

# PROPOSED

C2023-0465  
ATTACHMENT 3

## BYLAW NUMBER 6P2023

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE RICHMOND AREA REDEVELOPMENT PLAN BYLAW 17P85 (IP2022-1146)

\*\*\*\*\*

**WHEREAS** it is desirable to amend the Richmond Area Redevelopment Plan Bylaw 17P85, 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. The Richmond Area Redevelopment Plan attached to and forming part of Bylaw 17P85, as amended, is hereby further amended as follows:
  - (a) In the Summary section of the Preface, under Land Use and Development, delete the section titled 'Institutional' in its entirety.
  - (b) In the Summary section of the Preface, under Transportation delete the second and fourth bullets in their entirety.
  - (c) Delete the existing Map 1 entitled 'Study Area' and replace it with the revised Map 1 entitled 'Study Area' as shown in Schedule "A".
  - (d) Delete the existing Map 2 entitled 'Land Use Policy' and replace it with the revised Map 2 entitled 'Land Use Policy' as shown in Schedule "B".
  - (e) In section 2.1.3 Land Use and Development Policy, delete policy 2.1.3.6 in its entirety and renumber the subsequent policies.
  - (f) In section 2.1.4 Land Use and Development Implementation, subsection 2.1.4.6, delete the rows for sites 1, 3, 6, 8 and 9 in their entirety.
  - (g) Delete the existing Map 3 entitled 'Sites Requiring Implementation Action' and replace it with the revised Map 3 entitled 'Sites Requiring Implementation Action' as shown in Schedule "C".
  - (h) In section 2.2.2 Commercial Context, delete the sentence starting at "There are two commercial strips" and ending with "regional auto-oriented uses." And replace with "There is one commercial strip on 33 Avenue S.W., which is underdeveloped and for the most part consists of local and regional auto-oriented uses."

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- (i) In section 2.2.4 Implementation, subsection 2.2.4.3 delete the row for Site 12 in its entirety.
- (j) Delete section 2.3.2 Institutional Context, and replace with the following:

“There is one large regional institutional use within the community: the Richmond Road Diagnostic and Treatment Centre (formerly the Alberta Children’s Hospital) on Richmond Road and 17 Avenue S.W.

The first building on the Children’s Hospital site was opened in 1952 with major building additions completed in the 1970’s and early 1980’s. The hospital was a regional health centre for Southern Alberta and provided a broad range of health services for children and their parents, including a school, a children’s research centre and a child health centre. The site currently operates as a diagnostic medical facility.”
- (k) In section 2.3.3 Institutional Policy, delete the first paragraph.
- (l) In section 2.3.4 Institutional Implementation, delete the row for Site 19 in its entirety.
- (m) Delete section 2.4 in its entirety.
- (n) In section 3.2 delete the sentence starting at “The Richmond community has six” and ending with “open space as well” and replace with “The Richmond community has five park/open space sites, which provide a combination of active and passive areas including grassed open space, playing fields and children’s play areas. In addition, there are three elementary schools in the area: St. Charles (separate), Richmond and Knob Hill (public) which provide open space as well.”
- (o) In section 3.4 Implementation, subsection 3.4.1, delete the row for Site 24 in its entirety.
- (p) In section 4.2 Context, in the second paragraph, delete the last sentence.
- (q) In section 4.2 Context, in the third paragraph, in the first sentence, delete the text “St. Charles, Richmond and Viscount Bennett school sites” and replace with “St. Charles and Richmond school sites”.
- (r) Delete the existing Map 4 entitled ‘Community and Area Schools’ and replace it with the revised Map 4 entitled ‘Community and Area Schools’ as shown in Schedule “D”.
- (s) In section 4.3 School Facilities Policy, subsection 4.3.1, in the fifth bullet delete the text “the Viscount Bennett and St. Charles School sites are not required for future open space needs” and replace with “the St. Charles school site is not required for future open space needs.”

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- (t) In section 5.2 Transportation Context, delete the text “With the exception of three areas” and replace with “With the exception of two areas”.
- (u) In section 5.2 Transportation Context, delete the text starting with “These three areas” and ending with “24 to 25A Streets;” and replace with “These two areas are”.
- (v) In section 5.2 delete text “all of which” and replace with “both of which”.
- (w) In section 5.3. Transportation Policy, subsection 5.3.1, under the heading Collector Roads, delete the following bullets in their entirety:
- 27 Street S.W. (between 33 Avenue and Richmond Road S.W.)\*
  - 28 Street S.W. (between 33 Avenue and Richmond Road S.W.)\*
  - 24 Street between 33 Avenue and Richmond Road S.W.)\*
  - 24 Street S.W. turn from Crowchild Trail S.W.\*
  - 24A Street S.W. (between 17 and 19 Avenues S.W.)\*
  - 25 Street S.W. (between 17 and 19 Avenues S.W.)\*
  - 25A Street S.W. (between 17 and 19 Avenues S.W.)\*
  - 19 Avenue S.W. (between 24 and 25A Streets S.W.)\*
  - \*Proposed
  - Note: the proposed collector roads may require the posting of parking restrictions or, depending on the eventual density and form of redevelopment, reconstruction to widen the pavement within the existing right-of-way
- (x) In section 5.3 Policy, delete subsections 5.3.2 and 5.3.4 in their entirety and renumber the remaining subsection.
- (y) Delete the existing Map 5 entitled ‘Transportation System’ and replace it with the revised Map 5 entitled ‘Transportation System’ as shown in Schedule “E”.
- (z) In section 5.4 Implementation, delete subsections 5.4.1, 5.4.2 and 5.4.5 in their entirety and renumber the remaining subsections.

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

READ A FIRST TIME ON JANUARY 17, 2023

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

SIGNED ON \_\_\_\_\_

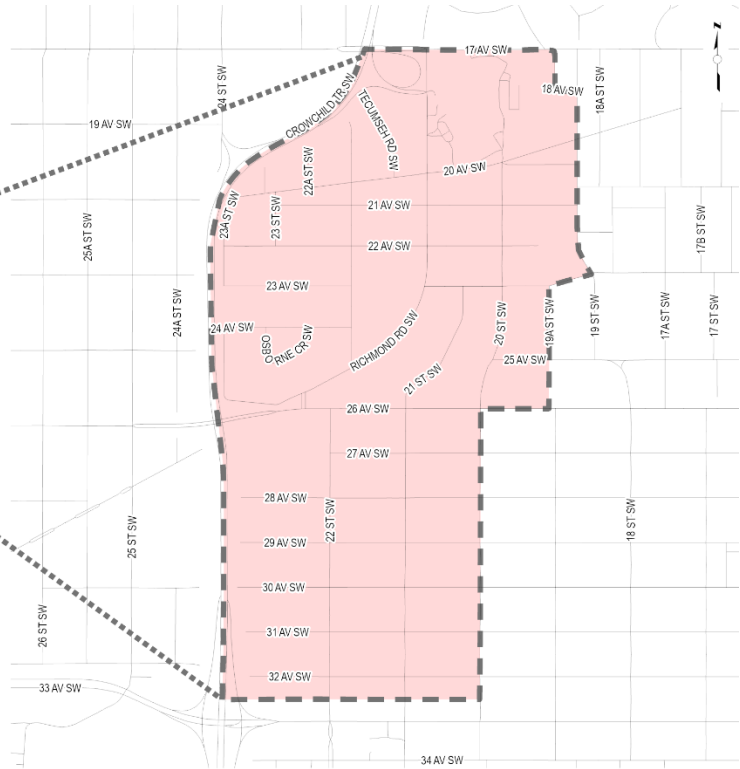
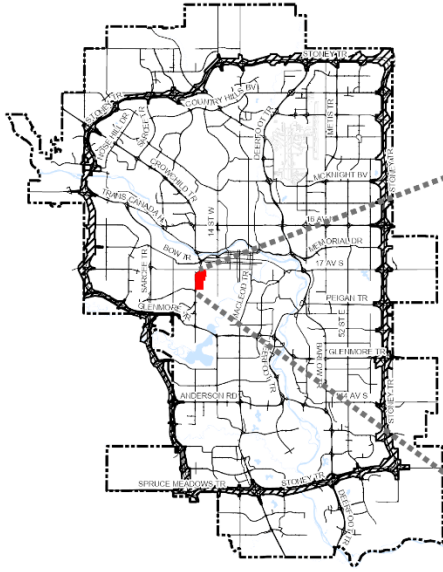
\_\_\_\_\_  
CITY CLERK

SIGNED ON \_\_\_\_\_

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## SCHEDULE A



Map 1  
Study Area

Legend

 Study Area Boundary

0 200 400  
Metres

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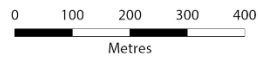
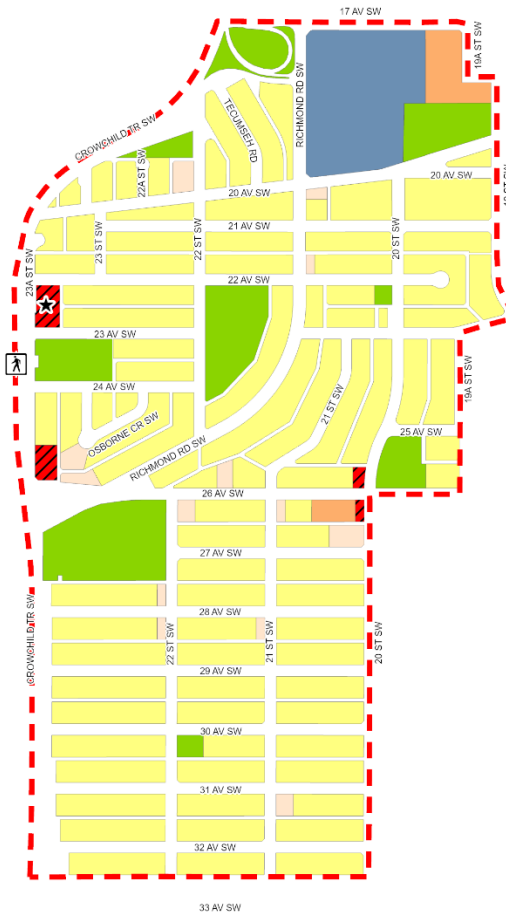
## SCHEDULE B

### Map 2

### Land Use Policy

#### Legend

- - - Study Area Boundary
- land\_use
- DESCRIPTION
- Conservation/ Infill
- Low Density Residential
- Medium Density Residential
- Open Space
- Institutional
- Local Commercial
- Pedestrian Bridge
- ★ Transition Policy Applies



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
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## SCHEDULE C

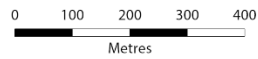
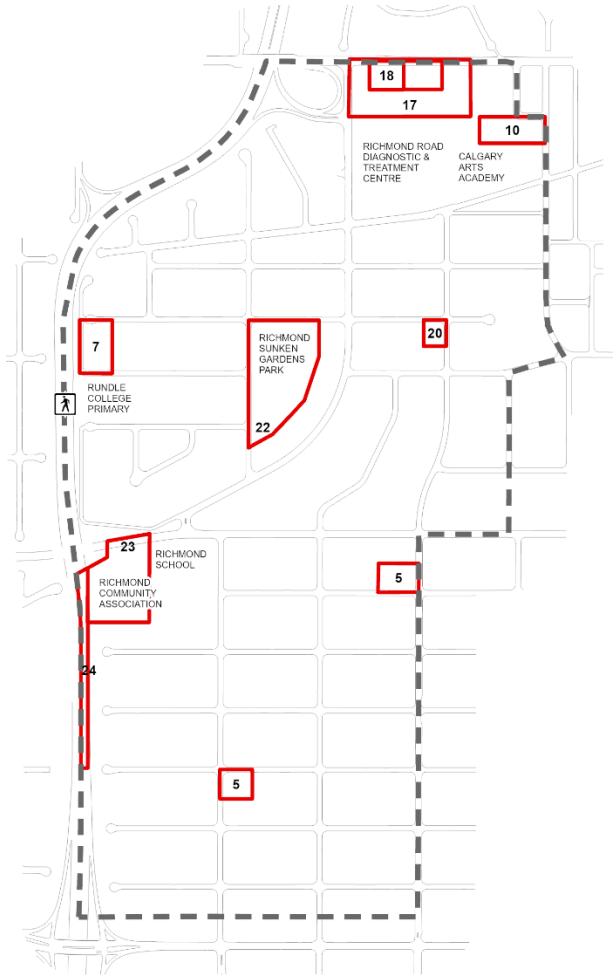
Map 3

### Sites Requiring Implementation Action

#### Legend

-  Study Area Boundary
-  Site Location
-  Pedestrian Bridge

Sites 1-10 See Section 2.1.4.6 (Residential)  
Sites 11-15a See Section 2.2.4.4 (Commercial)  
Sites 16-19 See Section 2.3.4.3 (Institutional)  
Sites 20-24 See Section 3.4.1 (Open Space & Recreation)



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
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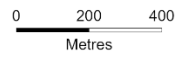
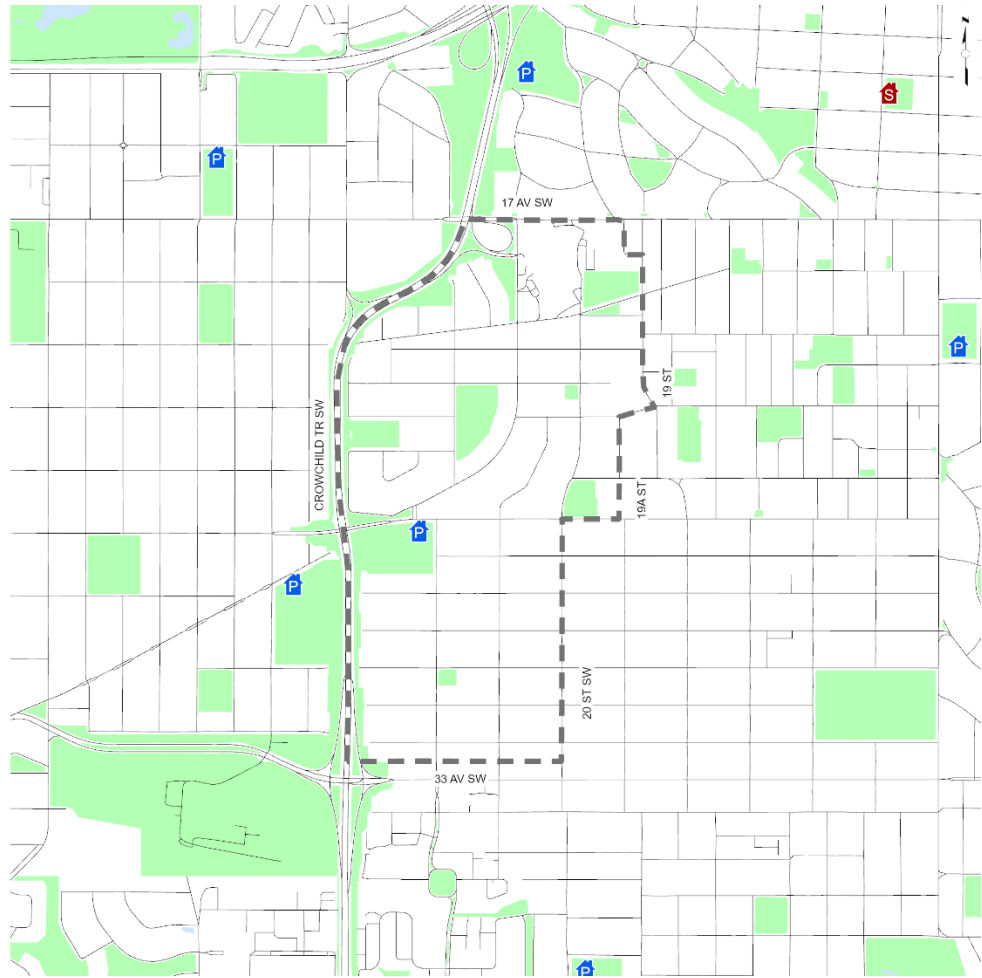
## SCHEDULE D

Map 4

### Community & Area Schools

**Legend**

-  Study Area Boundary
-  Public School
-  Separate School
-  Parks & Open Space





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## SCHEDULE E

Map 5

### Transportation System

#### Legend

-  Study Area Boundary
-  Expressway
-  Major Road
-  Collector Road
-  Proposed Collector Road
-  Proposed Local Road
-  All Turns Permitted
-  Pedestrian Bridge

