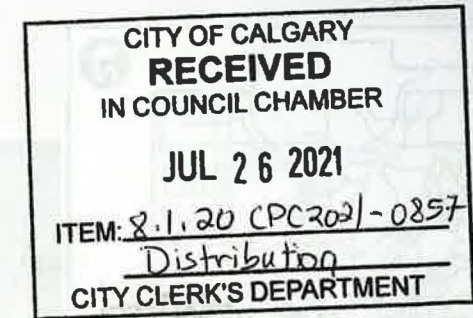


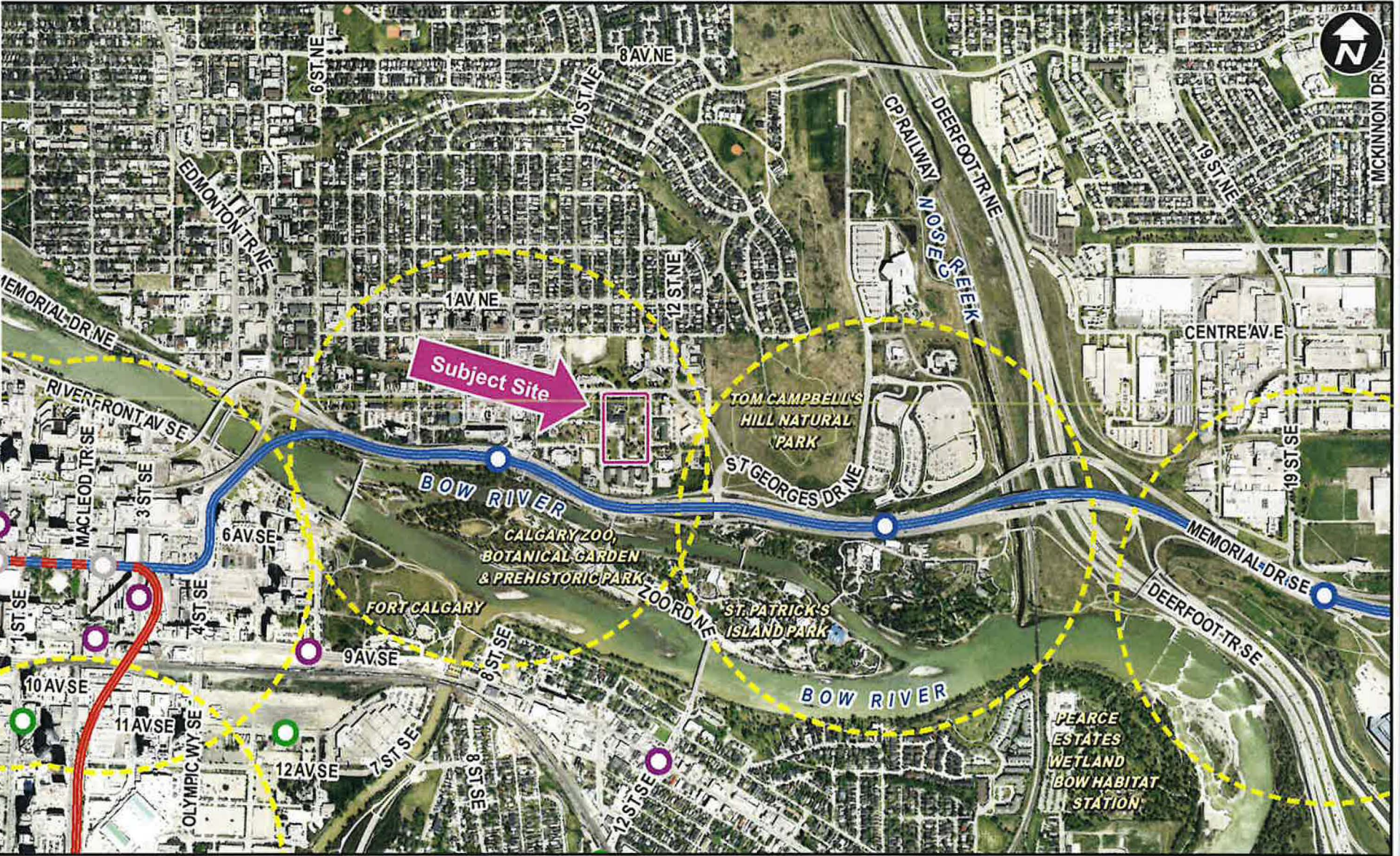


Public Hearing of Council

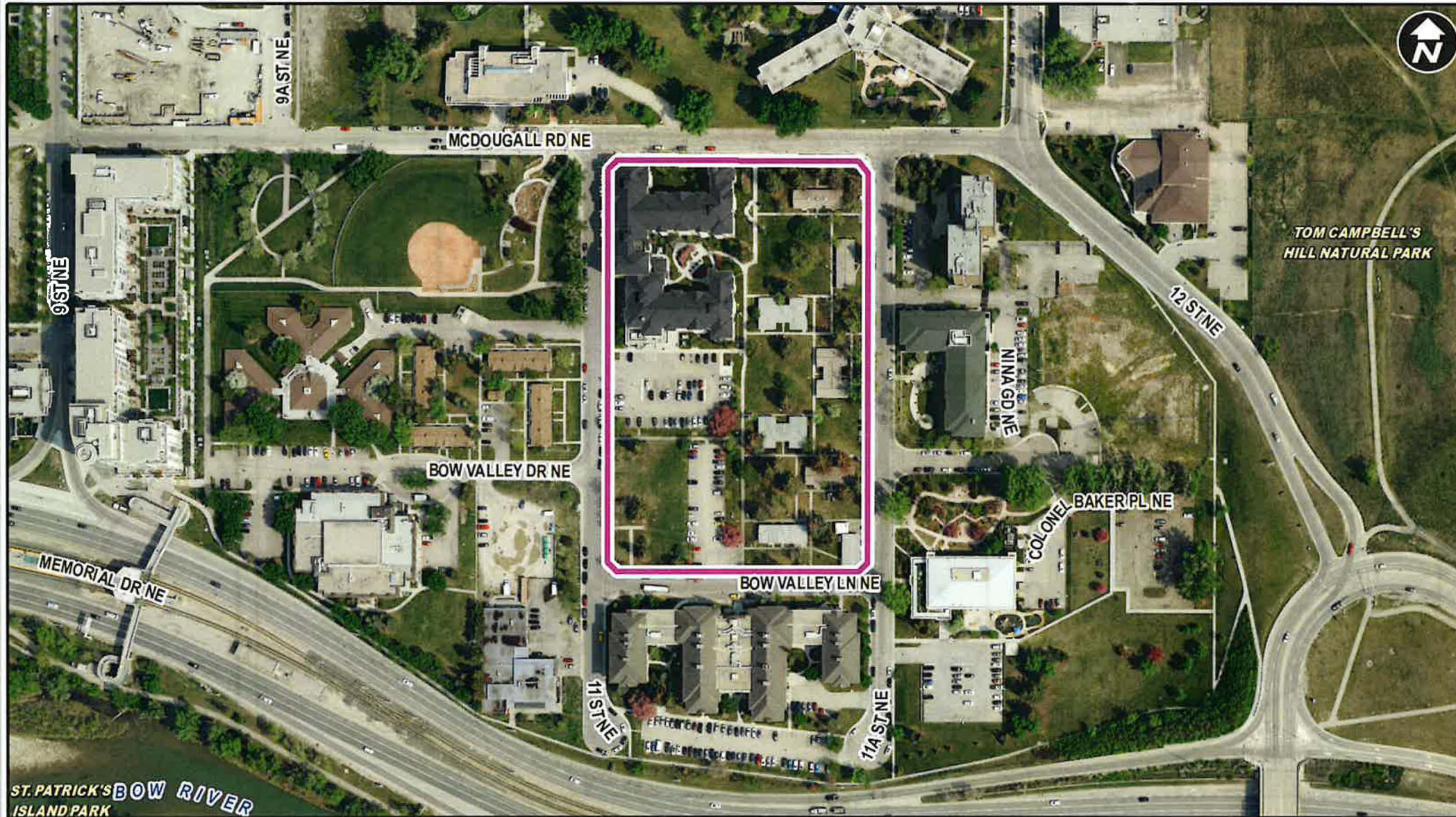
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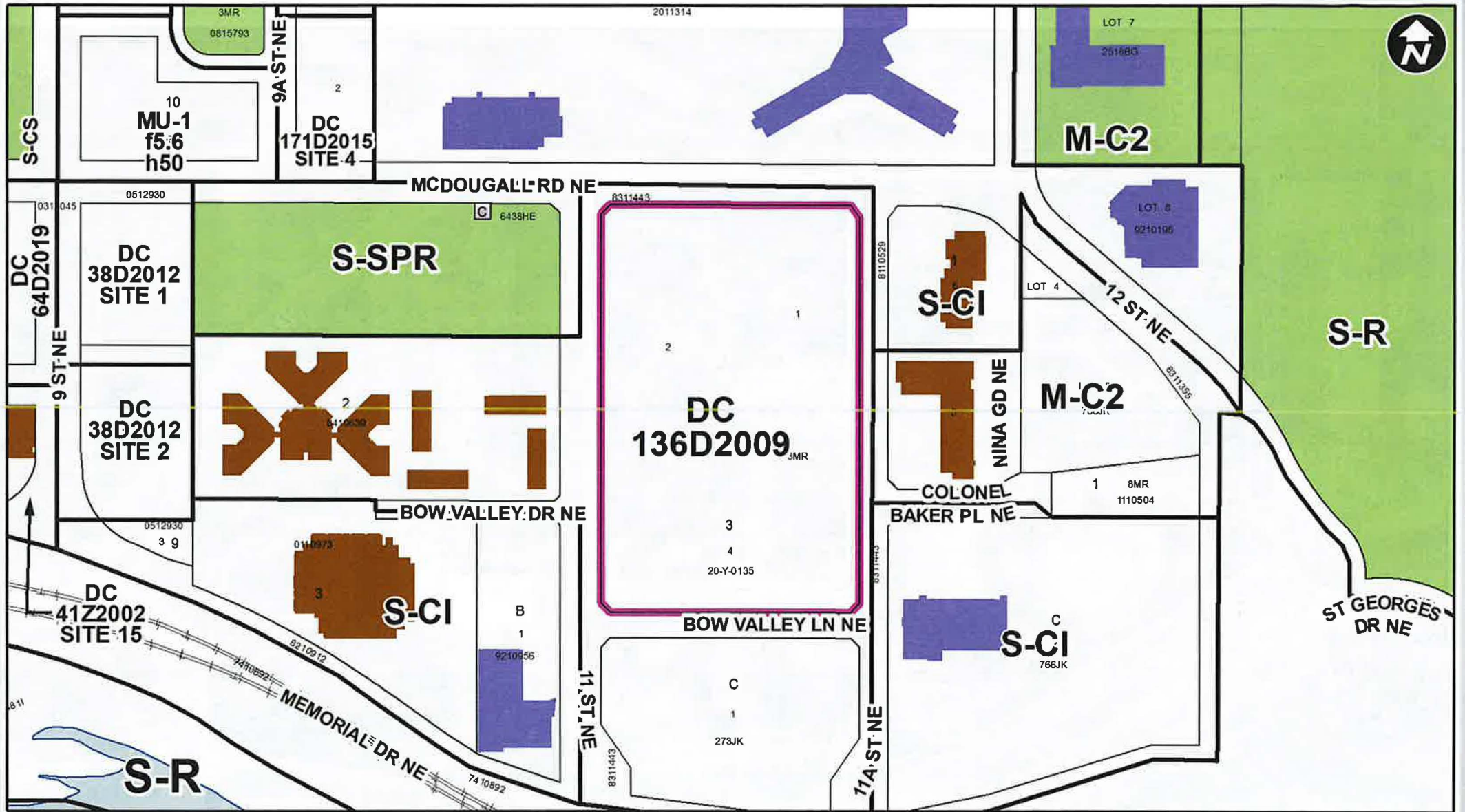
LOC2020-0079 / CPC2021-0857
Policy and Land Use Amendment, and Outline Plan
July 26, 2021

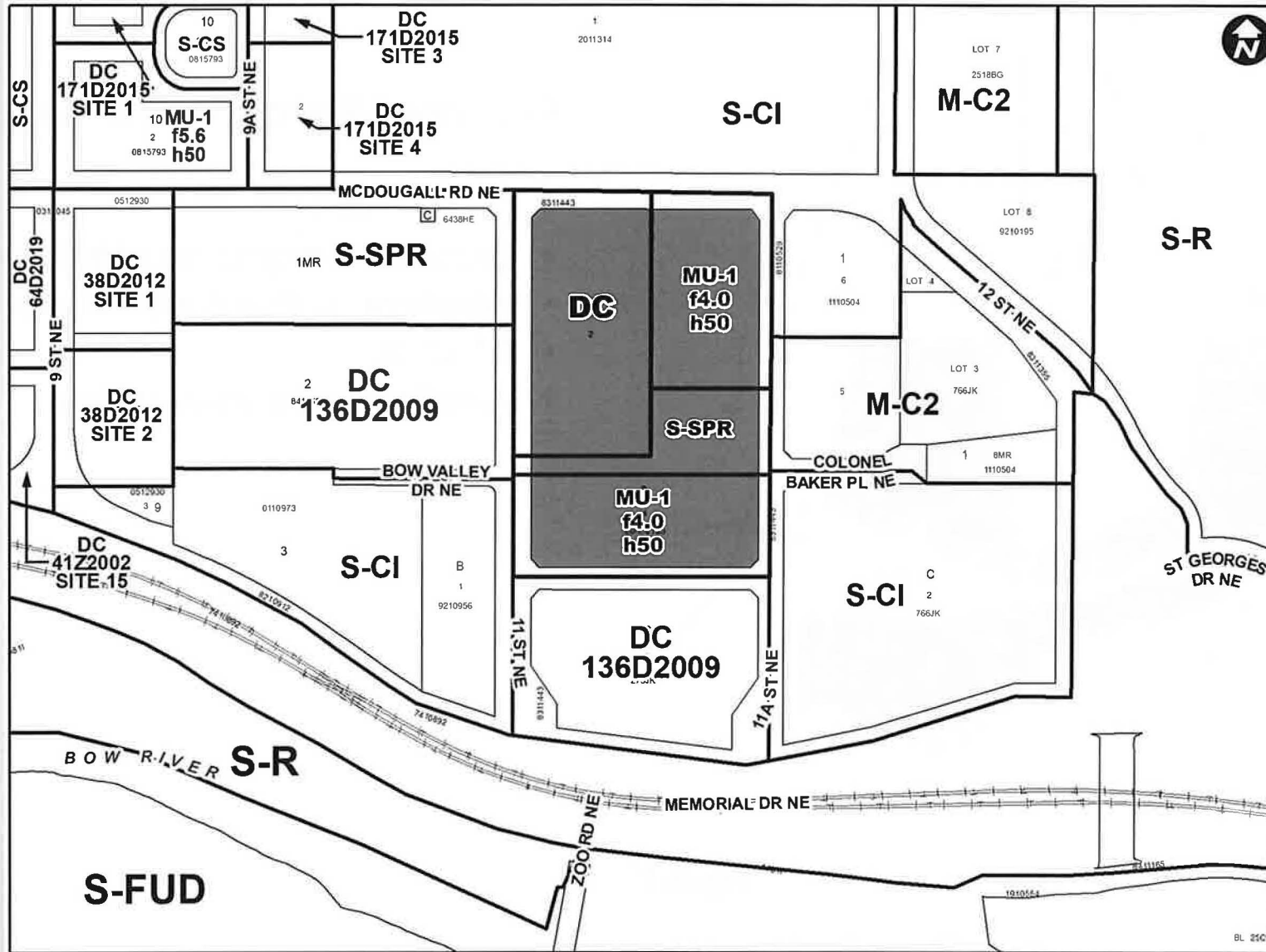


- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future) - LRT Line**
 - Blue
 - Blue/Red
 - Red - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow



- LEGEND**
- Residential Low Density
 - Residential Medium Density
 - Residential High Density
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary





Proposed Land Use Districts:

Mixed Use - General (MU-1f4h50) Districts

- 4.0 FAR, 50 metres (approx. 15 storeys)

DC/ MU-1f4h35

- 4.0 FAR, 35 metres (approx. 10 storeys)

Special Purpose – School, Park and Community Reserve (S-SPR) District

- Park and open space with pedestrian/cyclist connection

Anticipated density:

- 878 residential units
- 1,300m² of commercial space
- 350 units per hectare
- 681 people and jobs per hectare

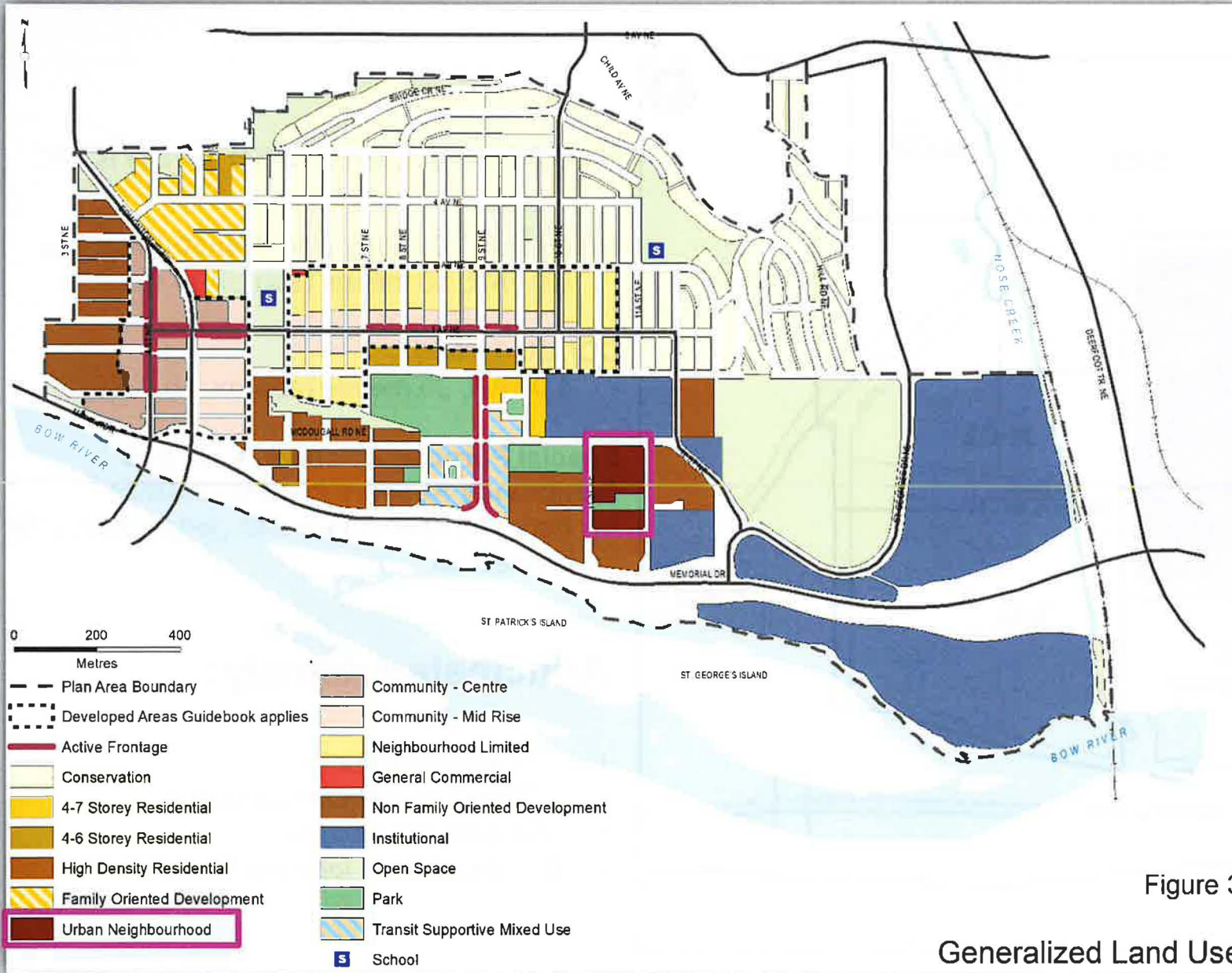


Figure 3

Generalized Land Use

Proposed Policy Amendments:

- Land Uses
- Building Heights and Massing
- At-grade building interfaces
- Mobility
- Interface with Park space

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 41P2021** for the amendments to the Bridgeland-Riverside Area Redevelopment Plan (Attachment 4); and
2. Give three readings to **Proposed Bylaw 118D2021** for the redesignation of 2.47 hectares \pm (6.10 acres \pm) located at 15 - 11A Street NE (Plan 273JK, Block C, Lot 1) from Direct Control District to Mixed Use - General (MU1-f4.0h50) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Direct Control District to accommodate mixed-use development, with guidelines (Attachment 3).

Supplementary Slides

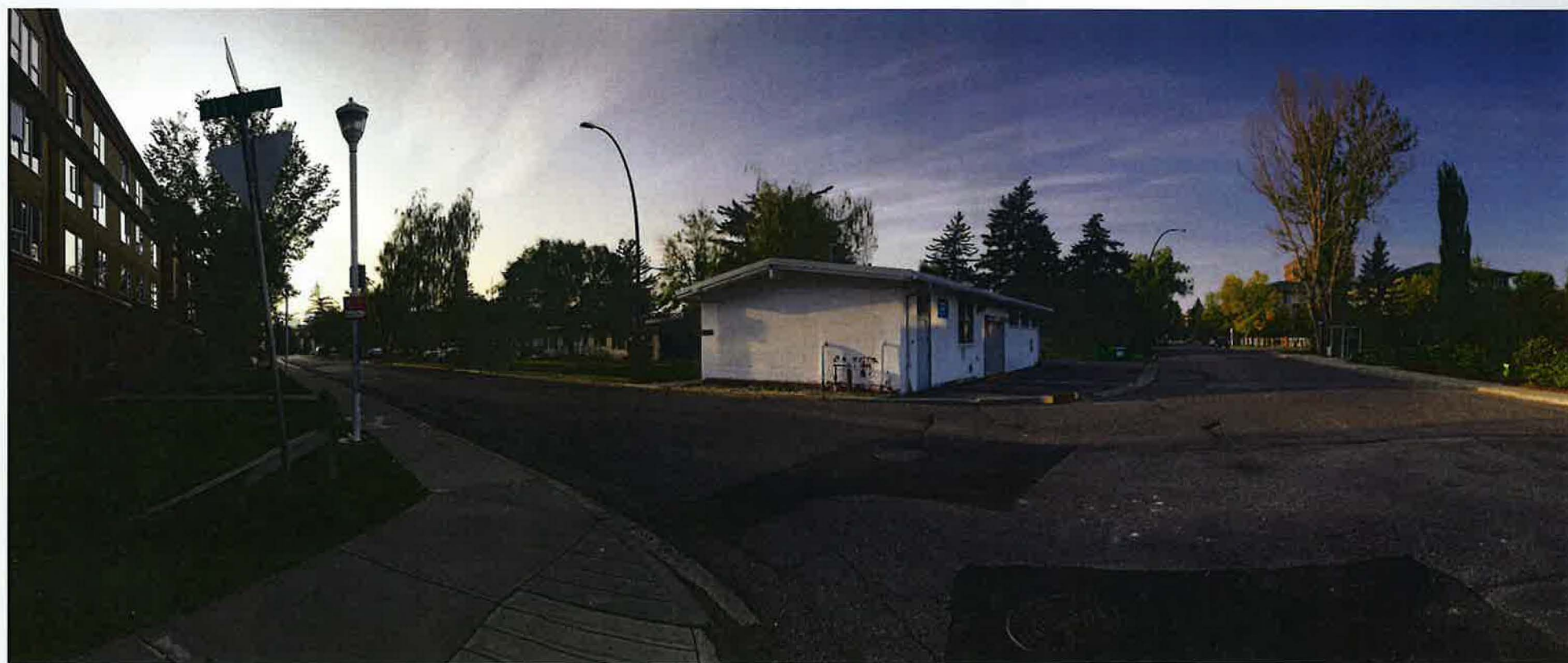














Figure 10 | Vision Concept - 3D Render

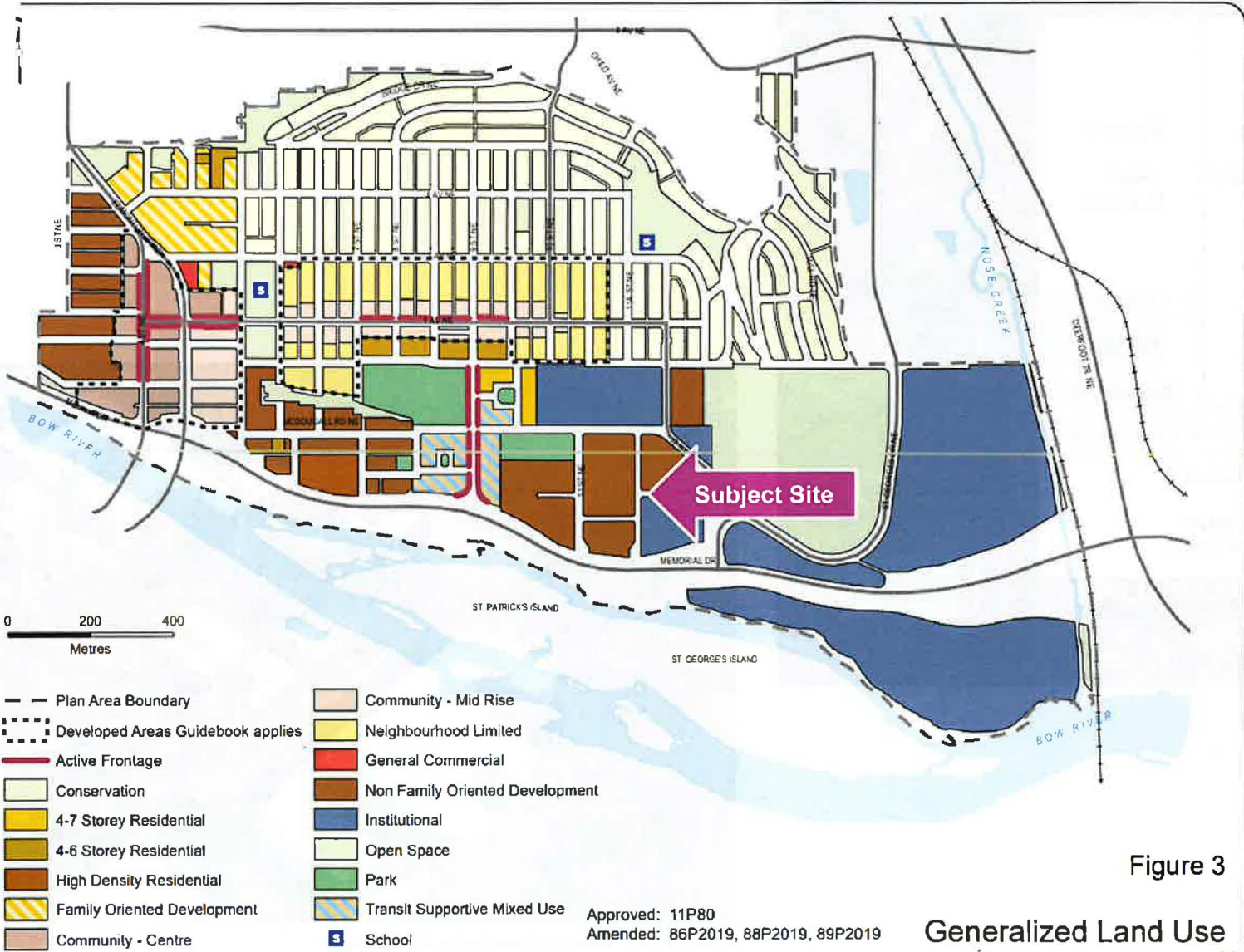


Figure 3

Generalized Land Use

Bridgeland-Riverside Area Redevelopment Plan - Part 2, The Plan

1 Urban Structure

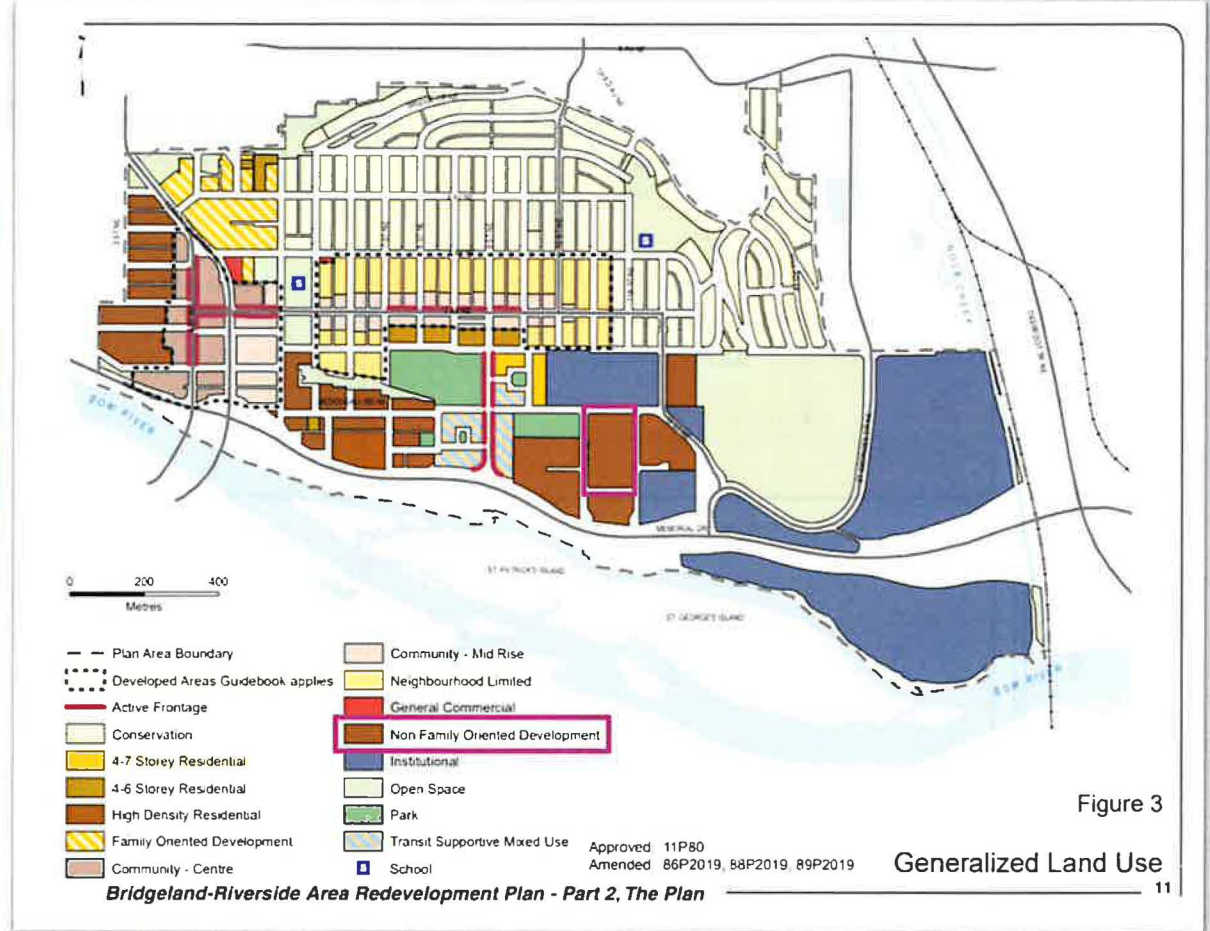
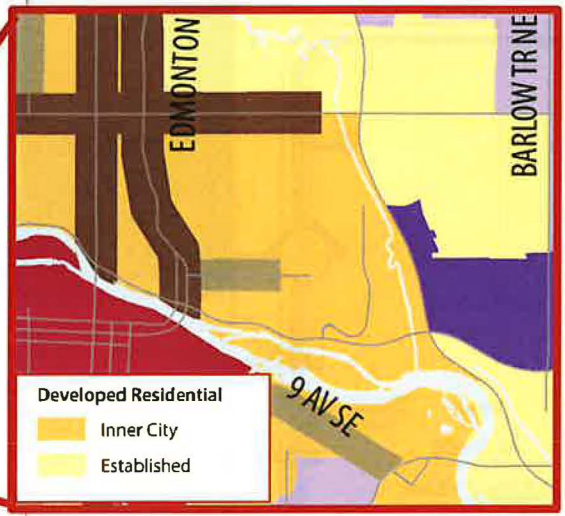
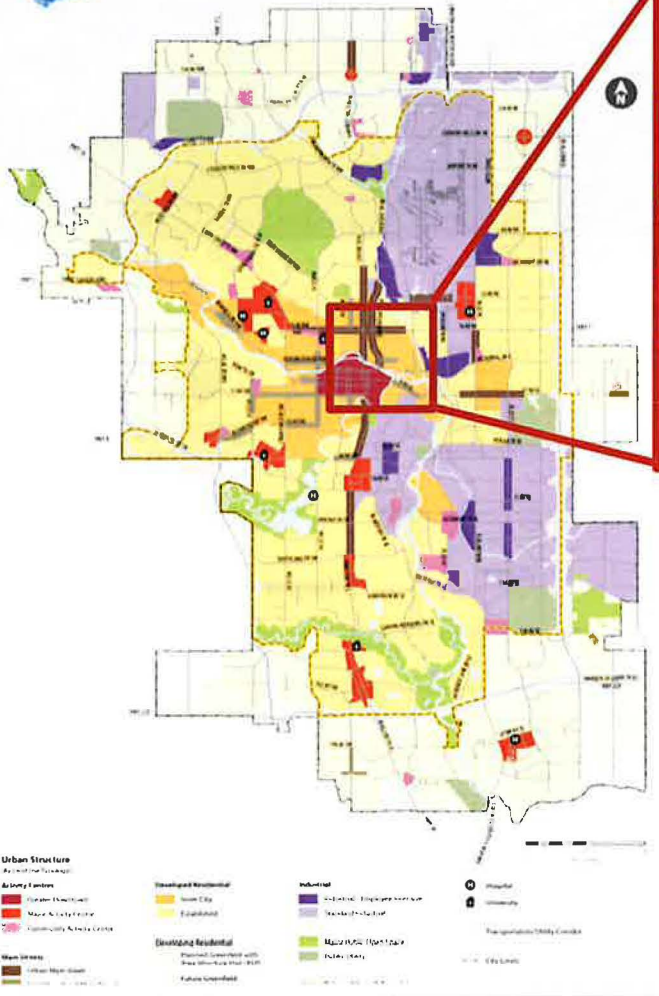
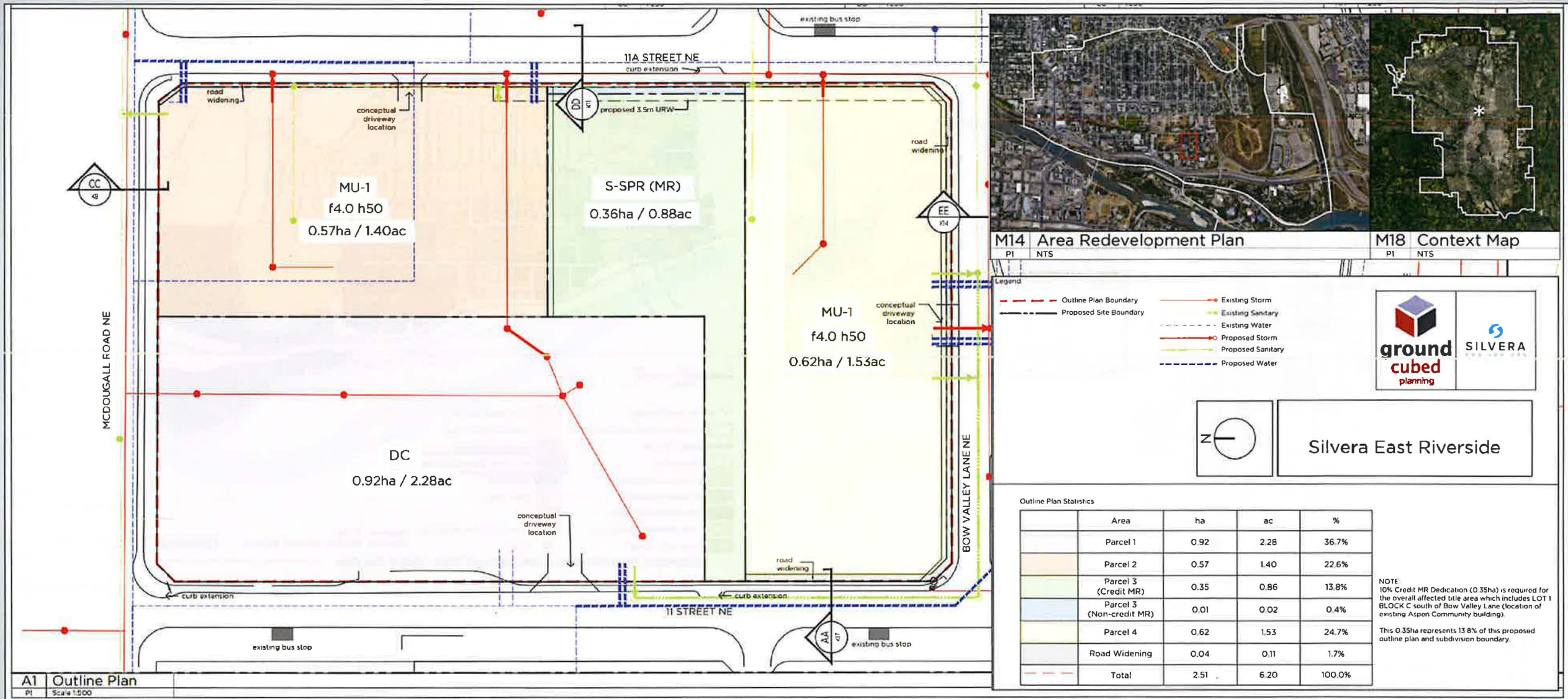


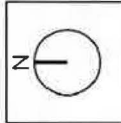
Figure 3



M14 Area Redevelopment Plan
P1 NTS

M18 Context Map
P1 NTS

- Legend
- - - Outline Plan Boundary
 - - - Proposed Site Boundary
 - - - Existing Storm
 - - - Existing Sanitary
 - - - Existing Water
 - - - Proposed Storm
 - - - Proposed Sanitary
 - - - Proposed Water



Silvera East Riverside

Outline Plan Statistics

Area	ha	ac	%
Parcel 1	0.92	2.28	36.7%
Parcel 2	0.57	1.40	22.6%
Parcel 3 (Credit MR)	0.35	0.86	13.8%
Parcel 3 (Non-credit MR)	0.01	0.02	0.4%
Parcel 4	0.62	1.53	24.7%
Road Widening	0.04	0.11	1.7%
Total	2.51	6.20	100.0%

NOTE
10% Credit MR Dedication (0.35ha) is required for the overall affected title area which includes LOT 1 BLOCK C south of Bow Valley Lane (location of existing Aspen Community building)

This 0.35ha represents 13.8% of this proposed outline plan and subdivision boundary.

A1 Outline Plan
P1 Scale 1:500



East Riverside Master Plan



Engagement

The East Riverside Master Plan began as a Bridgeland Riverside Community Association initiative, where students from the University of Calgary's Environmental Design program initially worked with the community to plan the future of the area. In the summer of 2016, the City began the process of creating a Master Plan. Engagement for the plan was primarily targeted to landowners and the Community Association. In addition to regular meetings with City departments, landowners, and the Community Association, the following engagement events helped inform this Plan:

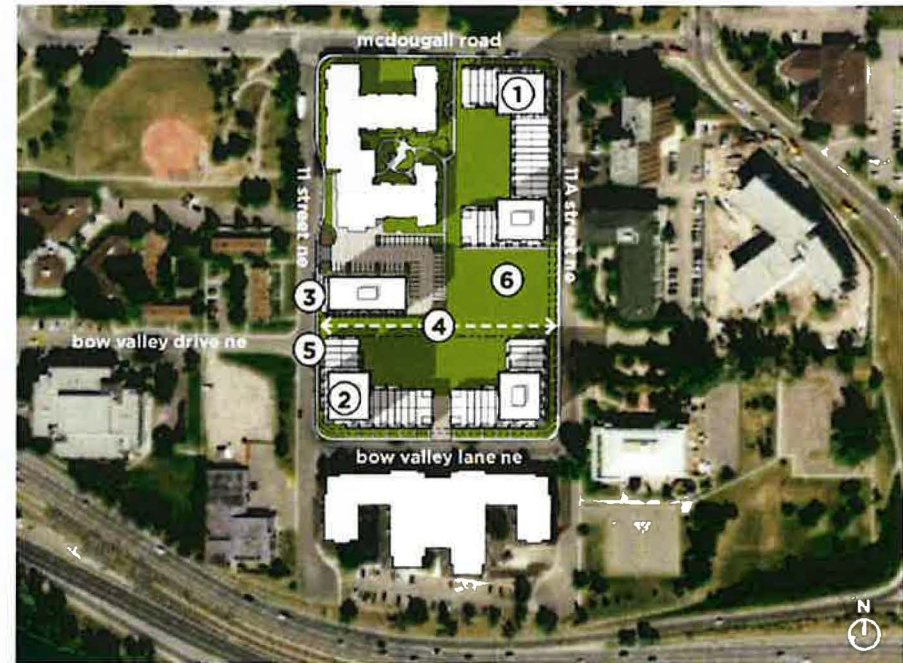
- August 2016: The City met with representatives of the Community Association to discuss the creation of the East Riverside Master Plan.
- September 2016: The City and consultant team hosted a design charrette with the Community Association, area landowners, and City staff from relevant departments.



Strategies

Our Outline Plan applies the following strategies to achieve the vision:

1. Increase activity and density on the site to improve quality of life and perceptions of safety.
2. Facilitate transit-oriented development at an appropriate scale for this inner-city location.
3. Establish an activity node in the vicinity of 11 Street NE and Bow Valley Drive NE.
4. Establish an east-west connection through the site to contribute to the completion of the East Riverside Greenway.
5. Facilitate increased walkability in the area and connections to the LRT station.
6. Provide an accessible public park space for area residents and visitors to enjoy year-round.



Silvera East Riverside
Applicant's Submission Supplement

