

Proposed Amendments to the Bridgeland-Riverside Area Redevelopment Plan

1. The Bridgeland-Riverside Area Redevelopment Plan attached to and forming part of Bylaw 11P80, as amended, is hereby further amended as follows:
 - (a) Delete the existing Figure 3 entitled 'Generalized Land Use' and replace with the revised Figure 3 entitled 'Generalized Land Use' attached as Schedule A.
 - (b) In Part 2, Section 3 Residential, Implementation, after policy 19 add the following:

"20. East Riverside:

In undertaking planning work for the East Riverside area in 2017, The City along with community members, area landowners and planning consultants created a reference document entitled the East Riverside Master Plan. While this document has no official status it does represent the goals and aspirations of the community and land owners for redevelopment in this area. The Master Plan provides a vision for the area to sensitively integrate new housing and services that will improve quality of life for existing residents as well as incorporate new development that takes advantage of the area's proximity to amenities, including the Bridgeland-Memorial LRT station.

Development in the East Riverside area is intended to facilitate:

- urban neighbourhood development, including mixed-use development in strategic locations, within a park-like setting;
- enhanced mobility and connectivity for all users, including seniors; and
- carefully designed building massing and sensitive interfaces with adjacent spaces to facilitate appropriate transitions.

The following policies were built from the vision, core ideas, and key urban design principles from the East Riverside Master Plan.

20.1 Urban Neighbourhood (15 - 11A Street NE)

This site, identified as Urban Neighbourhood, is intended for higher-density development with an activity node at the southwest corner of the site and a new Municipal Reserve space internal to the site. This Municipal Reserve space is intended to provide a new park and new active mobility connection to improve connectivity for existing and future residents in the area.

Land Uses

- a) Development on the site should be primarily residential with at-grade commercial uses and may include a mix of senior's housing and market housing.

- b) Active commercial uses are encouraged on the ground floor of development throughout the site. Less active commercial uses, such as offices, are discouraged along the ground floor of development and as standalone development.
- c) New development at the western edge of the site, near the intersection of 11 Street NE and Bow Valley Drive NE, should incorporate street-oriented commercial uses on the ground floor. These uses are encouraged to provide direct access to the new park/east-west connection to facilitate an urban environment.
- d) Street-oriented commercial uses along McDougall Road NE are encouraged.

Building Height and Massing

- e) Developments should not exceed 50 metres (approximately 15 storeys).
- f) Building design should minimize the effects of massing by implementing a podium and “point-tower” design with breaks between buildings, and with building step backs after the fourth storey to reduce building bulk along the majority of the streetscape.
- g) The “point-towers” should be primarily located at the street corners away from the new park such that building heights are generally tallest on the street corners, with building heights stepping down for the majority of the blockface to reduce shadow impacts on the new park.

At-Grade Building Interfaces

- h) New development that interfaces with internal portions of the site should incorporate at-grade entrances, lighting, and landscaping to facilitate a safe, active, and pedestrian oriented urban environment between buildings.
- i) At-grade amenity space should be designed to integrate with the park, and, where possible, provide maximum ground level space for landscaping.
- j) Where feasible, parking should be provided underground. Any surface parking stalls adjacent to the streetscape should be minimized and be designed with screening, soft landscaping, or other strategies in order to minimize the impact on the streetscape or the park.
- k) Where a surface parking lot is provided consideration should be given to allow this space to be used by the general public for temporary markets, festivals or other uses during non-peak hours.

Mobility

- l) A new pedestrian and cycling connection shall be established through the site, within the Municipal Reserve space, to provide an east-west connection that generally connects Bow Valley Drive NE to Colonel Baker Place NE.
- m) At the Development Permit stage, a north-south pedestrian connection should be established through the site that provides connectivity from McDougall Road NE to Bow Valley Lane NE.
- n) Where feasible, new developments should include a minimum 2.0 metre wide pathway along all sidewalks to enhance mobility for all users.
- o) Vehicular driveways should be located strategically to minimize interruptions along the public sidewalk and potential conflicts between vehicles and non-motorists.
- p) Sidewalks, pathways, and building entrances should be designed to be highly visible and free and clear of obstruction, with appropriate placement of street furniture to improve mobility for all users, including the visually impaired.

Interface with Park Space

- q) New development adjacent to the Municipal Reserve park space should:
 - i. provide a shadow study and perspective renderings at the Development Permit stage to demonstrate building massing does not create significant shadowing impacts on the park;
 - ii. minimize shadowing impacts on the park space by using setbacks and stepbacks, along with other building design strategies; and
 - iii. incorporate active uses at grade along with the provision of design elements such as at-grade entrances, transparent glazing, street furniture, landscaping, overhead canopies, and lighting to enhance surveillance and safety of the park.
- r) Shadowing of adjacent development, particularly the Canadian National Institute for the Blind Scent Garden, is strongly discouraged.
- s) The Municipal Reserve park space should be designed to provide opportunities for temporary markets, festivals or other activities in all seasons, and in consideration of its use during the winter months.”

SCHEDULE A

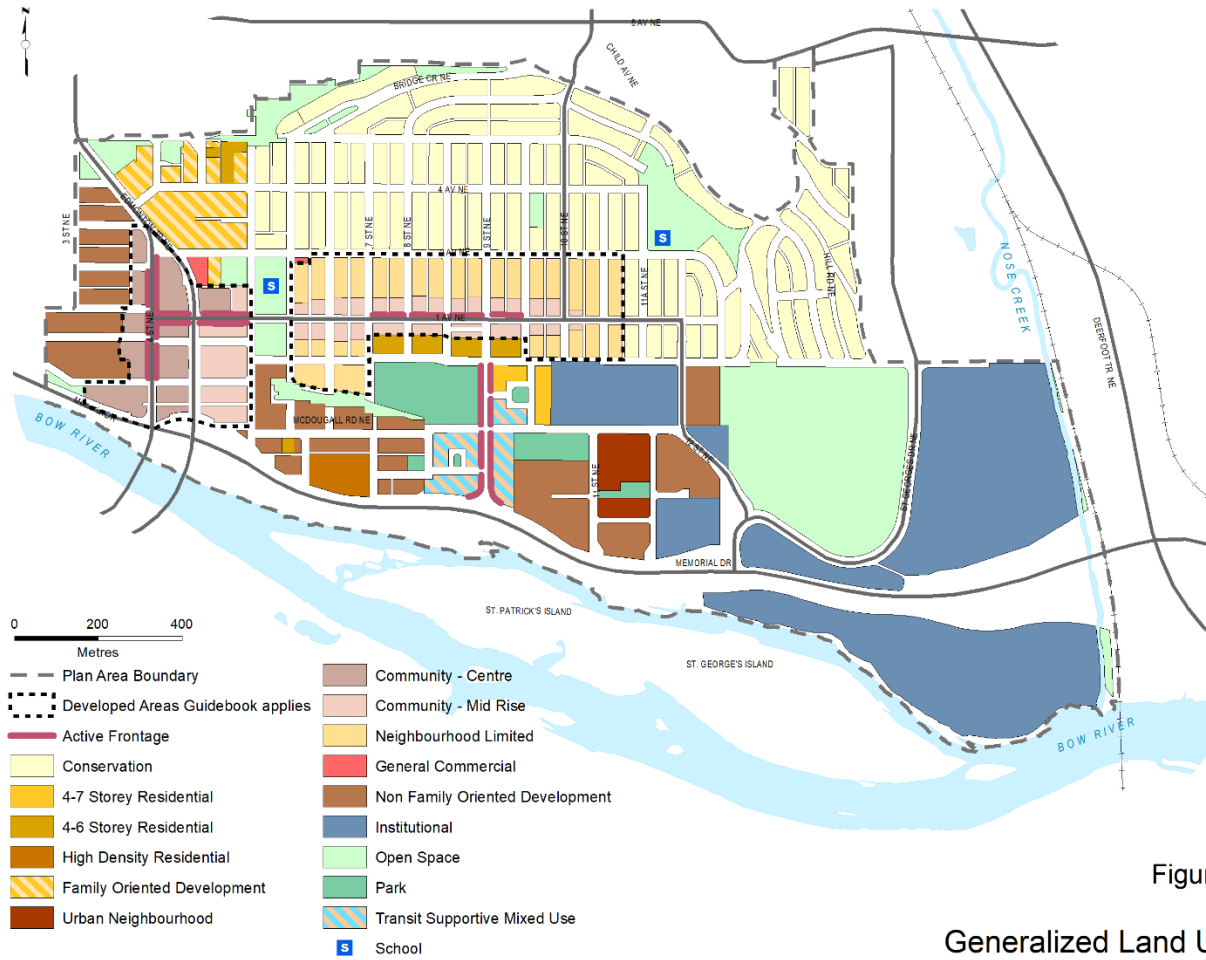


Figure 3
Generalized Land Use