2017
2. Proposed Bylaw 272D2017
3. Proposed Bylaw 273D2017
4. Proposed Bylaw 274D2017
5. Public Submissions



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**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

1. Recommend that Council **ADOPT**, by bylaw, the proposed amendments to the Bridgeland/Riverside Area Redevelopment Plan. (APPENDIX II)

**Moved by: G.-C. Carra** **Carried: 6 – 0**  
Absent: R. Wright
2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 2.99 hectares ± (7.373 acres ±) located at Various Addresses (See APPENDIX IX) from Residential-Contextual One/Two Dwelling (R-C2) District, Commercial Neighbourhood 1 (C-N1) District, Commercial – Corridor 1 f1h10 (C-COR1 f1.0h10) District, Commercial – Corridor 1 f2h13 (C-COR1 f2.0h13) District, and DC Direct Control District **to** Mixed Use – General (MU-1f3.0h16) District, Mixed Use – Active Frontage (MU-2 f3.0h16) District, to accommodate the potential and progressive development of the Main Street.

**Moved by: G.-C. Carra** **Carried: 6 – 0**  
Absent: R. Wright
3. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 10.44 hectares ± (25.776 acres±) located at Various Addresses (See APPENDIX IX) from Residential-Contextual One/Two Dwelling (R-C2) District **to** DC Direct Control District with guidelines (APPENDIX V), to accommodate the potential and progressive development of the Main Street.

**Moved by: G.-C. Carra** **Carried: 6 – 0**  
Absent: R. Wright
4. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 5.07 hectares ± (12.518 acres±) located at Various Addresses (See APPENDIX XI) from Multi-Residential – Contextual Medium Profile (M-C2) District, Commercial – Corridor 2 f1h10 (C-COR2 f1.0h10) District, Commercial – Corridor 2 f2h12 (C-COR2f2.0h12) District, Commercial – Corridor 2 f2h16 (C-COR2 f2.0h16) District **to** Mixed Use – General (MU-1f4.5h22) District, Mixed Use – General (MU-f1.0h34) District, Mixed Use – Active Frontage (MU-2 f3.0h16) District and Mixed Use – Active Frontage (MU-2 f3.0h22) District to accommodate the potential and progressive development of the Main Street.

**Moved by: G.-C. Carra** **Carried: 6 – 0**  
Absent: R. Wright

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5. Recommend that Administration report back to Council on the implementation of the Character Home Retention Incentive District no later than the third quarter of 2019 or upon approval of the fifth Development Permit application involving retention of a character home, whichever is earlier.

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

**Carried: 6 – 0**

Absent: R. Wright

Comments from Mr. Friesen:

- I supported this Amendment but urge administration to consider the issue raised by industry in a couple of letters regarding RC-G/MC-G at mid block sites.

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**PLANNING EVALUATION**

From September 2015 to June 2016, the Main Streets initiative focused on analysis and evaluation of a variety of factors that influence growth and change in the main streets areas. This included detailed analysis of over 4,100 comments from Calgarians from phase one public engagement (November 2014 to May 2015), additional discussion with specific main street stakeholders, review of the existing land use regulatory framework of policy, land use districts and parking requirements, tools for heritage conservation, market demand and growth forecasts for main street areas, review of the infrastructure capacity of existing water, storm and sanitary networks within the main street areas and cost to redevelop streets and sidewalks that align with the Calgary Transportation Plan and the Complete Streets Guide. This analysis created a draft land use framework that was refined with local residents, business and property owners to create this proposed land use framework using new and existing land use districts and policy amendments to local plans, supported by new policy in the proposed Developed Area Guidebook.

**SITE CONTEXT**

Redevelopment in Bridgeland is currently guided by the [Bridgeland-Riverside ARP](#), adopted by Council in 1980. While updated to reflect the redevelopment of the Calgary General Hospital Bow Valley Centre lands (the Bridges) and generally supportive of mixed-use development along the main streets, the plan is dated with respect to the direction set by the Municipal Development Plan.

In general, the current zoning does not allow the lands along 4 Street/Edmonton Trail or the north side of 1 Avenue NE to evolve and grow over time to meet the targets set in the Municipal Development Plan. This limits investment potential in new forms of housing and commercial space that provide housing options and benefit businesses in the neighbourhood.

Furthermore, the zoning boundaries for mixed use and apartment development on both sides can pose challenges for site design and building interface. In both cases there is limited opportunity for street level-access forms of multi-residential development such as row- or townhouses. Rezoning could help provide more options for households and businesses to develop along Bridgeland's main streets.

Rezoning could allow for more mixed use and apartment development along 4 Street/Edmonton Trail NE and 1 Avenue NE, as well as new housing options such as row- or townhouses, in addition to existing single- and semi-detached homes in Bridgeland.

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<b>Bridgeland/Riverside</b>	
Peak Population Year	2016
Peak Population	6,052
2015 Current Population	6,052
Difference in Population (Number)	0
Difference in Population (Percent)	0%

### **LAND USE DISTRICTS**

The Bridgeland ARP, approved in 1980, contains policies to guide land use planning along 4 Street/Edmonton Trail NE and 1 Avenue NE.

#### **EXISTING Land Use**

Along the 4 Street/Edmonton Trail NE couplet, the current land use is a mix of the Commercial – Corridor 2 (C-COR2) district and the Multi-Residential – Contextual Medium Profile (M-C2) district, with densities typically limited to no more than 2.0 FAR and heights under 16 metres.

Along 1 Avenue NE, the current land use is a mix of the Commercial – Corridor 1 (C-COR1) district and the Residential-Contextual/Two Dwelling (R-C2) District, with a multi-site Direct Control district for the blocks included in the Bridges redevelopment. Densities are typically capped at 1.0 FAR and building heights limited to 10 metres.

The current zoning along much of these main streets does not allow the street to grow over time to meet the population and employment targets set in the Municipal Development Plan. This limits investment potential in new forms of housing and commercial space and the main street area would not be able to grow to meet the desires expressed by the community.

There is limited opportunity for ground-oriented forms of multi-residential development such as row or townhouses. Redesignation could help provide more options for households and businesses to develop along this main street.

#### **PROPOSED Land Use**

When Bridgeland stakeholders provided input about the future of this area, they shared that they would like to see their main streets continue to evolve into destinations with a mix of amenities serving the local neighbourhood and attract Calgarians from across the city, supported by a wider range of housing options and investments in public space and streetscape. In the of Fall of 2016, local residents provided detailed feedback at public input sessions on a proposed land use framework to enable this vision. These comments were considered when refining this proposal.

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This application proposes to redesignate the subject sites **from** Residential-Contextual/Two Dwelling (R-C2) District, Multi-Residential – Contextual Medium Profile (M-C2) District, Commercial – Residential 1 (C-N1) District, Commercial – Corridor 1 f1.0h10 (C-COR1f1h10) District, Commercial – Corridor 1 f2.0h13 (C-COR1f2h13) District, Commercial – Corridor 2 f1h10 (C-COR2 f2h10) District, Commercial – Corridor 2 f2h16 (C-COR2 f2h16) District, DC Direct Control District **to**:

<b>District</b>	<b>Hectares</b>	<b>Acres</b>
Proposed Character Home Retention/Incentive District	8.0	19.7
Mixed Use- General f3h16 (MU-1 f3h16)	0.6	1.5
Mixed Use- General f4h34 (MU-1 f4.0h34)	0.3	0.7
Mixed Use-Active General f4.5h22 (MU-1 f4.5h22)	0.3	0.8
Mixed Use-Active Frontage f3h16 (MU-2 f3.0h16)	2.4	6.0
Mixed Use-Active Frontage f4h22 (MU-2 f4.0h22)	0.4	0.9
Mixed Use-Active Frontage f4h34 (MU-2 f4.0h34)	2.9	7.3
<b>Grand Total</b>	<b>15.0</b>	<b>36.9</b>

R-C2 is a low density residential designation that is primarily for single detached, duplex and semi-detached dwellings. The district contains many rules that are sensitive, or contextual, to the surrounding scale, requiring lower heights and larger setbacks, for permitted use buildings, when adjacent to lower scale buildings.

M-C2 is a multi-residential designation in the developed area of the city that is primarily for low rise apartment buildings (4-5 storeys) or townhouses. The district contains many rules that are sensitive, or contextual, to the surrounding scale, requiring lower heights and larger setbacks when adjacent to low scale buildings. Maximum density based on building area (2.5 Floor Area Ratio) which typically allows an average 50 foot (15 metre) wide parcel to have about 12-16 units.

MU-1 is a new district approved by Council 2017 April 11. It was developed to support growth in key areas like Main Streets. Characterized by street-oriented building design in mid-rise buildings typically between four and six storeys in height requiring a transition to lower scale residential uses on adjacent parcels through building location, building massing and landscaping. Main floor can be commercial or residential.

MU-2 is a new district approved by Council 2017 April 11. It was developed to support growth in key areas like Main Streets. Characterized by street-oriented building design in mid-rise

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buildings typically between four and six storeys in height requiring a transition to lower scale residential uses on adjacent parcels through building location, building massing and landscaping. Main floor must be commercial uses.

The proposed DC District is intended to incentivize the retention of character homes while enabling the development of ground-oriented residential dwellings in single/semi-detached, rowhouse, cottage cluster, and low-rise apartment forms, with higher density forms contingent on the presence and retention of a character home.

### **Concept**

The Developed Areas Guidebook (proposed amendment to the MDP) includes building blocks that support the evolution of 4 Street/Edmonton Trail NE and 1 Avenue NE to more complete communities. The Community Centre building block, along with the Neighbourhood Low-Rise and Neighbourhood Limited building blocks create the urban fabric that is an appropriate transition between the more intense Main Street and the surrounding Inner City Residential area and support the goal of a complete community. These building blocks allow for a range and mix of housing choices, support quality transit, support local commercial vitality, diversify employment opportunities within the local community and provide more opportunity for the day to day needs to be met by nearby residents.

The Community Centre area will consist of mixed use mid-rise building types that accommodate a range of retail, services, office and residential uses that may be arranged vertically within a building or horizontally across an area in multiple buildings.

In the transitional residential areas surrounding 1 Avenue NE, this includes proposed redesignation to a new Direct Control district that incentivizes the retention of character homes while allowing for intensification through single/semi-detached, rowhouse, cottage cluster, and ground-oriented apartment forms, contingent on the absence or retention of a character home on the site.

This proposed Direct Control District provides a base of R-C2 and then additional uses dependent upon the absence or presence of a character home as determined by evaluation against a checklist attached to the district.

- If a site has a character home (at date of passage of the Direct Control District) and the application proposes removal or demolition of that home, the uses and rules of the R-C2 district apply;
- If a site does not have a character home (at date of passage of the Direct Control District), then the uses and rules of the DC District apply; and
- If a site has a character home (at date of passage of the Direct Control district) and the application proposes retention and conservation of that home, the uses and rules of the M-CG district apply.

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Potential character home sites are flagged in a schedule attached to the Direct Control District and ultimately determined by the development authority at time of development, following evaluation (through photographic documentation of façade conditions at date of passage of the Direct Control District) according to a checklist also attached to the Direct Control District as a schedule.

A primary and convergent policy in the MDP is the concept of a minimum intensity threshold, this policy serves as measurable unit that achieves multiple policies, but is easy to measure and monitor over time. Policy 3.4.3 c indicates a Neighbourhood Corridor should provide a land use framework of a minimum of 100 jobs and population per gross developable hectares. The table below indicates the existing intensity, the potential of the current land use districts, the potential at full build out will be over a period of time and likely not reach the full amount allowed.

Bridgeland	Population	Jobs	Units	Commercial Floor Space M2	Intensity (P+J/Ha)	Target Intensity (P+J/Ha)
Existing	850	1086	514	31344	78	135
Max Under Existing LU	3049	464	1372	17429	142	135
Max Under Proposed LU	5613	999	2339	39306	267	135
Max Under Proposed LU with Character House Incentive	5794	1006	2414	39306	272	135

**LEGISLATION & POLICY**

This area of The City of Calgary is included within two statutory planning documents.

Municipal Development Plan MDP (2009)

The MDP identifies the community of Bridgeland as a Developed Inner City area on the Urban Structure Map (Map 1) and identifies 4 Street/Edmonton Trail NE as an Urban Corridor and 1 Avenue NE as a Neighbourhood Corridor. New development should support the revitalization of local communities by adding population, be provided in a form that respects the scale and character of the neighbourhood, and provide a variety of housing types to meet the needs of future and present populations. A range of intensification strategies, such as parcel-by-parcel intensification to larger more comprehensive approaches should be used.

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Bridgeland-Riverside Area Redevelopment Plan

Adopted by Council in 1980, the Bridgeland-Riverside ARP identifies both 4 Street/Edmonton Trail and 1 Avenue NE as growth and redevelopment areas, but does not provide up-to-date guidance for mixed-use and commercial development, and does not allow for complementary and supportive ground-oriented residential forms nearby.

The amendments proposed as part of this application align the ARP with the MDP, support the City's overall vision for Bridgeland's urban and neighbourhood corridors, introduce viable incentives for heritage conservation, and provide more appropriate guidance for mixed-use, commercial, and residential intensification along and nearby the 4 Street/Edmonton Trail NE and 1 Avenue NE main streets.

**TRANSPORTATION NETWORKS**

Transportation supports the proposed land use redesignations and ARP amendments due to their alignment with the CTP and MDP, the context of the subject sites with respect to transportation networks and services, and the opportunity these applications provide to better integrate transportation and land use. Transportation is also committed to supporting the implementation of the Main Streets program through future streetscape master planning, parking management, and ongoing review of development permit (DP) applications in main street areas.

Calgary Transportation Plan (CTP)

The proposed land use redesignations and ARP amendments align with the CTP and MDP. The proposals replace dated land use designations and ARP land use categories with updates that reflect the intent and policies of The City's long-term growth strategy. By enabling and facilitating redevelopment along corridors identified in the CTP and MDP, the proposed redesignations and ARP amendments support The City's objective of shaping a more compact urban form. Through these changes, The City can allow a greater share of population and job growth to occur within walking distance of the Primary Transit Network and in close proximity to the services and amenities of a complete community.

In particular, the proposed land use redesignations and ARP amendments help bring the City and all stakeholders closer to achieving CTP transportation goals relating to:

- alignment of infrastructure investment and land use direction;
- affordable mobility and universal access; and
- strengthening the value proposition for walking, cycling, and public transit.

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Context/transportation networks

Bridgeland is an established inner city community with a grid layout that creates a mobility framework with many options for access to development sites for all modes of transportation. Redevelopment of sites on or along the main streets where land use redesignation and ARP amendments are proposed will benefit from:

- a robust grid of streets, allowing vehicle access from multiple directions and dispersal of local access and on-street visitor parking across multiple streets;
- frequent transit service within walking distance along the Primary Transit Network; and
- established walking and cycling infrastructure including complete sidewalk networks, on- and off-street cycling routes, and the city's pathway network.

Although these land use redesignations and ARP amendments are strategically located, the Main Streets program and other City initiatives such as RouteAhead and the Pedestrian Strategy have identified critical improvements to the infrastructure for all modes of transportation that will require further investment in order to support The City's long-term vision.

In most cases, where existing development and land ownership patterns permit, the proposed redesignations and ARP amendments create the potential for a variety of site assembly options in order to encourage the redevelopment of sites that have sufficient dimensions to include above or below grade vehicle parking and the provision of rear alleys where none exist today. The DP process will provide opportunities for ensuring that actual development applications can be adequately serviced.

For Bridgeland, the proposed land use redesignations benefit from proximity to the Centre City, as well as service on routes 4/5 and 90 (with Primary Transit Network status for service along the 4 Street/Edmonton Trail NE couplet) and the Bridgeland-Riverside LRT station. Through the grid of neighbourhood streets and collector roads, redevelopment sites have easy access to arterial streets (4 Street/Edmonton Trail NE), urban boulevards (Edmonton Trail NE), neighbourhood boulevards (1 Avenue NE), and the skeletal road network (Memorial Drive NE).

Phasing and implementation

Actual uptake of redevelopment opportunities enabled by the proposed redesignations and ARP amendments is likely to take place over a long time horizon over multiple decades, with the DP process continuing to afford Transportation, through the CPAG process, the opportunity to ensure that the details of each project (streetscape, transit, walking and cycling access and facilities, as well as vehicle access, parking, and loading) are satisfactory. The proposed land use designations all include mandatory minimum requirements for vehicle and bicycle parking, as well as provisions for loading and visitor parking.

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The Main Streets implementation strategy includes streetscape master plan design work for public realm, street cross-section, traffic calming/management, options for all modes (if not within the cross-section, then potentially on nearby parallel routes), and parking management. This streetscape master plan design work is funded through Transportation. As lead for this work, Urban Strategy is taking a proposal for capital funding to Infrastructure Calgary to deliver this work proactively in order to support redevelopment as DP applications occur through the future. Transportation and Urban Strategy are committed to partnering on upcoming streetscape master plan projects on an ongoing basis, with further collaboration from all relevant City business units.

### **UTILITIES & SERVICING**

Development Engineering (DE) and Water Resources (WR) support the proposed Main Streets land use redesignations and ARP amendments due to their alignment with the MDP. DE and WR are committed to the implementation of the Main Streets program through continued utility and servicing analysis of redevelopment applications, providing support to applicant due diligence, ensuring the implementation of utility and servicing requirements in ongoing and forthcoming streetscape master planning work, and providing ongoing review of development permit (DP) applications in Main Streets areas.

Actual uptake of redevelopment opportunities, enabled by the proposed redesignations and ARP amendments, is likely to take place over a long-range timeframe. The DP process will continue to afford DE and WR the opportunity to ensure that the utility and servicing details of each project are satisfactory, by providing feedback through the CPAG and DSSP teams. The Growth Management section of this report provides further comment on long-term aspects of utilities and servicing.

### **ENVIRONMENTAL ISSUES**

An Environmental Site Assessment was not required.

### **ENVIRONMENTAL SUSTAINABILITY**

Efficient Use of land and resources is a key aspect of working toward environmental sustainability. The approach to concentrate jobs and population on Main Streets that are well served by public transit and where people can walk or cycle to meet many of their daily needs, results in reduced dependence on the private automobile and greater mobility choice. Reduced automobile dependence also lead to corresponding reductions in greenhouse gas emissions since 36 percent of all emission in Calgary come from vehicular transportation. More efficient use of land for development also contributes to reducing impacts on the environment and natural systems both within the city and regionally.

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## **SUPPORTING REDEVELOPMENT**

As the Main Streets program continues to develop, Development Engineering, Water Resources, Transportation Planning, Calgary Growth Strategies, City Centre Implementation, and Main Streets are collaborating on a number of initiatives aimed at viable and successful redevelopment. This work includes:

1. Sanitary and potable water capital upgrade analyses for the Main Streets, in order to ensure that City budgets are informed with current and long-range assessments of major infrastructure pieces that could be triggered by heightened Main Streets densities. These analyses are being completed on an ongoing basis linked to the Main Streets implementation strategy, and are informed by inputs from Geodemographics as well as external advice relative to likely build-out of the different corridors over a thirty year timeframe.
2. Pilot for the Developer Application for Service Information Form, which includes an information business process to support applicants as early as the due diligence/initial pro forma analysis stage of redevelopment. This will allow The City an opportunity to better articulate a process for determining site-specific capacity requirements for industry.
3. Contribution to the Industry/City Work Plan - Initiative 3: Established Areas Strategy. This initiative is aimed at reducing barriers to redevelopment and has resulted in the creation of the Water Resources Redevelopment Strategy. This includes, but is not limited to:
  - inventory and review of the costs of redevelopment projects;
  - increased collaboration with industry members;
  - presenting transparent information to create a level playing field for developers of varying scales and resources;
  - supporting a number of community improvement programs to address issues and facilitate redevelopment;
  - continued evaluation of the City's off-site levy program, including a comprehensive review of the Centre City Levy;
  - support for a potential annual funding program for utility infrastructure and public amenity needs triggered by redevelopment applications;
  - support in addressing challenges with shallow utility upgrade requirements for redevelopment; and
  - support for the Community Representation Framework project discussions in regards to redevelopment.
4. Continued alignment facilitated by Development Engineering, Water Resources, Transportation Planning, Calgary Growth Strategies, City Centre Implementation, and

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Main Streets to prioritize the list of streets. This will ensure that any necessary capital investments have ample time to be budgeted for and aligned with other Business Unit needs, including streetscape master plan improvements, road surface improvements, potential Water Resources upgrades to either linear infrastructure or low impact development, etc. The current construction work on 17 Avenue S between 14 Street SW and MacLeod Trail SE is an example of this collaborative approach, and will be replicated to the Main Streets program through the future streetscape master planning work.

5. An ongoing commitment from Development Engineering and Water Resources to support redevelopment where applicant-triggered infrastructure upgrades may create opportunities to improve utility networks in ways that benefit a larger set of redevelopment sites.

## **PUBLIC ENGAGEMENT**

### **Community Association Comments**

Community is in support of this application (See APPENDIX VI for Community Association Letters).

### **Citizen Comments**

The focus of Phase 1 of the Main Streets initiative was stakeholder discussion and public engagement. From November 2014 to May 2015 there were five public engagement opportunities for each of the 24 MDP corridors or main street areas. This resulted in 1,335 hours of discussion and 4,112 comments provided by over 2,200 Calgarians at events and online. As well, the Main Streets team presented project details at 20 meetings to community associations, business revitalization zones and other groups during this same time. Following this public engagement phase, Local Viewpoint Maps were created for each main street. These maps serve as a summary of the outcomes for each main street area. (APPENDIX VI).

### **Public Meetings**

The strategy for communications for the third phase of the Main Streets initiative (Creating an implementation plan) is focused on providing stakeholders with clarity and constancy of information. Main street users, residents, business owners and community leaders are aware of opportunities to get involved and understand how their input affects decision making. Communications efforts prepared citizens and stakeholders for engagement discussions by providing easy to understand information about the planning and development methods and decision factors.

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According to the input provide by Main Streets' survey respondents, email was the preferred method for communications and project updates; followed by calgary.ca and social media. In addition to online and email as top choices, public engagement participants reported that they preferred to find local information about upcoming events and program updates on bold signs and in community association communications. As proven methods to reach local audiences, these tactics have been incorporated into the communications planning for this phase of the Main Streets initiative.

Priority streets that were identified for city redesignations and local area plan amendments (PUD2016-0564) were engaged with the same method. Two workshops sessions for input on a conceptual land use framework, with online opportunities to provide input at same time as these in-person opportunities, followed by additional discussions with land owners or community associations as requested.

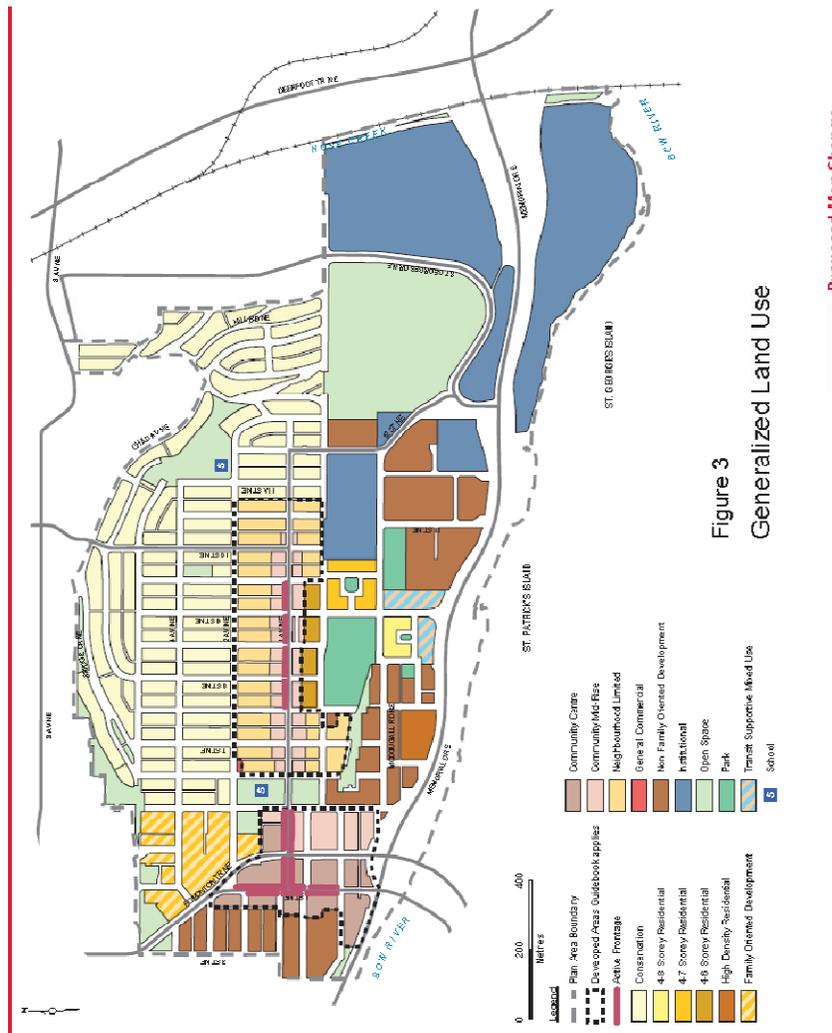
The first workshops presented a model for new land use framework using the scale of development ranges proposed in the Developed Areas Guidebook, supported by examples of building forms and types. Worksheets asked participants about the range of building types, heights and locations of land uses to determine an appropriate land use district pattern. This new land use district pattern was vetted with residents and stakeholders and then refined after input from the second workshop. Additional revisions occurred where community associations or residents requested more discussion. The finalized land use pattern determined the required local area plan amendments. This proposal was mailed to all impacted property owners with specific details on the recommended changes for the main street area.

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APPENDIX I

BRIDGELAND-RIVERSIDE AREA REDEVELOPMENT PLAN LAND USE MAP



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APPENDIX II

PROPOSED AMENDMENTS TO THE BRIDGELAND-RIVERSIDE  
AREA REDEVELOPMENT PLAN

**Bridgeland-Riverside ARP bylaw amendments**

- (a) In Part 1 Preamble, Section 1 Introduction, after the last paragraph, insert a new paragraph as follows:
- “The Municipal Government Act (MGA) outlines the purpose and scope of powers for municipalities. The Bridgeland-Riverside Area Redevelopment Plan is a statutory document that designates an area within the city for redevelopment. The Bridgeland-Riverside Area Redevelopment Plan (referred to as ‘this Plan’) must be read in conjunction with the Municipal Development Plan (MDP) Volume 1 and Volume 2 Part 2: The Developed Areas Guidebook (see Map 1 for the area that is subject to the Guidebook), the Calgary Transportation Plan (CTP) and other City of Calgary policy and guiding documents, unless otherwise indicated. In the event of a discrepancy between this Plan and the Developed Areas Guidebook, the policy of this Plan will prevail.”
- (b) In Part 2, Section 3 Residential, under “Policies”, insert new policy number 5 as follows:
- “5. Residential development in areas designated with the Neighbourhood-Limited building block is intended to:
- a) include grade-oriented residential development including single, semi-detached, duplex, cottage cluster, and rowhouse forms of housing; and
  - b) encourage the retention of character homes through increased accommodations for multi-residential and grade-oriented residential development where Character Homes are being retained.”
- (c) In Part 2, Section 3 Residential, under “Policies”, insert new policy number 6 as follows:
- “6. Where an application includes the retention of a Character Home, additional development should:
- a) ensure that the front façade of the Character Home retains its visibility from the street;
  - b) use at-grade dwelling unit entries and front façade design features to complement the rhythm, massing, and form of the Character Homes on the block;

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- c) integrate the Character Home into the development through setbacks, amenity spaces, or inclusion into a comprehensive Character Home Retention Development; and
- d) provide landscaping in the front setback area, including trees, in line with the historical character of the Bridgeland-Riverside streetscape.”
- (d) In Part 2, delete the existing Figure 3 entitled “Generalized Land Use” and replace with new Figure 3 entitled “Generalized Land Use”, attached hereto as Schedule A.
- (e) In Part 2, Section 3 Residential, under “Implementation”, delete policy 9 in its entirety, and renumber all subsequent policies.
- (f) In Part 2, Section 3 Residential, under “Implementation”, delete policy 17, and renumber all subsequent policies.
- (g) In Part 2, Section 3 Residential, under “Implementation”, change the first sentence to read as follows:

“For that part of the community located within the Conservation Area, or where a development is retaining a character home within the Neighbourhood Limited building block, the following development guidelines and decorative features in addition to the rules of the Land Use Bylaw and the Low Density Residential Housing Guidelines for Established Communities, should be considered by the Approving Authority when reviewing discretionary use permits for either new residential development or additions to existing dwellings.”

- (h) In Part 2, insert a new Section 4 as follows, and renumber all subsequent sections:

**“4. Main Streets**

**Objective**

The vision of Calgary’s long term growth includes a more connected and compact city where people have more choices to live and work and on how they travel. Key to this concept is concentrating growth in jobs and population along transportation networks and providing adequate transitions from higher intensity land uses, to lower intensity land uses. The higher intensity areas have more flexibility to provide a range of commercial businesses, recreational services and housing types, while transitions to lower built forms provide more housing options for Calgarians. Overall this pattern supports complete communities and spurs local innovation and character.

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## Context

### 4 Street/Edmonton Trail NE

The area surrounding 4 Street NE has a long history as the southern foot of the trail leading to Edmonton and an important destination as the landing of the Reconciliation (former Langevin) Bridge. The commercial area has changed over the decades, particularly as a result of increased vehicle traffic volumes, the creation of a couplet of one-way streets when Edmonton Trail NE was cut through the middle of the residential blocks from Memorial Drive to 2 Avenue NE, and the increased footprint of the Memorial Drive NE intersection including the 4 Avenue flyover.

4 Street/Edmonton Trail NE are designated as Urban Main Streets in the Municipal Development Plan and included in the Community Centre building block in the Developed Areas Guidebook. The Community Centre building block will consist of mixed use mid-rise building types that accommodate a range of retail, services, office, and residential uses that may be arranged vertically within a building or horizontally across an area in multiple buildings along 4 Street and Edmonton Trail NE. A high quality living environment with transit, amenities, and infrastructure capacity will support residential and employment uses and strategic intensification through a variety of building forms and heights.

## Policies

1. Buildings in the Community Centre building block should not exceed 34 metres in height, providing for taller first storeys in buildings where vertical mixed use is desired.
2. Active frontages are required for developments along 4 Street NE from 2 Avenue to Meredith Road NE as indicated in Figure 3.
3. Within the area identified as the Community Centre building block, applications for higher levels of intensity and height may be supported subject to further analysis, engagement, and approvals process, including a land use redesignation as part of a comprehensive plan submission that may include consideration of community infrastructure improvements and heritage resource conservation.
4. New development or redevelopment along the 4 Street/Edmonton Trail NE couplet should be of a commercial or mixed use nature and accommodate uses of both local and regional importance, with an emphasis on providing active retail uses along 4 Street and 1 Avenue NE.
5. In order to create a distinctive character for the Bridgeland-Riverside portion of the Edmonton Trail area, the City will investigate the possibility of providing landscaping, repaving, introduction of mini-parks and other public initiatives. A financial report shall

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be presented to Council for its approval before such initiatives are undertaken.

**1 Avenue NE**

1 Avenue NE has been a commercial and social focal point of the community of Bridgeland/Riverside for over one hundred years. This commercial area has evolved and changed over the decades, particularly with the redevelopment of the Calgary General Hospital Bow Valley Centre site and continues to be an important community asset.

1 Avenue NE is designated as a Neighbourhood Main Street and included in the Community Midrise building block in the Developed Areas Guidebook. This building block, along with the adjacent Neighbourhood Limited building block are intended to allow for an urban fabric that provides an appropriate transition between the more intense Main Street and the surrounding residential area and support the goal of creating a complete community.

These building blocks provide a range and mix of housing choices and enable the densities needed to support quality transit, local commercial vitality, and a greater variety of employment opportunities, allowing more residents to meet their daily needs within walking distance. A high quality living environment with transit, amenities, and infrastructure capacity will support residential and employment uses and strategic intensification through a variety of building forms and heights.

**Policies**

1. Private amenity space should provide adequate privacy for new and existing residents with building features and materials, such as solid walls, planters and/or opaque glass panels.
2. Buildings in the Community Midrise building block west of 6 Street NE should not exceed 22 metres in height, providing for taller first storeys in buildings where vertical mixed use is desired.
3. Buildings in the Community Midrise building block east of 6 Street NE should not exceed 16 metres in height, providing for taller first storeys in buildings where vertical mixed use is desired.
4. Active frontages are required for developments along 1 Avenue as specified below:
  - a) between 4 and 6 Streets NE and between 7A and 9A Streets NE all development shall provide active frontages along 1 Avenue NE; and
  - b) between 6A and 7A Streets NE, development may include residential uses at street level along 1 Avenue, but must include a main/ground floor of at least 4.0

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metres in height and be designed to facilitate potential conversion to accommodate non-residential uses at street level.

5. That the bylawed setback of 2.134 metres (7 feet) for 1 Avenue NE continue to be encroached upon.
6. Applications are encouraged to revise the present lane configuration with an L or T shaped lane to allow continuous building frontage along 1 Avenue NE.”
7. Applications for outdoor cafés are encouraged and may be supported within less than 25.0 metres from a parcel designated M-CG, M-C1, M-C2, M-G, M-1, M-2, or any low density residential districts where hours are limited to 7:00 AM to 10:00 PM, and appropriate screening is provided.”

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APPENDIX III

MUNICIPAL ADDRESS FOR REDESIGNATION

ADDRESS	LEGAL DESCRIPTION	EXISTING LAND USE	PROPOSED LAND USE
<b>BYLAW #1</b>			
727 - 1 AVENUE NE	PLAN 4647V, BLOCK 106, LOTS 5 AND 6	R-C2	MU-2 f3.0 h16
736 - 1 AVENUE NE	PLAN 4647V, BLOCK 105, LOTS 1 TO 3	C-COR1 f1.0h10	MU-2 f3.0 h16
802 AND 814 - 1 AVENUE NE	PLAN 4647V, BLOCK 108, LOTS 1, 19 AND 20	C-COR1 f1.0h10	MU21 f3.0 h16
803 AND 809 - 1 AVENUE NE	PLAN 4647V, BLOCK 107, LOTS 4 TO 10	C-COR1 f1.0h10	MU-2 f3.0 h16
1104 - 1 AVENUE NE	PLAN 2965X, BLOCK 133, LOT 20	DC	MU-1 f3.0 h16
1105 - 1 AVENUE NE	PLAN 2965X, BLOCK 132, LOT 7	C-N1	MU-1 f3.0 h16
112 TO 118 - 6A STREET NE	PLAN 4647V, BLOCK 106, LOTS 8 AND 9	R-C2	MU-2 f3.0 h16
214 TO 222 - 6A STREET NE	PLAN 4647V, BLOCK 105, LOTS 15 TO 17	R-C2	MU-1 f3.0 h16
115 TO 119 - 7 STREET NE	PLAN 4647V, BLOCK 106, LOTS 4 TO 6	R-C2	MU-2 f3.0 h16
210 - 7 STREET NE	PLAN 4647V, BLOCK 108, LOT 18	C-COR1 f1.0h10	MU-2 f3.0 h16
204 AND 206 - 7A STREET NE	PLAN 4647V, BLOCK 111, LOTS 18 AND 19	C-COR1 f1.0h10	MU-2 f3.0 h16
205 AND 207 - 7A STREET NE	PLAN 4647V, BLOCK 108, LOTS 2 AND 3	C-COR1 f1.0h10	MU-2 f3.0 h16
207 AND 209 - 8 STREET NE	PLAN 4647V, BLOCK 111, LOTS 2 AND 3	C-COR1 f1.0h10	MU-2 f3.0 h16
202 TO 208 - 8A STREET NE	PLAN 4647V, BLOCK 123, LOTS 18 TO 20	C-COR1 f1.0h10	MU-2 f3.0 h16
207 - 8A STREET NE	PLAN 4647V, BLOCK 114, LOTS 2 AND 3	C-COR1 f1.0h10	MU-2 f3.0 h16
209 - 8A STREET NE	PLAN 4647V, BLOCK 114, LOTS 3 AND 4	R-C2	MU-2 f3.0 h16
207 TO 211 - 9 STREET NE	PLAN 4647V, BLOCK 123, LOTS 2 TO 4	R-C2	MU-2 f3.0 h16
204 AND 208 - 9 STREET NE	PLAN 2965X, BLOCK 126, LOTS 18 AND 19	R-C2	MU-2 f3.0 h16
114 TO 120 - 9A STREET NE	PLAN 2965X, BLOCK 131, LOTS 7 TO 9	R-C2	MU-2 f3.0 h16
201 TO 207 - 9A STREET NE	PLAN 2965X, BLOCK 126, LOTS 1 TO 3	R-C2	MU-2 f3.0 h16
202 TO 210 - 9A STREET NE	PLAN 2965X, BLOCK 130, LOTS 18 TO 20	R-C2	MU-1 f3.0 h16
113 TO 121 - 10 STREET NE	PLAN 2965 X, BLOCK 131, LOTS 4 TO 6	R-C2	MU-1 f3.0 h16
201 TO 209 - 10 STREET NW	PLAN 2965X, BLOCK 130, LOTS 1 TO 3	R-C2	MU-1 f3.0 h16

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<b>BYLAW #2</b>			
1026 TO 1036 CENTRE AVENUE NE	PLAN 2965X, BLOCK 131, LOTS 1 TO 3	R-C2	DC
1104 TO 1108 CENTRE AVENUE NE	PLAN 2965X, BLOCK 132, LOTS 11 AND 12	R-C2	DC
1115 - 1 AVENUE NE	PLAN 2965X, BLOCK 137, LOT 7	R-C2	DC
1116 - 1 AVENUE NE	PLAN 1410018, BLOCK 136, LOT 24	R-C2	DC
702 TO 724 - 2 AVENUE NE	PLAN 4647V, BLOCK 103, LOTS 1 TO 6	R-C2	DC
931 TO 935 - 2 AVENUE NE	PLAN 4647V, BLOCK 123, LOTS 9 AND 10	R-C2	DC
1025 - 2 AVENUE NE	PLAN 2965X, BLOCK 130, LOT 11	R-C2	DC
56 TO 64 - 6A STREET NE	PLAN 0813978, BLOCK 8, LOTS 35 TO 37	R-C2	DC
68 AND 70 - 6A STREET NE	PLAN 4301R, BLOCK 8, LOTS 2 AND 3	R-C2	DC
102 TO 106 - 6A STREET NE	PLAN 4647V, BLOCK 106, LOTS 10 TO 12	R-C2	DC
200 TO 204 - 6A STREET NE	PLAN 4647V, BLOCK 105, LOTS 18 TO 20	R-C2	DC
224 AND 226 - 6A STREET NE	PLAN 1610608, BLOCK 105, LOTS 21 AND 22	R-C2	DC
228 TO 232 - 6A STREET NE	PLAN 4647V, BLOCK 105, LOTS 12 AND 13	R-C2	DC
59, 65 AND 69 - 7 STREET NE	PLAN 4301R, BLOCK 8, LOTS 25 AND 29 TO 31	R-C2	DC
60, 68 AND 70 - 7 STREET NE	PLAN 4301R, BLOCK 7, LOTS 1 TO 8	R-C2	DC
61 AND 63 - 7 STREET NE	PLAN 0910519, BLOCK 8, LOTS 32 TO 34	R-C2	DC
101 TO 107 - 7 STREET NE	PLAN 4647V, BLOCK 106, LOTS 1 TO 3	R-C2	DC
102 TO 110 - 7 STREET NE	PLAN 4647V, BLOCK 107, LOTS 10 TO 12	R-C2	DC
209 TO 231 - 7 STREET NE	PLAN 4647 V, BLOCK 105, LOTS 3 TO 10	R-C2	DC
214 TO 234 - 7 STREET NE	PLAN 4647V, BLOCK 108, LOTS 11 TO 17	R-C2	DC
49 TO 61 - 7A STREET NE	PLAN 4301R, BLOCK 7, LOTS 25 TO 29	R-C2	DC
101 TO 107 - 7A STREET NE	PLAN 4647V, BLOCK 107, LOTS 1 TO 3	R-C2	DC
209 TO 229 - 7A STREET NE	PLAN 4647V, BLOCK 108, LOTS 4 TO 10	R-C2	DC
210 TO 230 - 7A STREET NE	PLAN 4647V, BLOCK 111, LOTS 11 TO 17	R-C2	DC
211 AND 213 - 8 STREET NE	PLAN 1311239, BLOCK 111, LOTS 21 AND 22	R-C2	DC
217 TO 235 - 8 STREET NE	PLAN 4647V, BLOCK 111, LOTS 5 TO 10	R-C2	DC
214 TO 234 - 8 STREET NE	PLAN 4647V, BLOCK 114, LOTS 11 TO 17	R-C2	DC
211 TO 219 - 8A STREET NE	PLAN 4647V, BLOCK 114, LOTS 4 TO 6	R-C2	DC
214 AND 220 TO 232 - 8A STREET NE	PLAN 4647V, BLOCK 123, LOTS 11 TO 15 AND 17	R-C2	DC
216 AND 218 - 8A STREET NE	PLAN 0611518, BLOCK 123, LOTS 21 AND 22	R-C2	DC
223 AND 231 TO 239 - 8A STREET NE	PLAN 4647V, BLOCK 114, LOTS 6 TO 10	R-C2	DC
213 TO 227 - 9 STREET NE	PLAN 4647V, BLOCK 123, LOTS 5 TO 8	R-C2	DC
214 TO 232 - 9 STREET NE	PLAN 2965X, BLOCK 126, LOTS 11 TO 17	R-C2	DC
102 TO 108 - 9A STREET NE	PLAN 2965X, BLOCK 131, LOTS 10 TO 12	R-C2	DC
209 TO 231 - 9A STREET NE	PLAN 2965X, BLOCK 126, LOTS 4 TO 10	R-C2	DC

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214 AND 216 - 9A STREET NE	PLAN 1510996, BLOCK 130, LOTS 21 AND 22	R-C2	DC
218 TO 228 - 9A STREET NE	PLAN 2965X, BLOCK 130, LOTS 12 TO 16	R-C2	DC
107 - 10 STREET NE	PLAN 2965X, BLOCK 131, LOT 3	R-C2	DC
108 TO 116 - 10 STREET NE	PLAN 2965X, BLOCK 132, LOTS 8 TO 11	R-C2	DC
213 TO 217 - 10 STREET NE	PLAN 2965X, BLOCK 130, LOTS 4 TO 6	R-C2	DC
221 AND 223 - 10 STREET NE	PLAN 1610602, BLOCK 130, LOTS 23 AND 24	R-C2	DC
225 TO 233 - 10 STREET NE	PLAN 2965X, BLOCK 130, LOTS 8 TO 10	R-C2	DC
206 TO 218 - 10 STREET NE	PLAN 2965X, BLOCK 133, LOTS 15 TO 19	R-C2	DC
220 TO 222 - 10 STREET NE	PLAN 1113666, BLOCK 133, LOTS 21 TO 23	R-C2	DC
224 AND 240 - 10 STREET NE	PLAN 2965X, BLOCK 133, LOTS 11 AND 12	R-C2	DC
101 TO 123 - 11 STREET NE	PLAN 2965X, BLOCK 132, LOTS 1 TO 6	R-C2	DC
102 TO 120 - 11 STREET NE	PLAN 2965X, BLOCK 137, LOTS 8 TO 10 AND 12	R-C2	DC
201 - 11 STREET NE	PLAN 1313456, BLOCK 133, LOTS 26 AND 27	R-C2	DC
203 - 11 STREET NE	PLAN 2965X, BLOCK 133, LOT 2	R-C2	DC
209 TO 213 - 11 STREET NE	PLAN 1411291, BLOCK 133, LOTS 28 TO 30	R-C2	DC
217 TO 227 AND 239 - 11 STREET NE	PLAN 2965X, BLOCK 133, LOTS 5 TO 8 AND 10	R-C2	DC
233 AND 235 - 11 STREET NE	PLAN 1410267, BLOCK 133, LOTS 26 AND 27	R-C2	DC
202 - 11 STREET NE	PLAN 1410018, BLOCK 136, LOT 23	R-C2	DC
204 AND 206 - 11 STREET NE	PLAN 1112199, BLOCK 136, LOTS 21 AND 22	R-C2	DC
212 TO 236 - 11 STREET NE	PLAN 2965X, BLOCK 136, LOTS 11 TO 18	R-C2	DC

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<b>BYLAW #3</b>			
609 AND 617 - 1 AVENUE NE	PLAN 3770K, BLOCK A, LOTS 5, 6, 9 AND 10	M-C2	MU-2 f4.0 h34
627 AND 629 - 1 AVENUE NE	PLAN 3770K, BLOCK A, LOTS 14 AND 15	C-COR2 f1.0h10	MU-2 f4.5 h22
610 TO 618 - 1 AVENUE NE	PLAN D, BLOCK 4, LOTS 4 AND 5	C-COR2 f2.0h16	MU-2 f4.0 h34
628 - 1 AVENUE NE	PLAN D, BLOCK 4, LOT 14	C-COR2 f2.0h16	MU-2 f4.0 h34
630 AND 644 - 1 AVENUE NE	PLAN 8510320, BLOCK 4, LOTS 12A AND 12B	C-COR2 f2.0h16	MU-2 f4.0 h34
647 - 1 AVENUE NE	CONDOMINIUM PLAN 9310788 UNITS 101 TO 411	M-C2	MU-2 f4.5 h22
650 AND 658 - 1 AVENUE NE	PLAN 1964P, BLOCK 11, LOTS E, F, G AND H	M-C2	MU-2 f3.0 h16
824 AND 830 - 1 AVENUE NE	PLAN 4647V, BLOCK 111, LOTS 1 AND 20	C-COR1 f1.0h10	MU-2 f4.0 h34
906 - 1 AVENUE NE	PLAN 4647V, BLOCK 114, LOTS 17 TO 20	DC	MU-2 f4.0 h34
912 AND 916 - 1 AVENUE NE	PLAN 4647V, BLOCK 114, LOT 1	C-COR1 f1.0h10	MU-2 f4.0 h34
990 - 1 AVENUE NE	PLAN 4647V, BLOCK 123, LOTS 1 TO 4	C-COR1 f1.0h10	MU-2 f4.0 h34
1010 - 1 AVENUE NE	PLAN 2965X, BLOCK 126, LOT 20	C-COR1 f2.0h13	MU-2 f4.0 h34
609 AND 615 - 2 AVENUE NE	PLAN D, BLOCK 4, LOTS 1 TO 3	M-C2	MU-2 f4.0 h34
33 - 4 STREET NE	PLAN E, BLOCK 1, LOT 12	C-COR2 f2.0h16	MU-2 f4.0 h34
39 AND 43 - 4 STREET NE	PLAN 5855I, LOTS 1 AND 2	C-COR2 f2.0h16	MU-2 f4.0 h34
102 AND 112 - 4 STREET NE	PLAN 3770K, BLOCK A, LOTS 1 TO 4	C-COR2 f2.0h16	MU-2 f4.0 h34
201 - 4 STREET NE	PLAN 1332N, BLOCK 4, LOTS 8 TO 10	C-COR2 f2.0h16	MU-2 f4.0 h34
217 - 4 STREET NE	PLAN 1332N, BLOCK 4, LOTS 1 TO 3	C-COR2 f2.0h16	MU-2 f4.0 h34
204 AND 206 - 4 STREET NE	PLAN D, BLOCK 4, LOT 5	C-COR2 f2.0h16	MU-2 f4.0 h34
222 AND 230 - 4 STREET NE	PLAN D, BLOCK 4, LOTS 1 TO 3	C-COR2 f2.0h16	MU-2 f4.0 h34
309 - 4 STREET NE	CONDOMINIUM PLAN 8010776, UNITS 1 TO 32	M-C2	MU-1 f4.0 h34
313 AND 319 - 4 STREET NE	PLAN 1332N, BLOCK 3, LOTS 1 TO 4	C-COR2 f2.0h12	MU-1 f4.0 h34
211 TO 217 - 6 STREET NE	PLAN 1964P, BLOCK 11, LOTS A, B,C AND D	M-C2	MU-1 f3.0 h16
449 TO 455 MARSH ROAD NE	PLAN 5855I, LOTS 3 AND 4	C-COR2 f2.0h16	MU-2 f4.0 h34
601 MARSH ROAD NE	PLAN D, BLOCK 5, LOT 3	C-COR2 f2.0h16	MU-2 f4.0 h34
605 MARSH ROAD NE	PLAN 3770K, BLOCK B, LOT 1	C-COR2 f2.0h16	MU-2 f4.0 h34

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629 AND 633 MARSH ROAD NE	PLAN 3770K, BLOCK B, LOTS 8 TO 10	M-C2	MU-1 f4.5 h22
610 TO 620 MARSH ROAD NE	PLAN 3770K, BLOCK A, LOTS 5 TO 10	C-COR2 f2.0h16	MU-2 f4.0 h34
632 MARSH ROAD NE	PLAN 3770K, BLOCK A, LOT 16	C-COR2 f1.0h10	MU-2 f4.5 h22
634 MARSH ROAD NE	PLAN 3770K, BLOCK A, LOTS 17 AND 18	M-C2	MU-2 f4.5 h22
430 AND 434 MEREDITH ROAD NE	PLAN E, BLOCK 1, LOTS 10 AND 11	C-COR2 f2.0h16	MU-2 f4.0 h34
631 TO 635 MEREDITH ROAD NE	PLAN E, BLOCK 3, LOTS 8 TO 11	M-C2	MU-1 f4.5 h22
606 MEREDITH ROAD NE	PLAN E, BLOCK 2, LOTS 1 TO 3	C-COR2 f2.0h16	MU-2 f4.0 h34
636 MEREDITH ROAD NE	PLAN 8010516, BLOCK 2, LOTS 6 AND 7	M-C2	MU-1 f4.5 h22
656 MARSH ROAD NE	PLAN 3770K BLOCK A LOTS 27 AND 28	M-C2	MU-2 f4.5 h22

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**APPENDIX IV**

**APPLICANT'S SUBMISSION**

City Council directed Administration to develop an implementation plan to promote and enable development within the Municipal Development Plan (MDP) land use typology of "Corridor". The program, with program funding and a project charter, were approved by the Standing Policy Committee on Planning and Urban Development and by Council in May 2014 (PUD2014-0312). After a pilot period from June to September 2014 that determined best methods for public engagement and scope of analysis, the Main Streets initiative was officially launched in November 2014. From November 2014 to May 2015, the initiative engaged with over 2200 citizens to determine local and city wide stakeholder issues, opportunities and outcomes for all 24 Corridors, or main street areas. Council reviewed these stakeholder comments and endorsed an updated work plan with the approval of recommendations with report PUD2015-0638.

From September 2015 to June 2016, the Main Streets initiative focused on analysis and evaluation of a variety of factors that influence growth and change in the main streets areas. Stakeholder engagement clearly indicated that the Main Streets Initiative should not only provide land use policy and regulation, but a broad approach that should fund capital public realm improvements, support businesses and provide more commercial services to neighbourhoods, create vibrancy and promote developments that meet MDP objectives.

In September 2016, Council approval of PUD2016-0564 gave direct for developing a framework for development of an implementation plan for the Main Streets initiative that included a focus on 9 key main street areas for consideration of city initiated land use redesignations and amendments to local area plans, along with ongoing city wide review of programs beneficial to all main street areas. This land use redesignation is the result of the Main Streets initiative analysis and was developed with local residents and stakeholders from neighbourhood specific workshops and information sessions in September and October 2016.

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APPENDIX V

**PROPOSED Character Home Retention Incentive DC District**

**Purpose**

- 1 This Direct Control District is intended to:
- (a) facilitate the conservation of **Character Homes** and allow for a diversity of grade-oriented **development**;
  - (b) provide incentive for the **retention** of **Character Homes** through increased options for multi-residential and grade-oriented residential **development** where **Character Homes** are being retained;
  - (c) support the exercise of discretion by the **Development Authority** in relation to **building setbacks, building depth, building height**, at-grade orientation of multi-residential **units**, motor vehicle parking, landscaping, and **parcel coverage** in order to accommodate the successful **retention** and restoration of **Character Homes** combined with new multi-residential and grade-oriented residential **development**; and
  - (d) accommodate grade-oriented **development** in the form of **Rowhouse Buildings, Duplex Dwellings, Semi-detached Dwellings, Single detached Dwellings**, and **Cottage Housing Clusters** on sites without **Character Homes**.

**Compliance with Bylaw 1P2007**

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

**Reference to Bylaw 1P2007**

- 3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

**General Definitions**

- 4 In this Direct Control District:
- (a) "**Character Home**" means a **Duplex dwelling, Semi-detached Dwelling, or Single detached Dwelling** existing on the date of passage of this Direct Control District and which is:
    - (i) listed on the **City's** Inventory of Evaluated Historic Resources;
    - (ii) designated as a Municipal Historic Resource pursuant to the

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- Historical Resources Act* by a bylaw approved by **Council**; or
- (iii) included in the list of addresses in Schedule C; and
  - (iv) determined to meet the criteria for identification of a **Character Home** as set out in Schedule D, following a review by the **Development Authority** at the time of application for a **Development Permit**.
- (b) “**retained**” or “**retention**” means maintaining, conserving, or restoring a **Character Home**, with an emphasis on the **street** facing façade elements of the **Character Home**, and may include:
- (i) conversion into multiple **Dwelling Units**;
  - (ii) raising of the floor closest to **grade** to allow for more usable **basement** space;
  - (iii) additions and extensions if they are subordinate to or compatible with the original form, scale, massing and roof profile of the **Character Home**;
  - (iv) replacement of original materials with in-kind substitutes;
  - (v) relocation of the **Character Home** on the **parcel(s)** included in the **development**; and
  - (vi) listing on the **City’s** Inventory of Evaluated Historic Resources or designation as a Municipal Historic Resource pursuant to the *Historical Resources Act* by a bylaw approved by **Council**.

**Use Definitions**

**5** In this Direct Control District:

- (a) “**Character Home Retention Development**” means a **use**:
  - (i) that consists of one or more **buildings**, each containing one or more **units**; and
  - (ii) where all **Character Homes** on the **parcel** included in the **development** are **retained** within the **development**.
- (b) “**Live Work Unit**” means a **use**:

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- (i) where a business is operated from a **Dwelling Unit**, by the resident of the **Dwelling Unit**, but does not include a **Home Occupation – Class 1** or **Home Occupation – Class 2**;
- (ii) that may incorporate only the following **uses** in a **Dwelling Unit** to create a **Live Work Unit** when located in this Direct Control District:
  - (A) **Artist’s Studio**;
  - (B) **Counselling Service**;
  - (C) **Office**; and
  - (D) **Retail and Consumer Service**, provided any products sold are also made on the premises or directly related to the service provided;
- (iii) that must be contained within a **Character Home Retention Development**;

**Permitted Uses**

- 6 (1) The **permitted uses** of the Residential – Contextual One / Two Dwelling (R-C2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.
- (2) A **Rowhouse Building** is a **permitted use** where, at the date of passage of this Direct Control District, a **parcel** does not contain a **Character Home** and where a **Rowhouse Building** complies with the rules of the Residential – Grade-Oriented Infill (R-CG) District and section 347.3 of Bylaw 1P2007.

**Discretionary Uses**

- 7 (1) The **discretionary uses** of the Residential – Contextual One / Two Dwelling (R-C2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.
- (2) The following are additional **discretionary uses** where, at the date of passage of this Direct Control District, a **parcel** does not contain a **Character Home**, or where a **development** includes the **retention** of a **Character Home**:
- (a) **Cottage Housing Cluster**; and
  - (b) **Rowhouse Building**.
- (3) The following are additional **discretionary uses** where a **parcel**, or multiple **parcels** subject to the same **development permit**, contain a **Character Home**:

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- (a) **Character Home Retention Development;** and
- (b) **Live Work Unit.**

**Bylaw 1P2007 District Rules**

**8** Unless otherwise specified, the rules of the Residential – Contextual One / Two Dwelling (R-C2) District of Bylaw 1P2007 apply in this Direct Control District.

**Rules for Parcels Not Containing Character Homes**

**9** Where, at the date of passage of this Direct Control District, a *parcel* does not contain a **Character Home**, the rules of the Residential – Grade-Oriented Infill (R-CG) District of Bylaw 1P2007 apply in this Direct Control District.

**Rules for Character Home Retention Development**

**10 (1)** Except as otherwise referenced in subsections (2), (3), (4), (5) and (6), where a **Character Home Retention Development** is proposed the rules for a **Multi Residential Development** in the Multi-Residential – Contextual Grade-Oriented (M-CG) District of Bylaw 1P2007 apply in this Direct Control District.

**(2)** The maximum **building height** on a *parcel* that shares a **property line** with a **lane** or another *parcel* that has no **buildings** or that has a **building** with a height greater than 6.0 metres above **grade** at that shared **property line**, and where the other *parcel* is designated with a **low density residential district** or M-CG District:

(a) is 8.0 metres measured from **grade** at the shared **property line**;  
and

(b) increases proportionately to a maximum of 11.0 metres measured from **grade** at a distance of 4.0 metres from the shared **property line**.

**(3)** The maximum **building height** on a *parcel* that shares a **property line** with a *parcel* that has a **building** with a height that does not exceed 6.0 metres above **grade** at that shared **property line**, and where the other *parcel* is designated with a **low density residential district** or M-CG District:

(a) is 6.0 metres measured from **grade** at the shared **property line**;  
and

(b) increases proportionately to a maximum of 11.0 metres measured from **grade** at a distance of 6.0 metres from the shared **property line**.

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- (4) For a **Character Home Retention Development** located on a *parcel* that has a *parcel width* of less than 15.0 metres:
- (a) Unless otherwise referenced in subsection (b), the maximum **building height** is 11.0 metres.
  - (b) The maximum **building height** within 4.2 metres of a side **property line** that is shared with another *parcel* that is designated with a low density residential district other than R-CG is the greater of:
    - (i) 8.6 metres;
    - (ii) the contextual **height** plus 1.5 metres, to a maximum of 10.0 metres; or
    - (iii) the **building height** of the contextually adjacent **building** at the shared side **property line**, to a maximum of 11.0 metres.
- (5) The maximum continuous horizontal cross section through any portion of a **building** at 8.0 metres above **average grade** must not be greater than 18.0 metres.
- (6) Any portion of a **building** located at 8.0 metres above **average grade** must be separated from other portions of a **building** located at 8.0 metres above **average grade** by at least 2.4 metres.
- (7) The maximum **parcel width** is 46.0 metres for a *parcel* containing a **Multi-Residential Development**.

**Rules for Live Work Units**

**11 A Live Work Unit:**

- (a) must not exceed 50.0 per cent of the **gross floor area** of the **Dwelling Unit**;
- (b) may have two persons, other than a resident of the **Live Work Unit**, working at the residence where the **use** is located; and
- (c) requires a minimum number of **motor vehicle parking stalls** and **bicycle parking stalls – class 1** or **class 2** in accordance with the rules for a **Live Work Unit** in the M-CG District in Land Use Bylaw 1P2007.

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**Parking Stall Requirements**

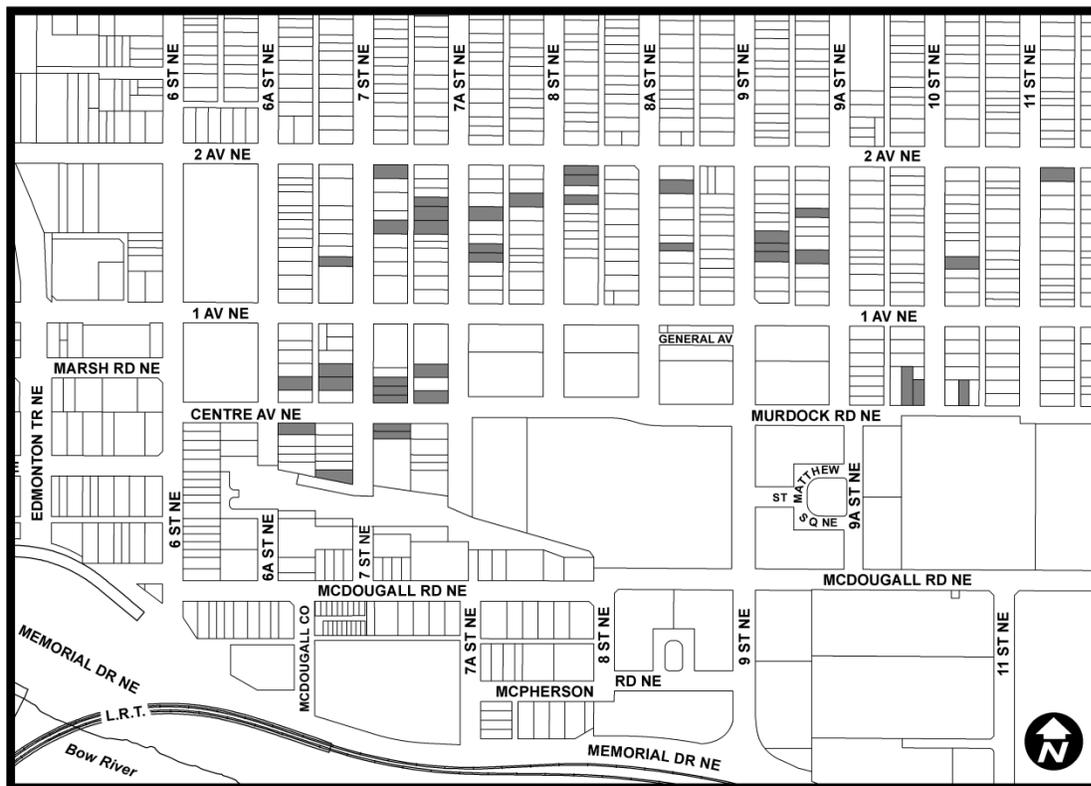
- 12 Where a *development* includes the *retention* of a *Character Home* and is located on a *parcel* with a *parcel width* of less than 10.0 metres, no more than 2.0 *motor vehicle parking stalls* total is required.

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Schedule C

The following properties are identified as being potential **Character Homes**, at the date of passage of this Direct Control District. The properties must be further assessed to determine whether at the date of passage of this Direct Control District the properties were **Character Homes** in accordance with the criteria set out in Schedule D. This assessment will be made following a review by the **Development Authority** to be completed at the time of application for a **Development Permit**.



- 101 7A Street NE
- 102 7 Street NE
- 1028 Centre Avenue NE
- 1036 Centre Avenue NE
- 104 6A Street NE
- 104 7 Street NE
- 105 7 Street NE
- 106 7 Street NE

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107 7 Street NE  
107 7A Street NE  
1106 Centre Avenue NE  
209 7 Street NE  
209 9A Street NE  
210 7A Street NE  
210 10 Street NE  
212 7A Street NE  
214 9 Street NE  
215 7A Street NE  
216 8A Street NE  
216 9 Street NE  
218 7A Street NE  
218 9 Street NE  
219 7A Street NE  
220 7 Street NE  
221 9A Street NE  
223 7A Street NE  
227 8 Street NE  
228 8 Street NE  
230 8A Street NE  
232 8 Street NE  
234 7 Street NE  
234 8 Street NE  
240 11 Street NE  
59 7 Street NE  
68 7 Street NE  
70 6A Street NE  
70 7 Street NE

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Schedule D

Schedule D of this Direct Control district outlines the criteria for identification of a **Character Home**, followed by two examples of the application of these criteria, provided for reference purposes. The **Development Authority** will, at the time of application for a **Development Permit**, determine whether the criteria were met and the property was a **Character Home**. Photographic evidence of the property may be used to support this evaluation.

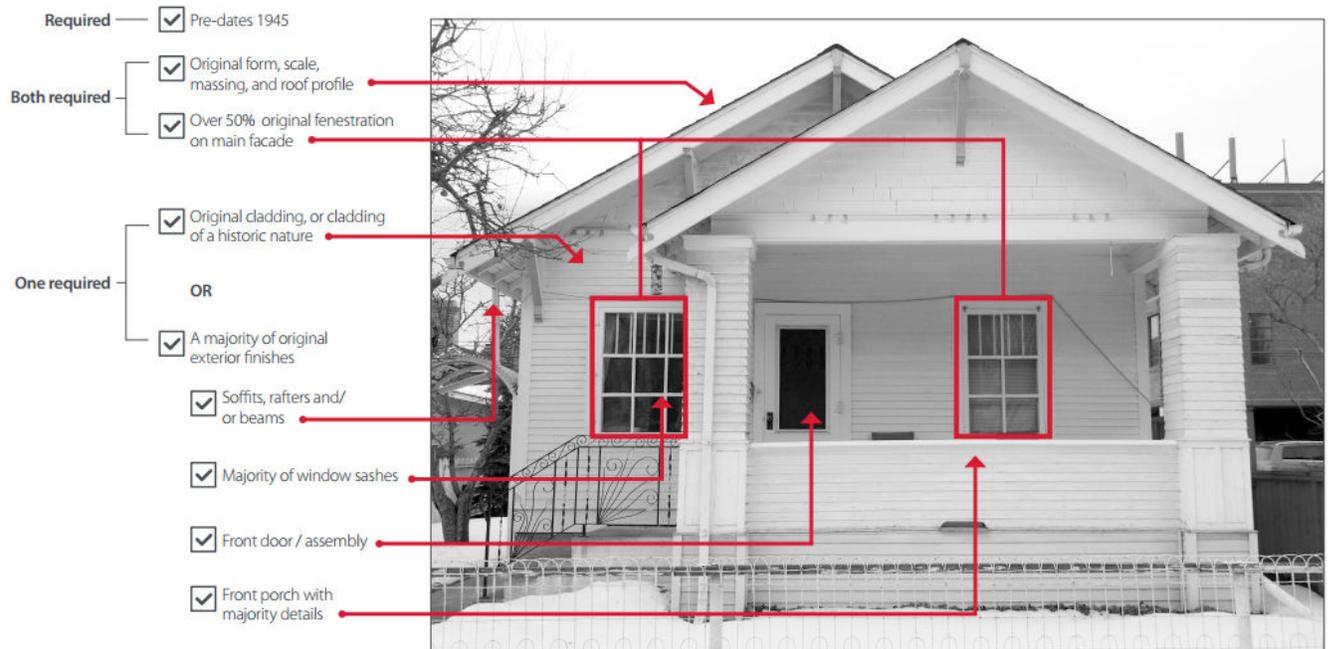
- (a) A **Character Home**, in the opinion of the **Development Authority**, will:
  - (i) have been constructed prior to 1945;
  - (ii) maintain both:
    - (A) the original form, scale, massing and roof profile of the **building** and may include additions and extensions if they are subordinate to or compatible with the original form, scale, massing and roof profile of the **building**; and
    - (B) at least 50 per cent of the original window pattern and openings on the portions of the front and side façades visible from a **street** excluding porch glazing if applicable; and
  - (iii) have one of the following on the portions of the front and side façades visible from a **street**:
    - (A) original cladding or cladding of a historical nature which has gained heritage value in its own right; or
    - (B) a majority of original exterior finishes, comprising two or more of the following items:
      - (i) at least 50 per cent of window sashes;
      - (ii) soffits; exposed rafters, or beams;
      - (iii) front door or doorway assembly; and/or
      - (iv) if present, a front porch with majority of original finishes including piers, columns, balustrades, entablature mouldings, and may include enclosure of the porch with glazing where the majority of other original finishes remains in place and the glazing is of a compatible historical appearance; and

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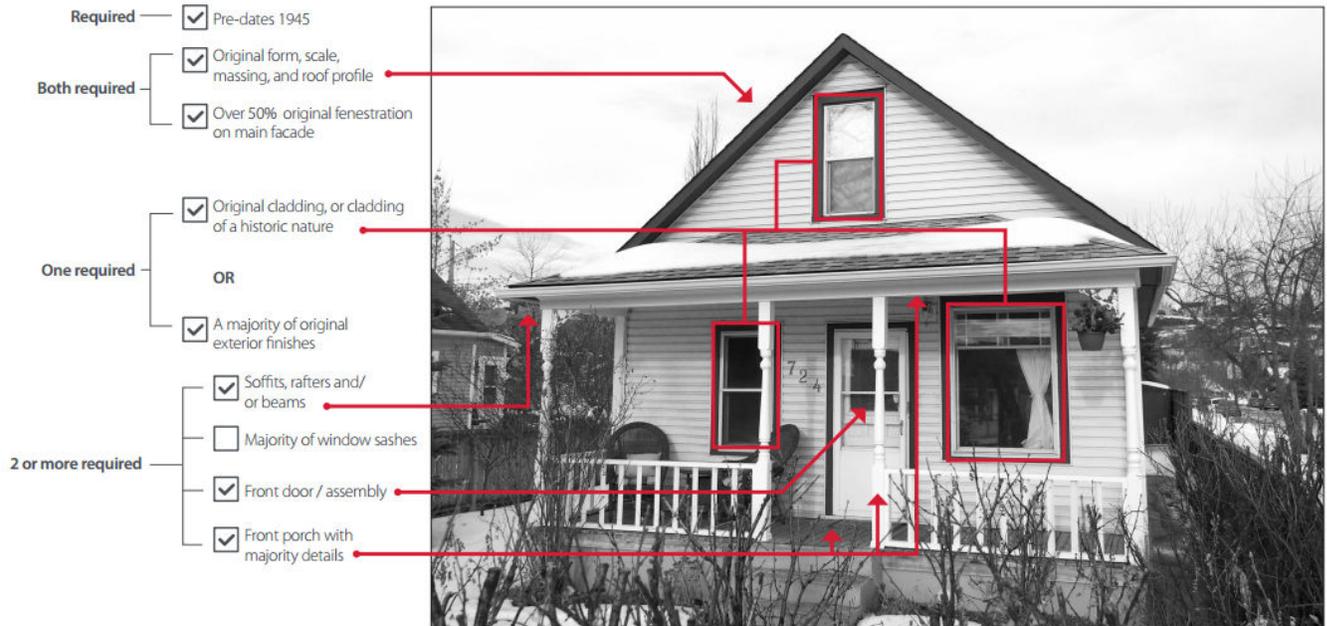
(iv) not include:

(A) elements of a permanent nature which have been added to the principal **street** facing façades of the **building** that would not have been present historically and which negatively impact the heritage character and integrity of the home.



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APPENDIX VI

LETTERS SUBMITTED



May 23, 2017

To Whom It May Concern:

BRCA has been working with the Main Streets Team at the City of Calgary for over a year now. Desmond Bliet and the rest of his Team consistently adopted a very open and collaborative approach to working with our community association throughout this period, and the Team's approach has been very well received and appreciated. The City Planning Team was very accessible to us and went "above and beyond" to communicate decision rationales, to answer questions, and to consider feedback.

It is our understanding that, in response to broader community feedback about the importance of the historic nature of our community, Heritage Planners are creating a framework to pilot a "character home retention district" in our community in the first block of First Avenue. We are enthusiastic about the concept, the hard work on this to date and the motivations behind the innovative new zoning type, although we recognize that this is an early implementation that still has many outstanding details to work out. We agree this initiative is a creative way to potentially foster increased density while pursuing market-driven mechanisms (incentives) to achieve a built-form balance between current density objectives while retaining the open spaces / smaller structures that have historically defined the neighbourhood. We are also firmly supportive of the Main Streets Team position that this new initiative will be treated as a pilot, and therefore will be tweaked during implementation, plus will be closely monitored as it proceeds. With the Bridgeland Riverside Area Redevelopment Plan update forthcoming over the next 18 months, we look forward to further fleshing out details which will be integrated into the character home retention district as part of the greater scope of our ARP undertaking. We feel fortunate that this input will help solidify the newly created zoning district and help polish what is a great start to a zoning concept for our Community.

Toward the end of the Main Streets engagement process, and with a focus specifically on the areas along 1<sup>st</sup> Avenue N.E., we also very much appreciated the Team's constructive response to community feedback and concerns about the Main Streets' initial boundary which was further north. The resulting accommodation by the City to end the north transition zone of Main Streets at Second Ave NE allows the community to plan next steps with areas beyond to be further examined through the broader local planning process. We feel this process will lead to a much better integration of Main Streets into the community and any future planning documents. We are excited about the potential for these related planning initiatives integrated to address the City's density objectives in a manner that is context-sensitive for the historic community of Bridgeland-Riverside.

Additionally we are very supportive of the Edmonton Trail Main Streets work as we see this corridor as being a prime area to add density and to encourage redevelopment along the busiest edge of our community. We are, in this setting, especially concerned to see included a public realm improvement fund or bonus structure to ensure that public amenities (including heritage) are specifically embraced by any redevelopment picture. We understand here, too, that such issues will be considered on an ongoing basis through our Area Redevelopment Plan work.

If you require anything further, please contact Ali McMillan, Planning Director.

Thank you,

BRIDGELAND-RIVERSIDE COMMUNITY ASSOCIATION

[planning@brocalgary.org](mailto:planning@brocalgary.org)  
917 Centre Ave NE  
Calgary, AB  
T2E 0C6

D. Bliet/J. Heaven





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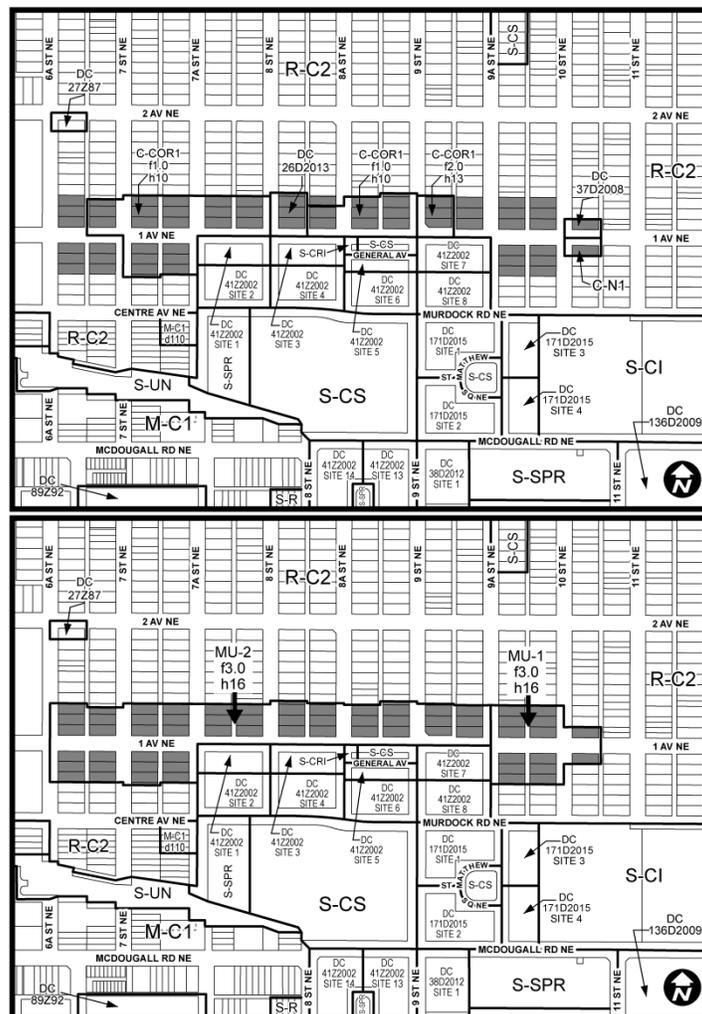
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**APPENDIX IX**  
**PROPOSED LAND USE MAPS**

**Bylaw 1**

From: Residential-Contextual One/Two Dwelling (R-C2) District, Commercial Neighbourhood 1 (C-N1), DC Direct Control District (Bylaw 37D2008), Commercial – Corridor 1 f1h10 (C-COR1 f1.0h10) District, Commercial – Corridor 1 f2h13 (C-COR1 f2.0h13) District, and DC Direct Control District (Bylaw26D2013)

To: Mixed Use – General f3h16 (MU-1f3h16) District, Mixed Use – Active Frontage f3h16 (MU-2f3h16) District





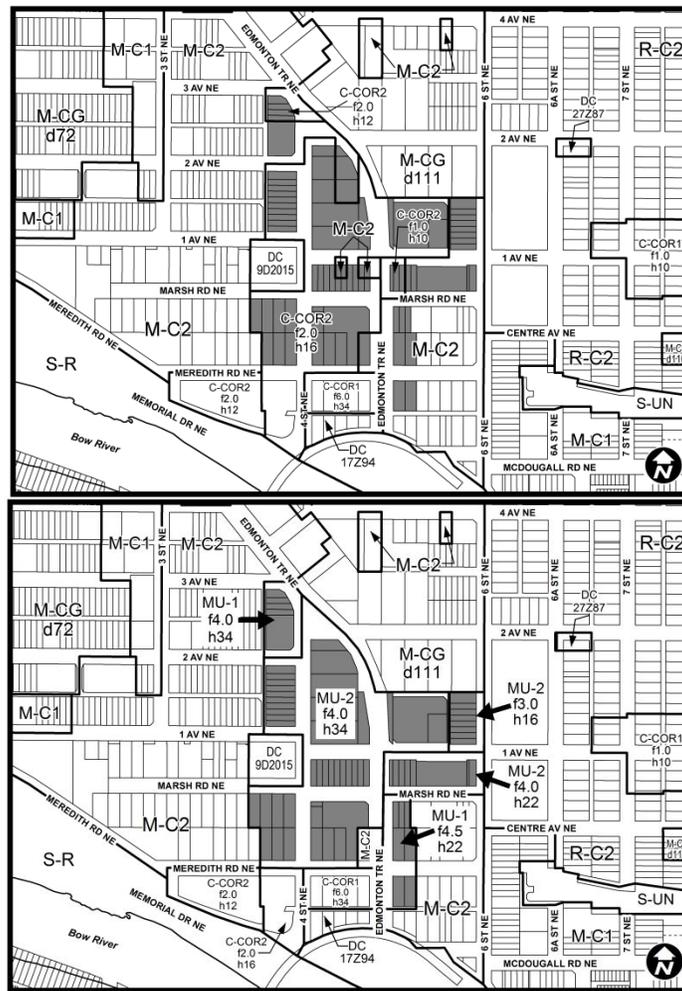
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Bylaw 3

From: Multi-Residential – Contextual Medium Profile (M-C2) District, Commercial – Corridor 2 f1.0h10 (C-COR2 f1.0h10) District, Commercial – Corridor 2 f2.0h12 (C-COR2 f2.0h12) District, Commercial – Corridor 2 f2.0 h16 (C-COR2 f2.0h16) District

To: Mixed Use – General (MU-1f4.5h22) District, Mixed Use – General (MU-f1.0h34) District, Mixed Use – Active Frontage f3h16 (MU-2 f3.0h16) District, Mixed Use – Active Frontage f3h22 (MU-2 f3.0h22) District, Use – Active Frontage f3h22 (MU-2 f3.0h22) District



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APPENDIX X



June 14, 2017

Delivered by Email

Members of Calgary Planning Commission  
The City of Calgary  
PO Box 2100, Station M  
Calgary, AB T2P 2M5

Dear Members of Calgary Planning Commission:

**FILE: 2017 June 15, 2016-200 Land Use Amendment – Bridgeland/Riverside & Area**

BILD Calgary Region would like to thank Administration, in particular Desmond Bliet and Kevin Barton, for their efforts in engaging with Community and Industry in the Main Streets Initiative and drafting the proposed Land Use Amendments for Bridgeland/Riverside & Area.

Industry is generally supportive of the proposed character home retention/incentive district, including RC-G land use redesignations as noted in the Report. Industry had expressed some concern initially for the extent of the character home incentive district designation (yellow highlight), however some of the earlier apprehension was mitigated by the understanding that within the district, a specific number of parcels had been identified as having potential preservation consideration (Schedule A).

In terms of the implementation of the districts, Industry has expressed concern for the viability of the midblock RC-G designation given that 3 units may result in a somewhat narrow skinny product if it is not possible to access a corner lot or otherwise assemble parcels. As well, Industry has expressed a desire create a built form with a centralized courtyard - the MC-G district permits this however the RC-G district does not – perhaps creating a hybrid district would allow this product to be introduced to the community? In any event, Industry is committed to working with Administration to find creative solutions and problem solving opportunities to address these concerns and comments.

In relation to the mixed-use land use redesignations, Industry provided feedback that an FAR of 5 rather than 4, particularly on parcels located in proximity to Edmonton Trail would provide a more financially viable built form relative to the current economic conditions. Perhaps as the Area Redevelopment Plan continues to be refined, there may be opportunity to monitor these designations to determine if they are achieving City, Community and Industry goals and objectives.

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Again, we appreciate all of the work on this initiative and look forward to further collaboration with the City and Community in the growth and redevelopment of Bridgeland/Riverside & adjacent communities.

Respectfully,  
BILD Calgary Region



Beverly Jarvis  
Director, Policy and Government Relations

c.c. Desmond Bliet, Kevin Barton; City of Calgary