

BYLAW NUMBER 46P2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE BRIDGELAND/RIVERSIDE
AREA REDEVELOPMENT PLAN BYLAW 11P80

WHEREAS it is desirable to amend the Bridgeland/Riverside Area Redevelopment Plan Bylaw 11P80, as amended;

AND WHEREAS Council has held a public hearing as required by Section 692 of the Municipal Government Act, R.S.A. 2000, c.M-26, as amended:

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. This Bylaw may be cited as the “Bridgeland/Riverside Area Redevelopment Plan Amendment Number 24 Bylaw.”
2. The Bridgeland/Riverside Area Redevelopment Plan attached to and forming part of Bylaw 11P80, as amended, is hereby further amended as follows:
 - (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;
 - 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.

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 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 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."

3. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS ____ DAY OF _____, 2017.

READ A SECOND TIME THIS ____ DAY OF _____, 2017.

READ A THIRD TIME THIS ____ DAY OF _____, 2017.

MAYOR
SIGNED THIS ____ DAY OF _____, 2017.

CITY CLERK
SIGNED THIS ____ DAY OF _____, 2017.

