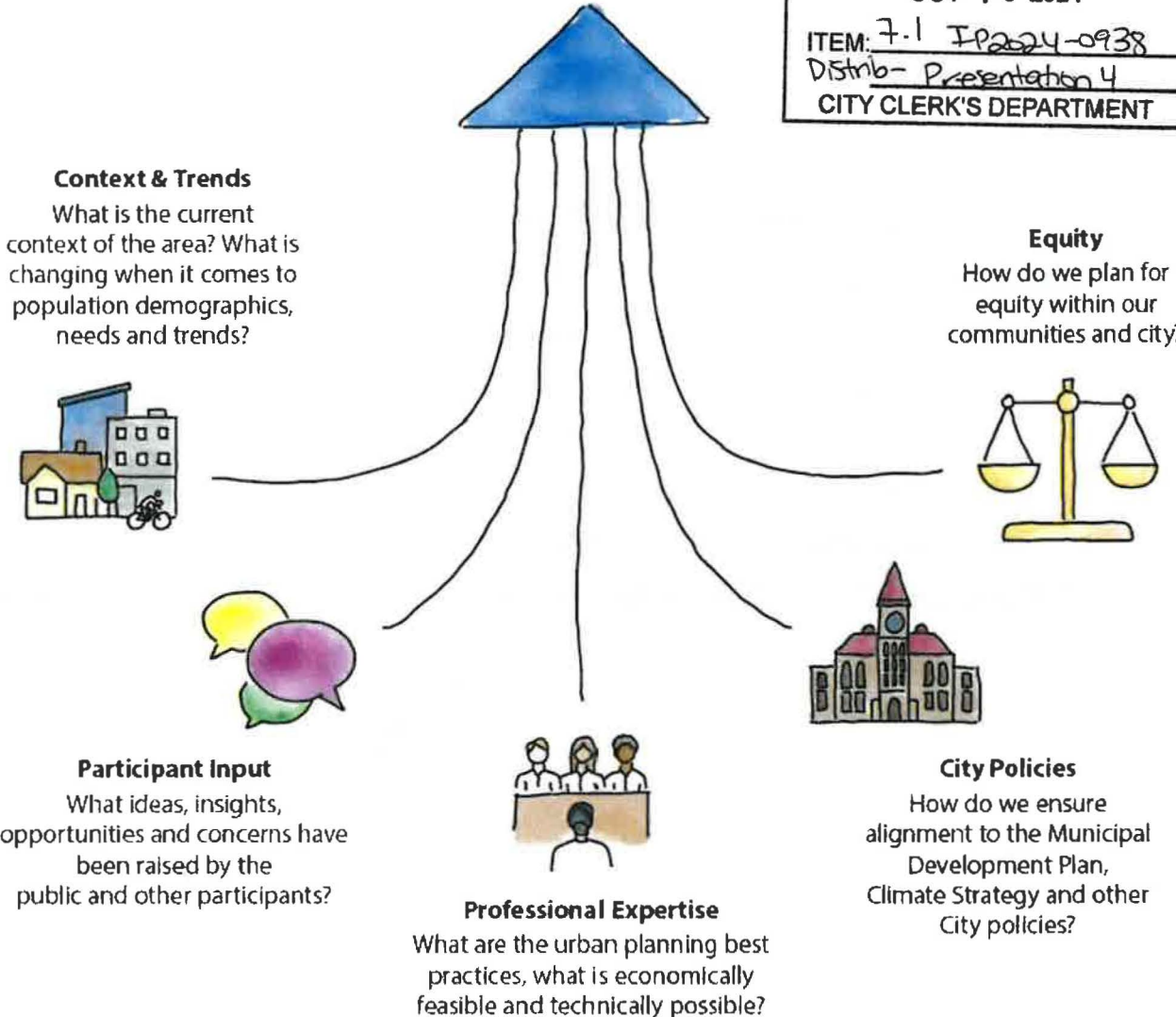


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 OCT 16 2024
 ITEM: 7-1 IP2024-0938
 Distrib- Presentation 4
 CITY CLERK'S DEPARTMENT

Key considerations when creating a local area plan





A local area plan

creates a vision for growth and change in a group of communities **over the next 30+ years**



Provides direction on future development and investment that residents, landowners, builders/developers, City Planners and Council **can commonly refer to** when new development and investment ideas are proposed.

A local area plan **CAN**...

- ✓ Convey a long-term vision for the area
- ✓ Help **guide** future development
- ✓ Include information about future improvements needed and/or desired to support future development.
- ✓ **Be updated:** it is a statutory document but also a living, dynamic document that is meant to be updated/amended as local conditions and circumstances change.

A local area plan **CANNOT**...

- ✗ Make development happen
- ✗ Stop development from proceeding while the plan is being created.
- ✗ Allocate budget
- ✗ Include / duplicate policies that exist in other City bylaws, policies, etc.
- ✗ Be considered a preservation plan or a set-in-stone contract.



A local area plan is a policy document and includes **four chapters**:

CHAPTER 1: VISUALIZING GROWTH

- Identifies the vision and core values for the evolution of the area

CHAPTER 2: ENABLING GROWTH

- Provides direction for growth that makes sense based on local/custom direction to realize development in the area
- Urban Form and Building Scale Maps

CHAPTER 3: SUPPORTING GROWTH

- Outlines current and future community improvements and investment priorities

CHAPTER 4: IMPLEMENTATION AND INTERPRETATION

- Amendments, Map and Figure Interpretation, Glossary



1.2 Vision and Core Values

Vision

The Riley Communities are a network of connected and celebrated neighborhoods situated north of the Bow River. With easy access to the Greater Downtown and the Bow River, these communities provide a range of housing options, diverse mobility options, distinct commercial and retail areas flowing from the Kensington Business Area, and a network of inspiring parks and destinations that connect Calgarians.



Riley Communities Local Area Plan Core Values

Core Values



Housing Choice

Expand the range of housing options in the Riley Communities to meet the evolving needs, life stages, and household compositions of Calgarians. Ensure that as new housing is developed, it suits the evolving context of each of Riley's individual communities and provides opportunities for the recognition, celebration, and retention of heritage assets.

Climate Resilience

Improve energy use, reduce greenhouse gas emissions and better adapt to climate-related hazards in buildings through a range of initiatives such as building design, increasing the urban tree canopy, and creating more complete communities.



Moving to and Through the Riley Communities

Focus growth and investment around the Sunnyside Station, Lions Park Station, 19 Street NW, 14 Street NW, 10 Street NW, Kensington Road NW, and the Always Available for All Ages and Abilities (5A) Network, further enhancing peoples walking, wheeling, and transit experience as they move to and through the Riley Communities.

Safe and Accessible Communities

Ensure that safety and accessibility are key considerations in public space improvements, new building design, and in considering improved transportation options, especially around transit station areas.



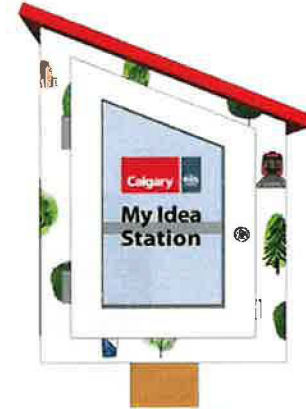
Parks, Recreation, and Public Space

Improve the quality of and access to parks, natural areas, and public spaces throughout the Riley Communities to meet the needs of the current and future residents with a focus on creating recreational and communal spaces.



Engagement Tactics

In-Person & Virtual Public Sessions



Working Group Sessions

Development Industry Sessions



Community Association Sessions & Conversation Series



Calgary



Engagement Summary

2+ years

to create the Riley Communities Local Area Plan

4 phases of public participation



10 community association sessions

9 working group sessions



5 Riley Heritage working group sessions

32 public engagement events



4 landowner/development industry sessions

110 days of online engagement

42K+ engagement packages & booklets mailed

2.6M+ advertisements displayed

45K+ instances of involvement

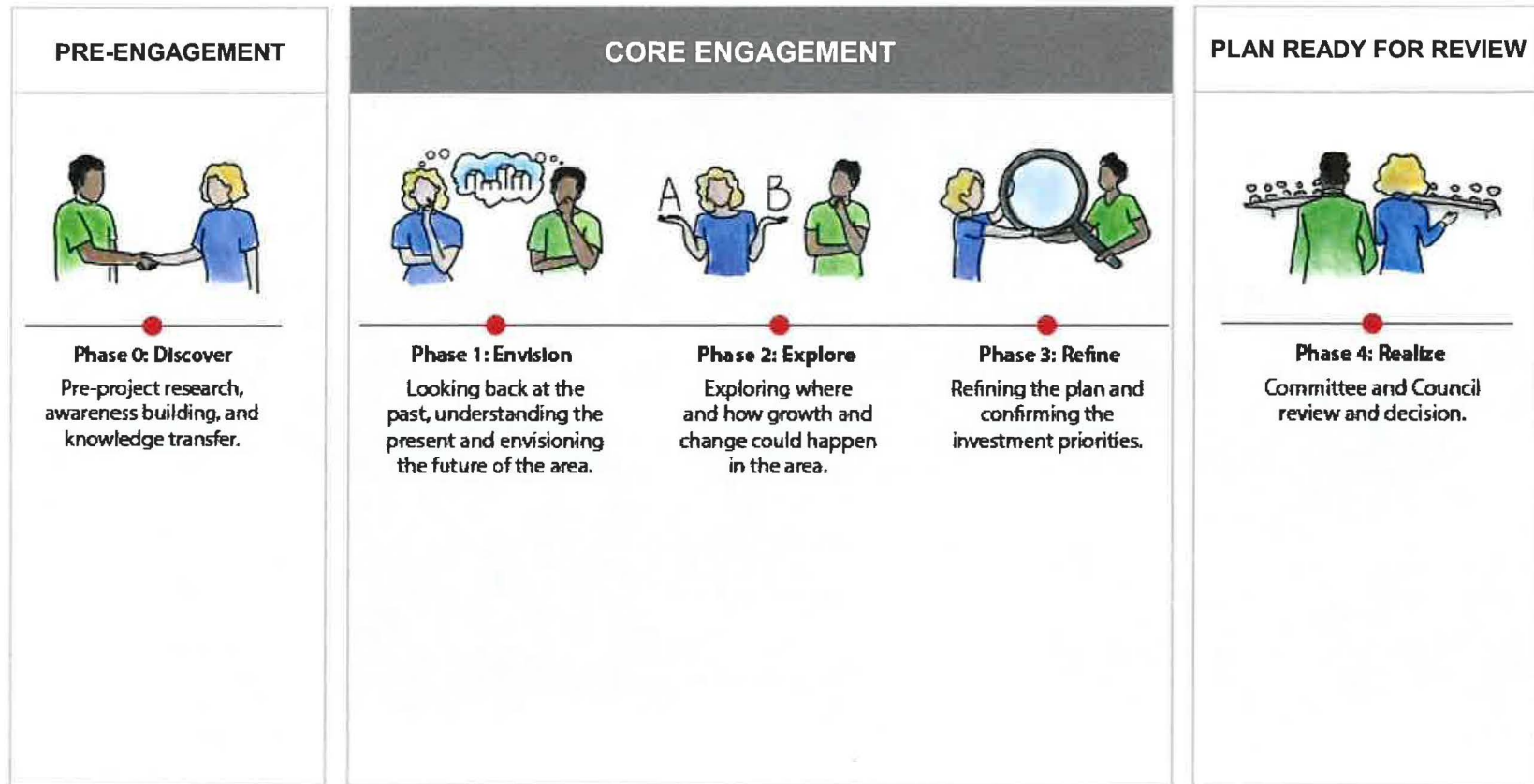
1.8K+ instances of direct engagement participation

3K+ contributions submitted



Engagement Approach

WE ARE HERE





Aerial Photo of Plan Area

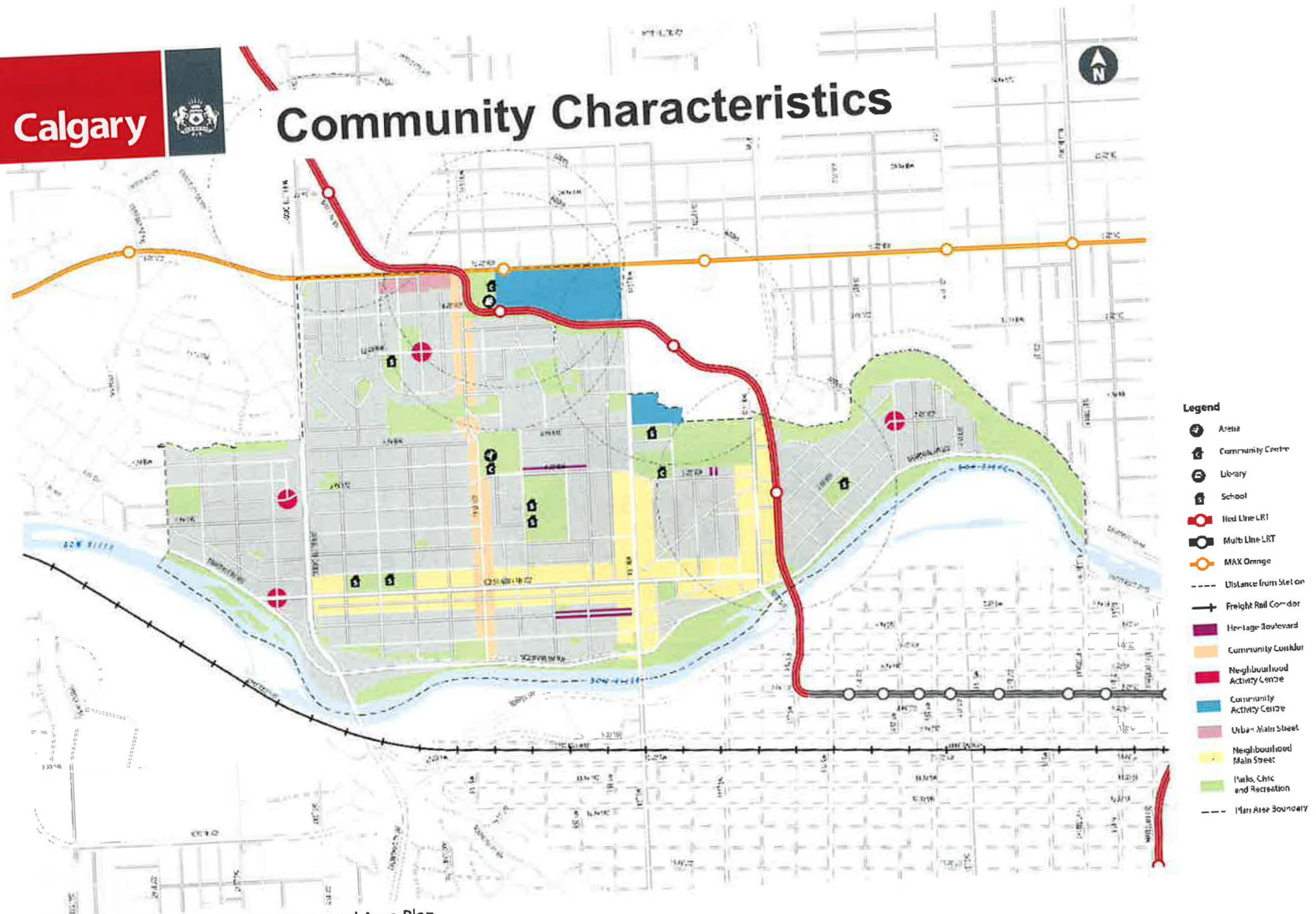


ISC: UNRESTRICTED Riley Communities Local Area Plan



Community Characteristics

Map 2:
Community
Characteristics



- Legend**
- Area
 - Community Centre
 - Library
 - School
 - Ired Line LRT
 - MAX Orange
 - Distance from Station
 - Freight Rail Corridor
 - Heritage Boulevard
 - Community Corridor
 - Neighbourhood Activity Centre
 - Community Activity Centre
 - Urban Main Street
 - Neighbourhood Main Street
 - Parks, Civic and Recreation
 - Plan Area Boundary



Urban Form Map Changes



Phase 2
Potential Focus Area
for Growth Map



Phase 3
Draft Urban Form Map



Phase 4
Proposed Urban Form Map

Building Scale Map Changes



Phase 2
Potential Focus Area
for Growth Map

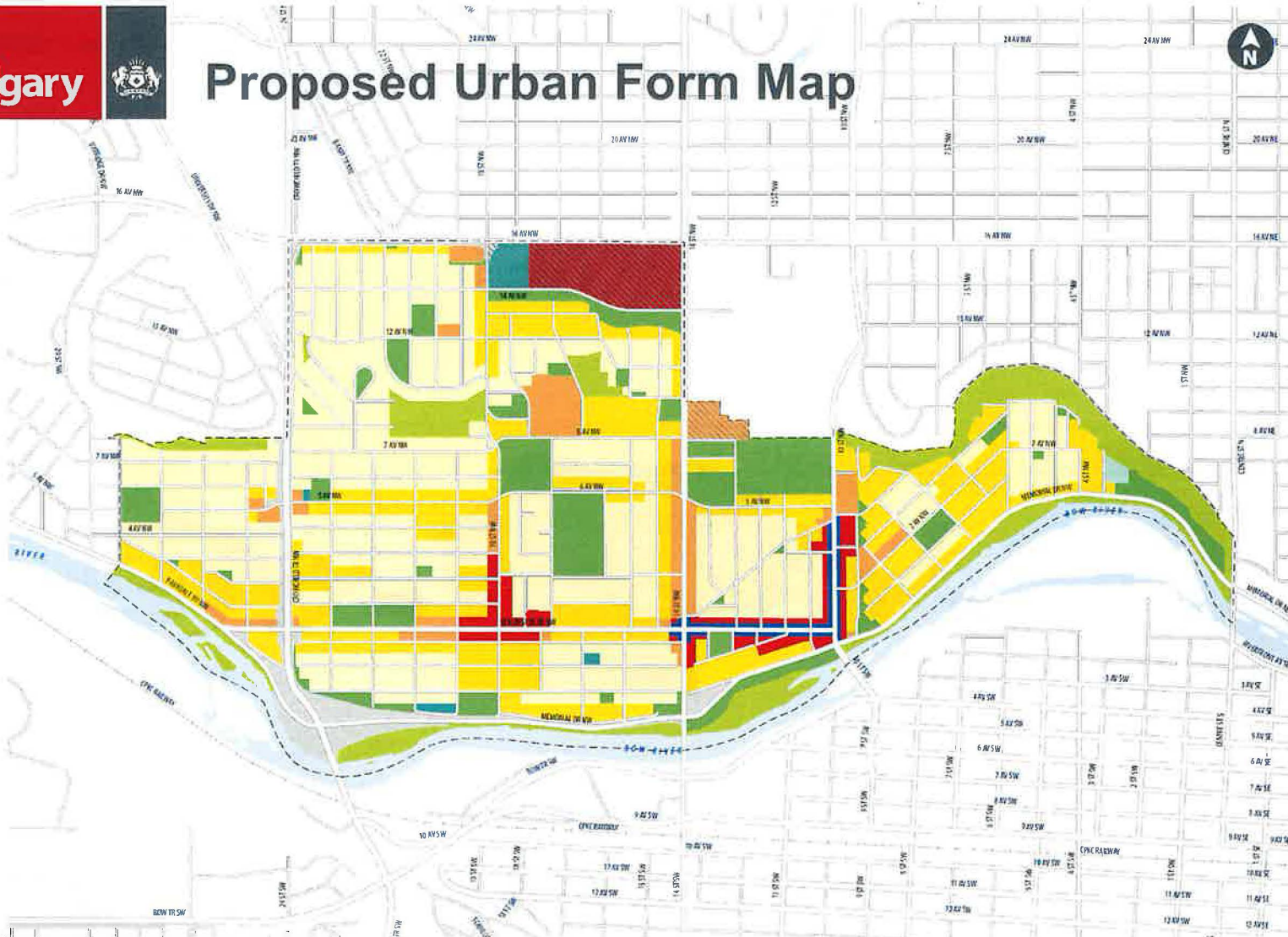
Phase 3
Draft Building Scale Map

Phase 4
Proposed Building Scale Map



Proposed Urban Form Map

Map 3:
Urban Form

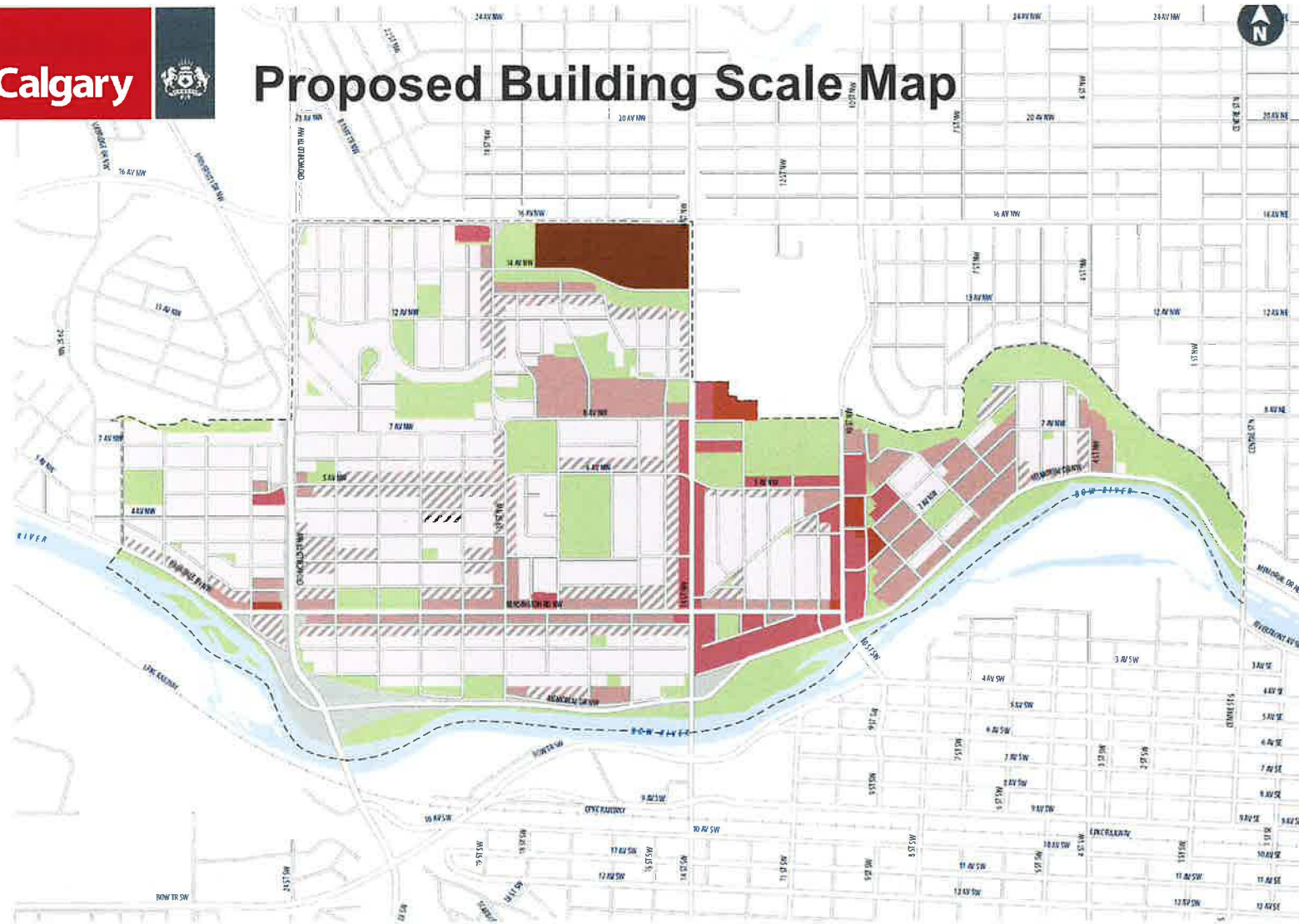


- Legend**
- Urban Form**
- Neighbourhood Commercial
 - Neighbourhood Flex
 - Neighbourhood Connector
 - Neighbourhood Local
 - Commercial Centre
 - Natural Areas
 - Parks and Open Space
 - City Civic and Recreation
 - Private Institutional and Recreation
 - No Urban Form Category
- Additional Policy Guidance**
- Comprehensive Planning Site
 - Active Frontage
 - Plan Area Boundary

Proposed Building Scale Map



IP
Att
Map 4:
Building Scale



Note: Building scales may be further refined through area specific policy. For additional guidance on modified building scale to Section 2.2.4 Comprehensive Plan and Section 2.5 - Area Specific Policy










- Legend**
-  Limited (up to 3 Storeys)
 -  Low - Modified (up to 4 Storeys)
 -  Low (up to 6 Storeys)
 -  Mid (up to 12 Storeys)
 -  High (up to 26 Storeys)
 -  Highest (over 26 Storeys)
 -  No Scale Modifier
 -  Parks, Civic and Recreation
 -  Plan Area Boundary

Figure 4: Modified Building Scale Areas

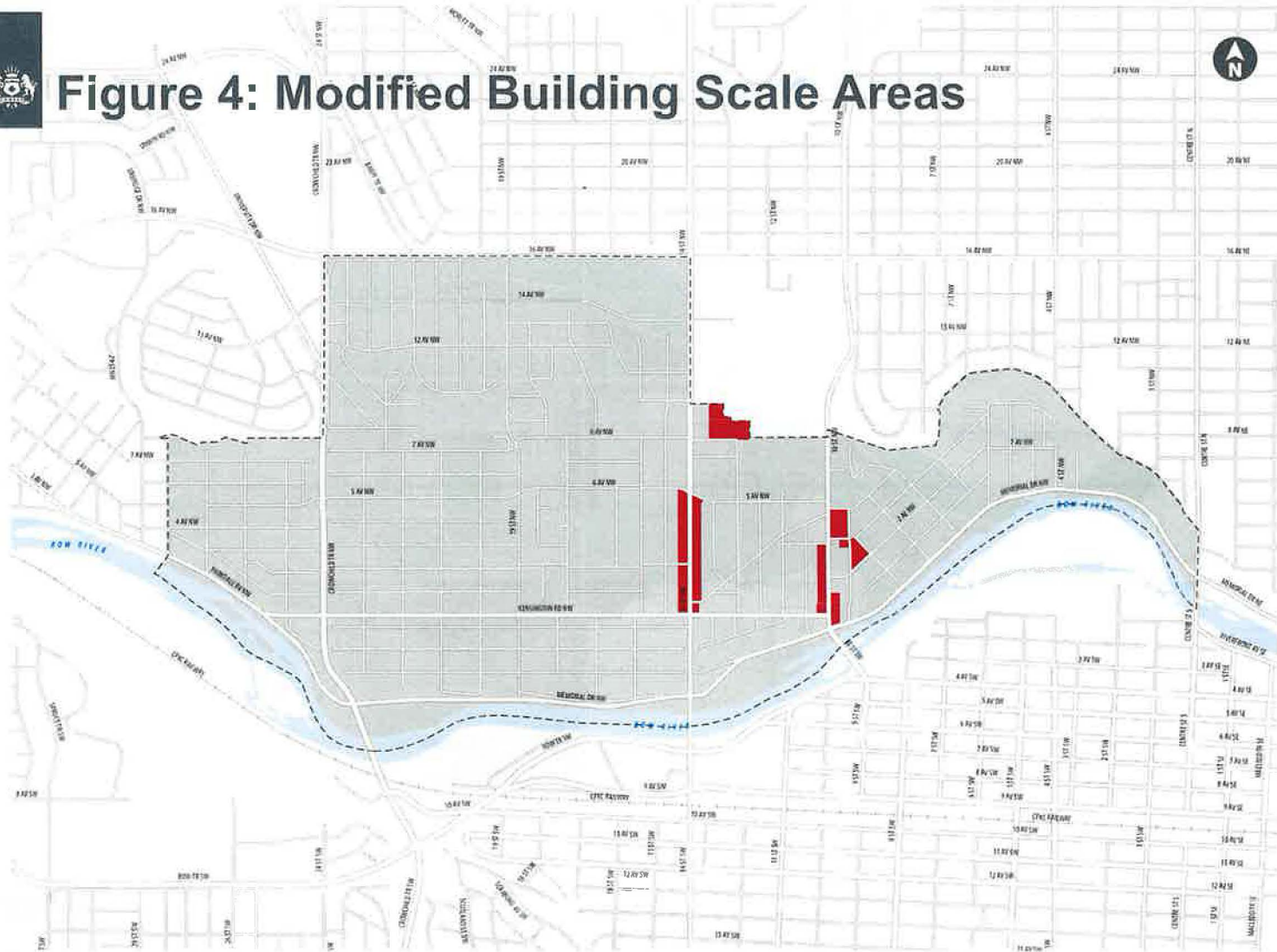


Figure 4: Modified Building Scale Areas

- Legend**
- Modified Building Scale Areas
 - Plan Area Boundary

So Why Do We Need Modified Building Scales?



Accounting for Recent Land Use Decisions By Council

- 1 Former Grace Hospital Site (Recent ARP Amendment) *Modified to 15 storeys or less*
- 2 JEMM Site / Kit at Kensington *Modified to 16 storeys*
- 3 East side of 10 Street NW (multiple applications) *Modified to 10 storeys or less + 16 storeys or less at corner*

Accounting for Four Phases of Engagement

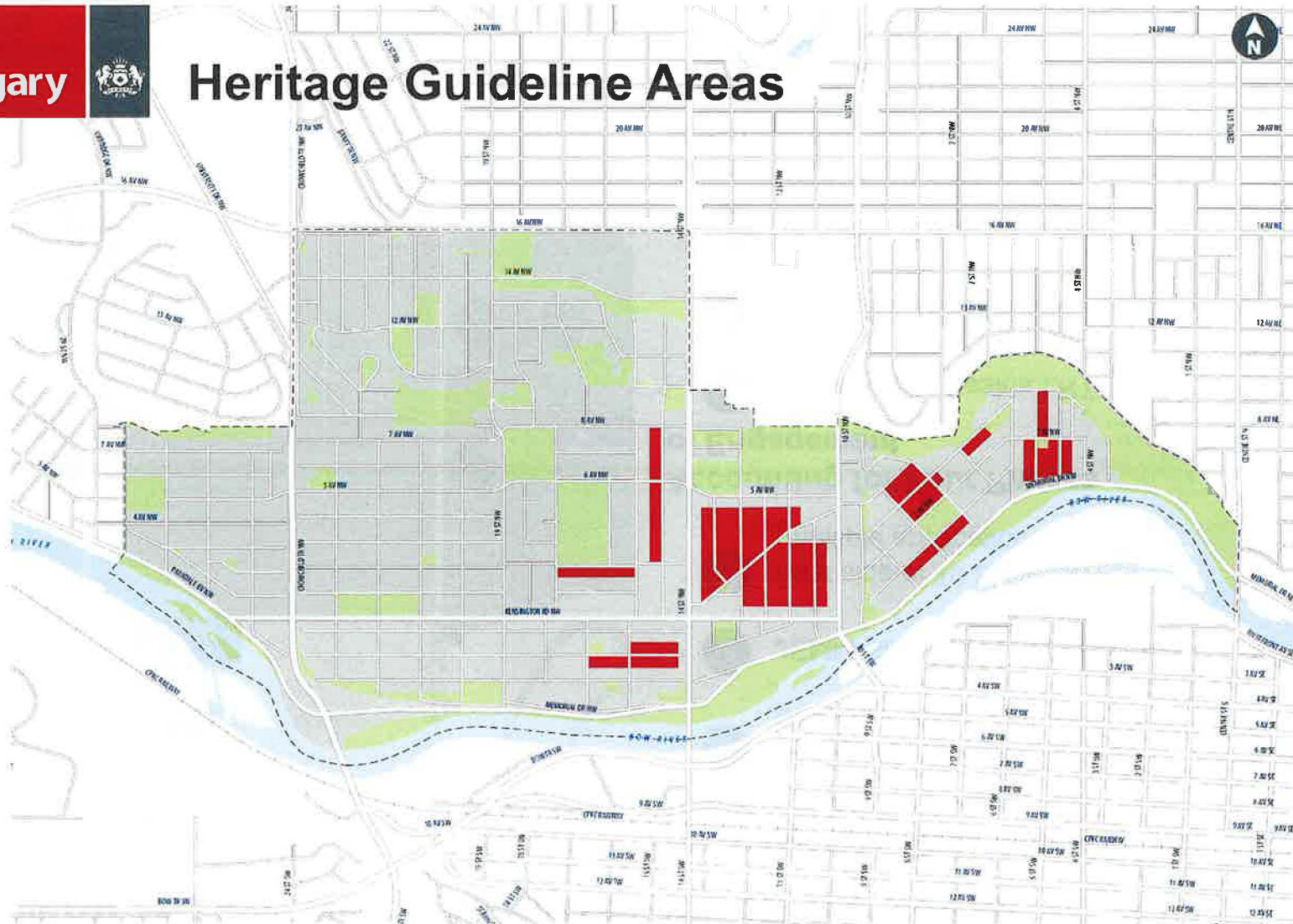
- 4 Safeway Site Beside LRT *Modified to 15 storeys or less*
- 5 Sunnyside Triangle Site *Modified to 15 storeys or less*
- 6 14 Street NW Main Street *Modified to 10 storeys or less*

Accounting for At Risk Commercial Heritage Assets / Enabling Flexibility

- 7 Kensington 10 Street NW Heritage Concentration *Modified to 8 storeys or less*



Heritage Guideline Areas





Heritage Guideline Areas



Figure 21: Example of Roof and Building Massing



Figure 20: Example of Front Setback and Tree Plantings



Figure 22: Example of Front Façades

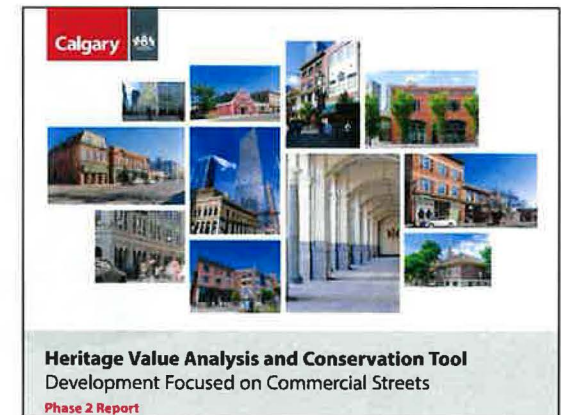
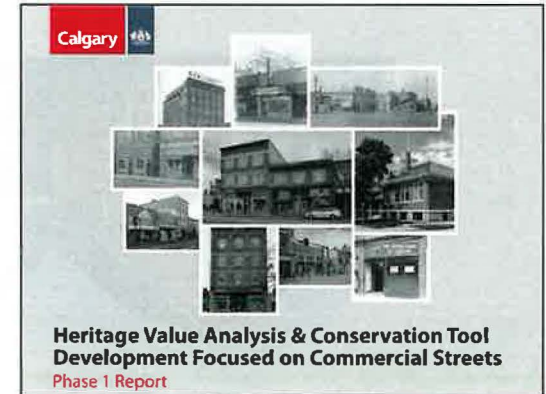


Figure 23: Example of Windows, Materials and Details



Heritage Commercial Areas in Riley Communities

- A range of **heritage resources** and **assets** are located throughout the Riley Communities.
- Two external reports from 2021 identified four key commercial areas with a concentration of commercial heritage assets in Beltline/Victoria Park; Kensington; Stephen Avenue; and Inglewood/Ramsay.
- Clusters of commercial heritage properties located along 10 Street NW and Kensington Road NW are some of the most intact heritage resources within Calgary.
- The concentration of commercial heritage assets in Kensington cover 2.9 acres and are comprised of 13 buildings (of which seven or 54 percent are heritage assets).



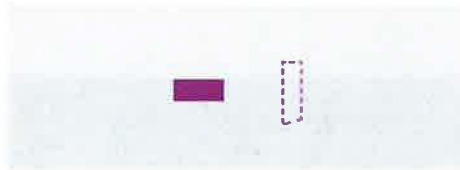
Heritage Commercial Areas in Riley Communities

Appendix C – Catalogue of Heritage Districts

Ke

Kensington

Kensington Road NW - North side
 10A Street NW to 11 Street NW
 1100-block Kensington Road NW



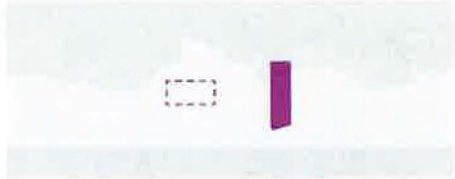
Source: [Heritage Value Analysis and Conservation Tool Development Focused on Commercial Streets](https://www.calgary.ca/content/dam/www/pda/pd/documents/heritage-value-analysis-conservation-tool-phase-1-report.pdf)
<https://www.calgary.ca/content/dam/www/pda/pd/documents/heritage-value-analysis-conservation-tool-phase-1-report.pdf>

Heritage Commercial Areas in Riley Communities

Ke

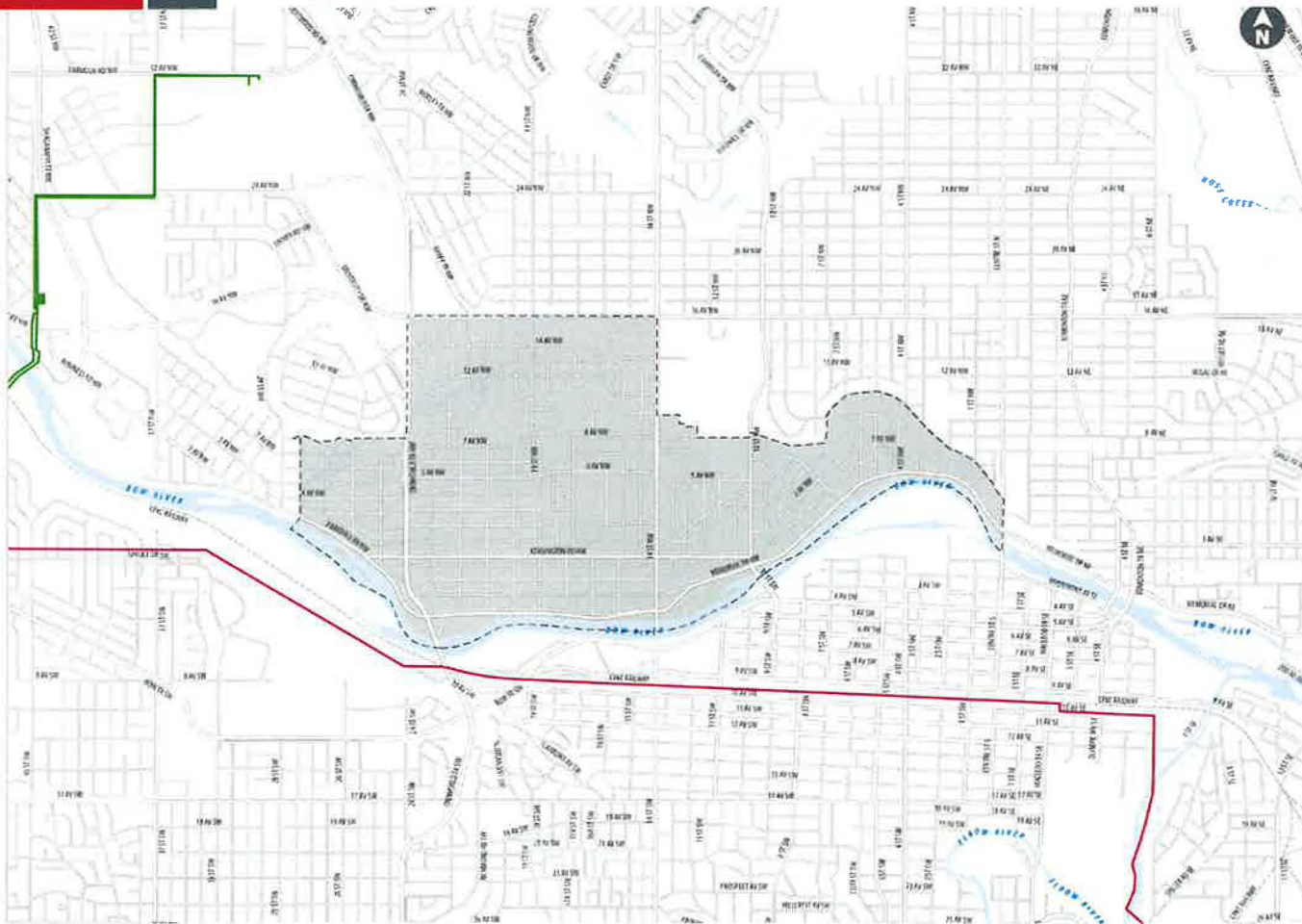
Kensington

10 Street NW - East side
 Memorial Drive to 134 10 Street NW
 100-block 10 Street NW





Regional Transmission Corridors and Context



IP2024-0938

Attachment 2

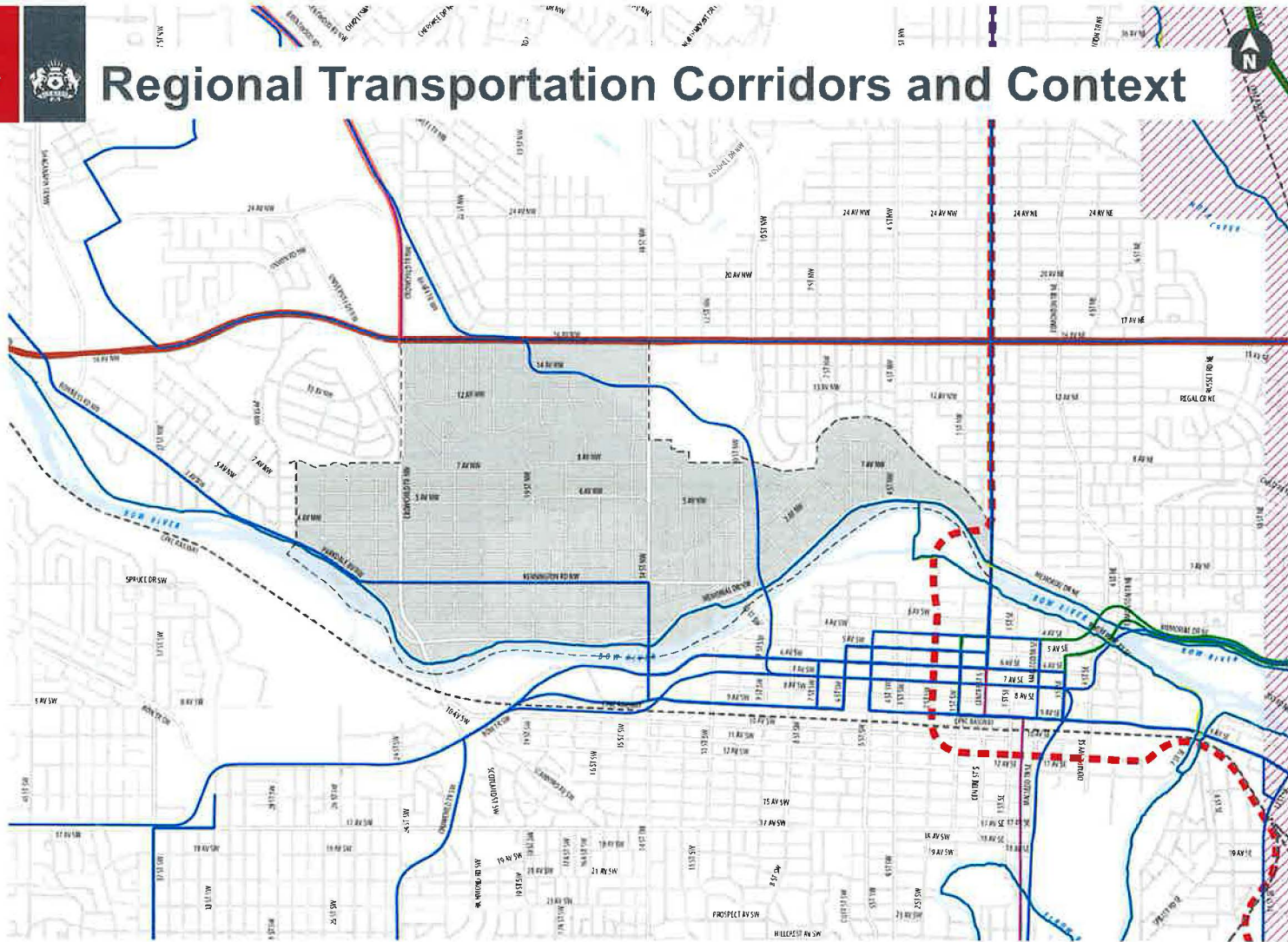
Map B1:
Regional
Transmission
Corridors and
Context

Legend

- Pipeline
- Power Transmission
- Plan Area Boundary



Regional Transportation Corridors and Context

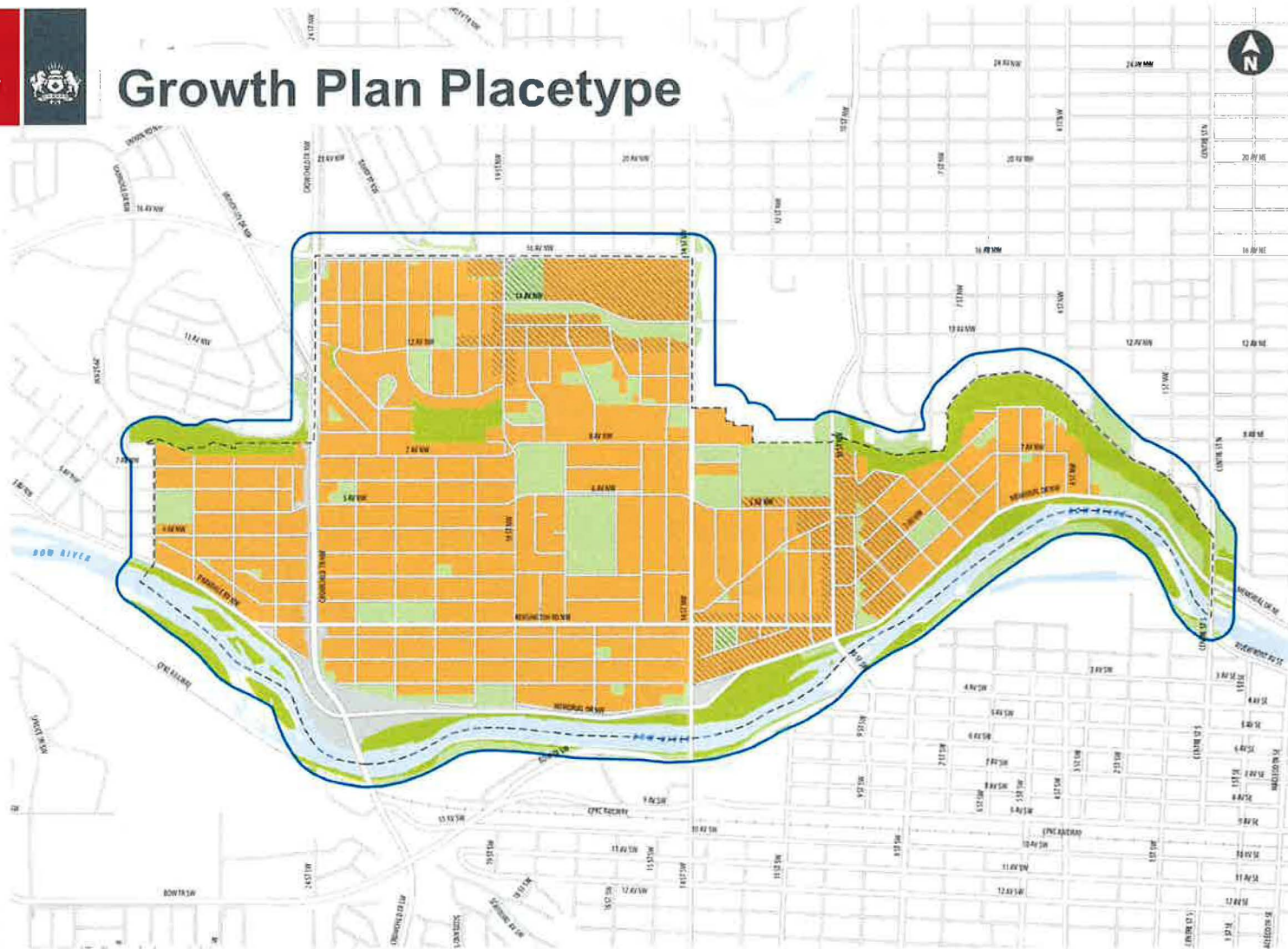


IP2024-0938
Attachment 2
Map B2:
Regional
Transportation
Corridors and
Context

- Legend**
- Airport Vicinity Protection Area
 - The Great Trail
 - Regional Pathway
 - Existing Higher Order Transit
 - Public Intermunicipal Transit Route
 - Private Intermunicipal Transit Route
 - Rail Transportation
 - Level 1 Highway
 - Level 2 Highway
 - Planned Future Higher Order Transit
 - Plan Area Boundary



Growth Plan Placetype



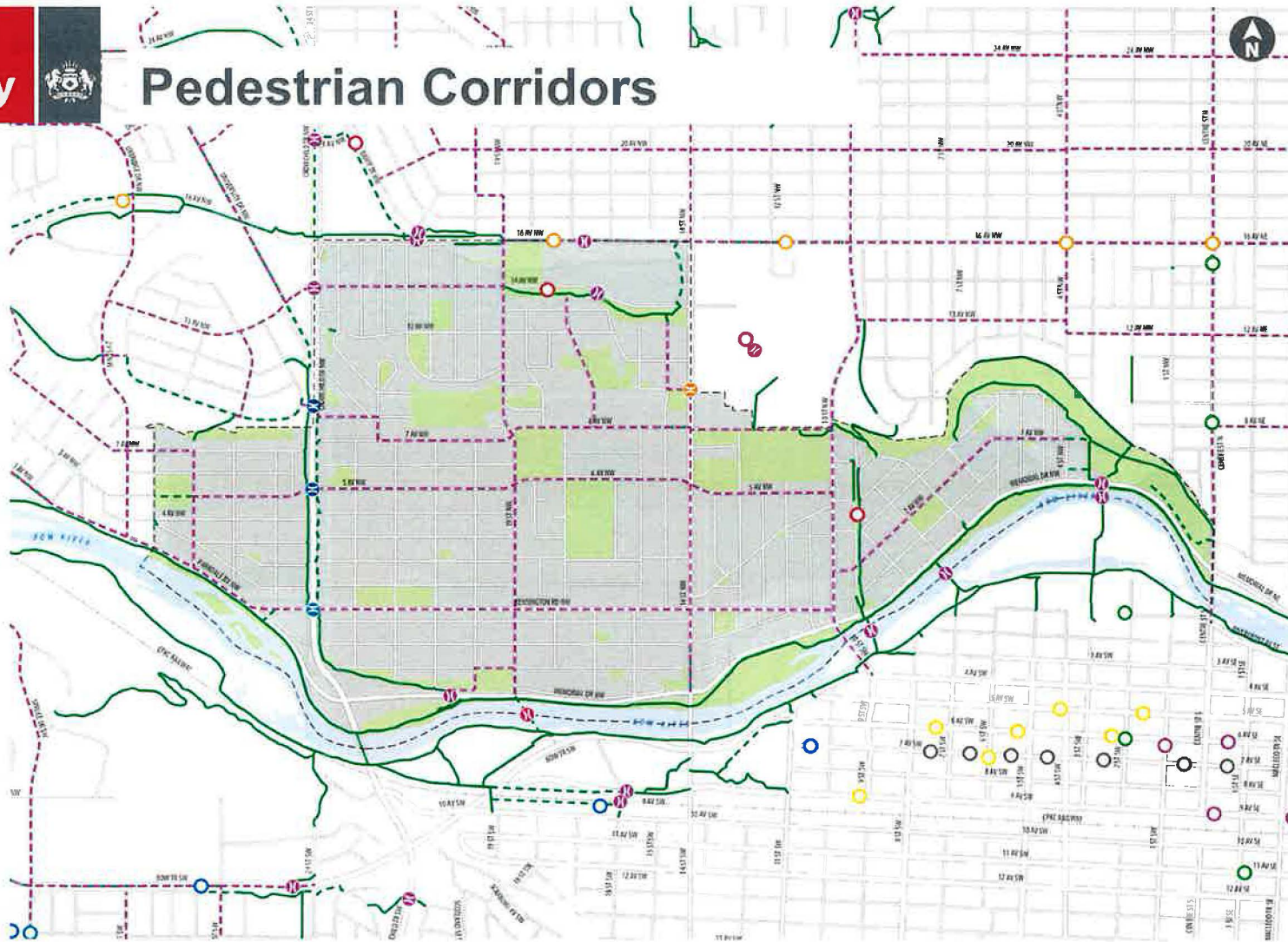
IP2024-0938
Map B3: Attachment 2
Growth Plan Placetype Alignment

- Legend**
- Infill and Redevelopment
 - Natural Areas
 - Parks and Open Space
 - Mixed Use Centre/
TOD Placetype Overlay *
 - Plan Area 100 m Buffer
 - Plan Area Boundary



Pedestrian Corridors

Map C1:
Pedestrian
Corridors



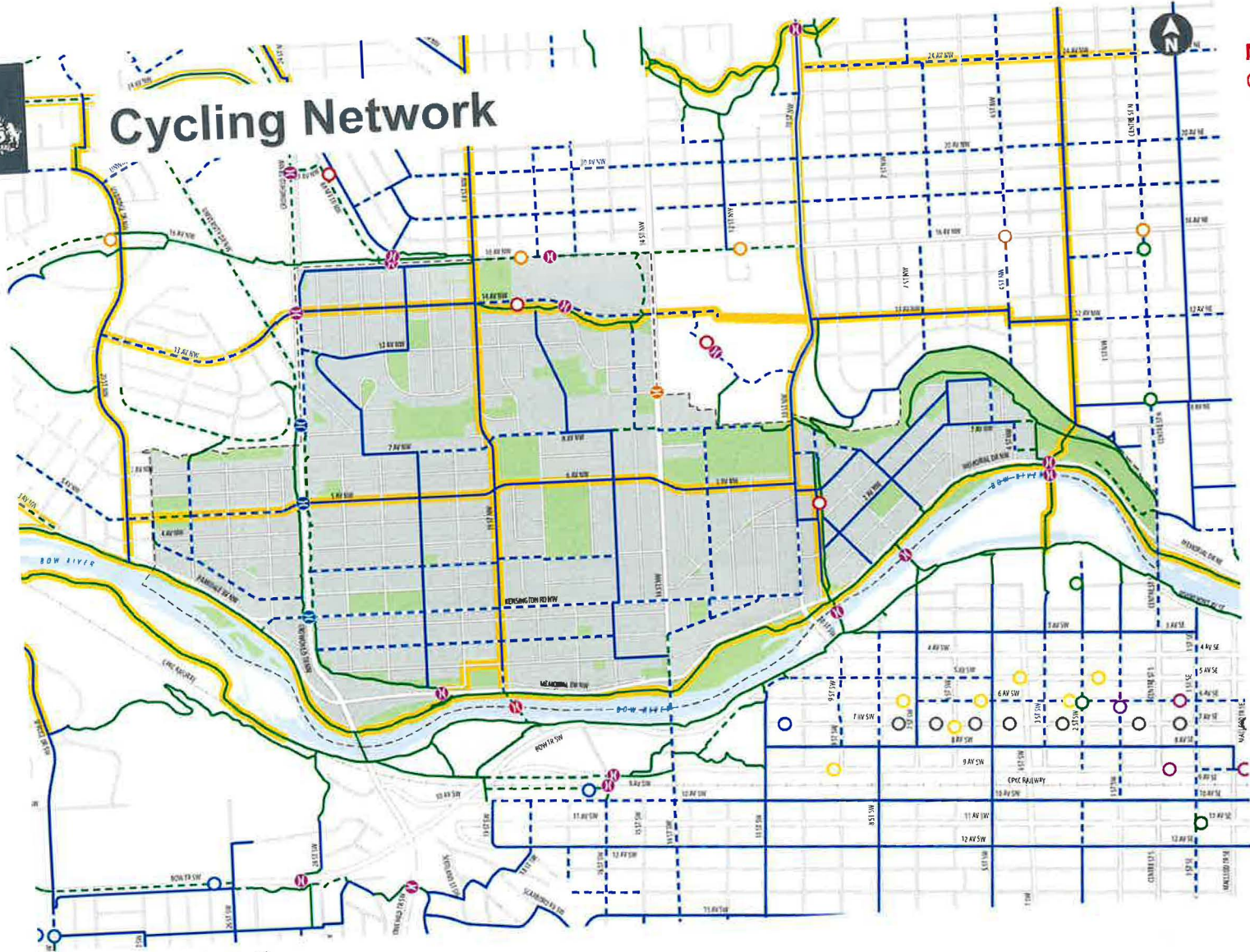
Legend

- Existing Pathway
- - - Proposed Pathway
- - - Recommended Enhanced Pedestrian Corridor
- Ⓜ Existing Pedestrian/Cycle Crossing
- Ⓜ Future Pedestrian/Cycle Crossing Upgrade
- Ⓜ Future Pedestrian/Cycle Crossing
- Ⓜ Future Pedestrian/Cycle Crossing Location to be Determined
- Ⓜ Future Pedestrian/Cycle Crossing Location to be Determined
- Parks, Civic and Recreation
- Ⓜ LRT Blue Stop
- Ⓜ LRT Green Stop
- Ⓜ LRT Red Stop
- Ⓜ LRT Multi Stop
- Ⓜ MAX Orange Stop
- Ⓜ MAX Purple Stop
- Ⓜ MAX Teal Stop
- Ⓜ MAX Yellow Stop
- - - Plan Area Boundary



Cycling Network

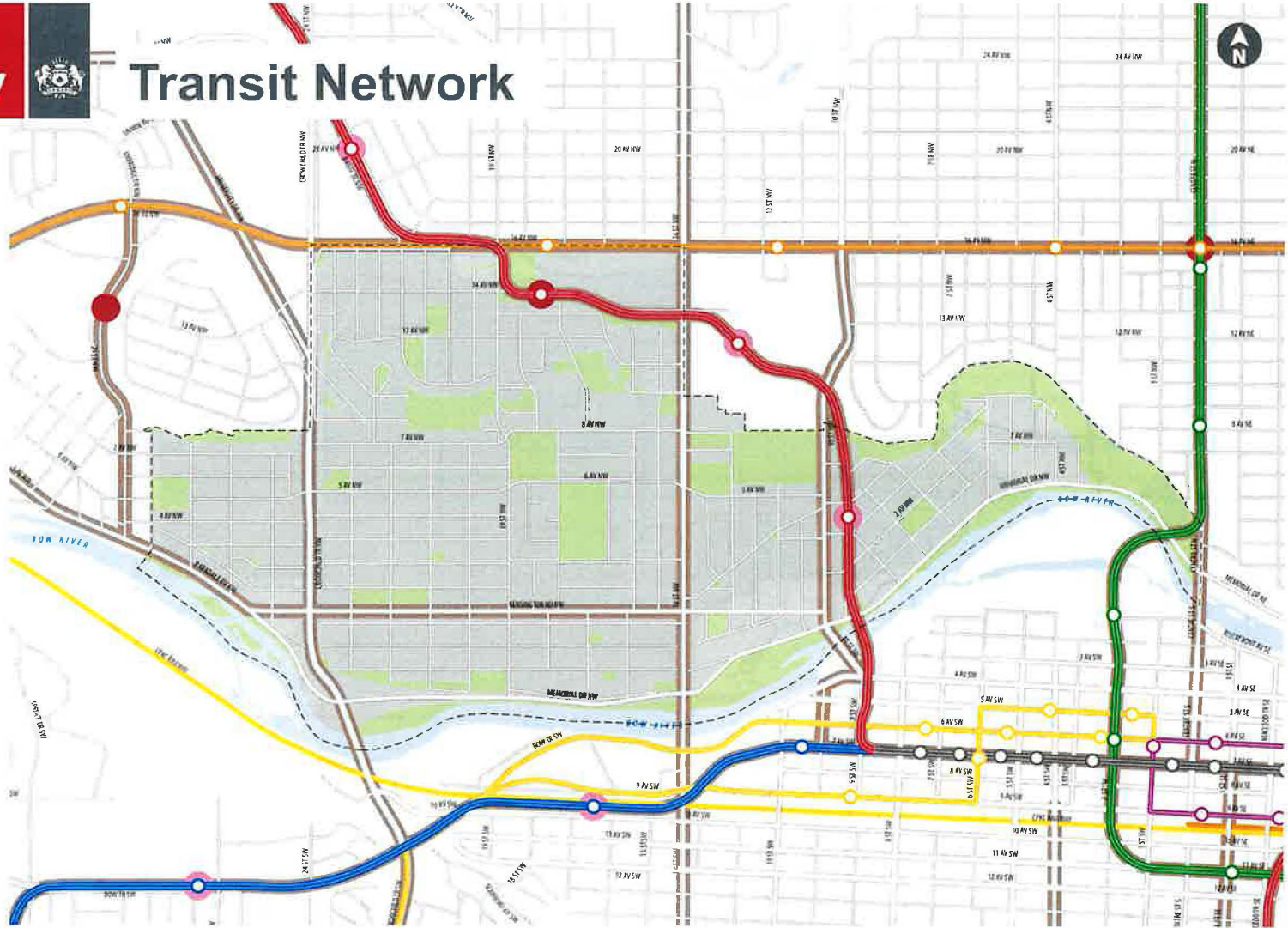
IP2024-0938
Attachment 2
Map C2:
Cycling Network



- Legend**
- Existing Pathway
 - Proposed Pathway
 - Existing On-Street Bikeway - 5A*
 - Proposed On-Street Bikeway
 - Existing Pedestrian/Cycle Crossing
 - Future Pedestrian/Cycle Crossing Upgrade
 - Future Pedestrian/Cycle Crossing
 - Future Pedestrian/Cycle Crossing Location to be Determined
 - Future Pedestrian/Cycle Crossing Location to be Determined
 - Primary Cycling Network
 - LRT Blue Stop
 - LRT Green Stop
 - LRT Red Stop
 - LRT Multi Stop
 - MAX Orange Stop
 - MAX Purple Stop
 - MAX Teal Stop
 - MAX Yellow Stop
 - Parks, Civic and Recreation
 - Plan Area Boundary



Transit Network

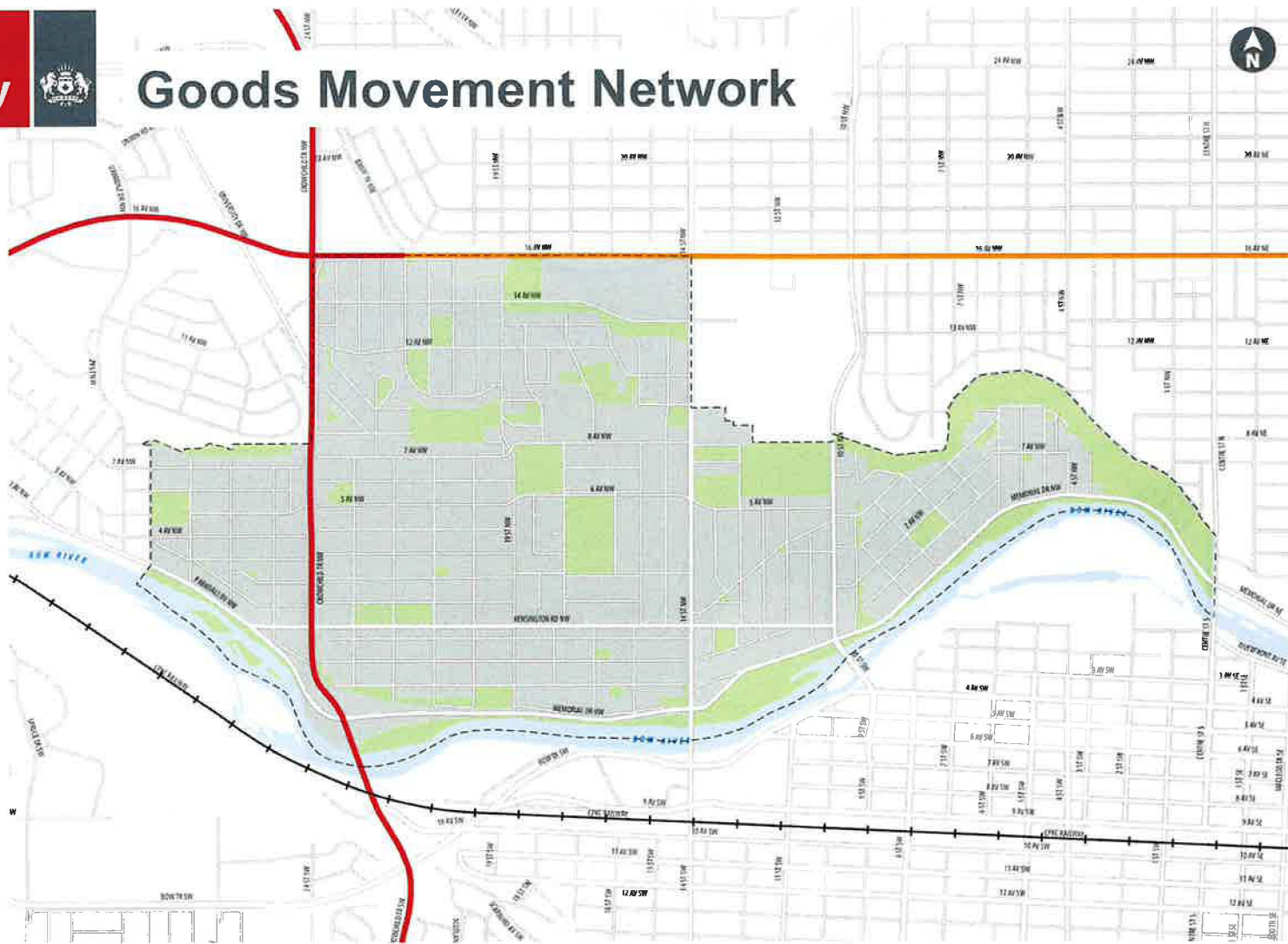


IP2024-0938
Attachment 2
Map C3:
Transit Network

- Legend**
- Primary Transit Network
 - Regional Commuter Rail Future
 - High Speed Rail Corridor Calgary-Edmonton
 - Primary Transit Hub
 - Transit Centre
 - Blue Line LRT
 - Red Line LRT
 - Multi Line LRT
 - Future Green Line LRT
 - MAX Orange
 - MAX Purple
 - MAX Teal
 - MAX Yellow
 - Parks, Civic and Recreation
 - Plan Area Boundary



Goods Movement Network

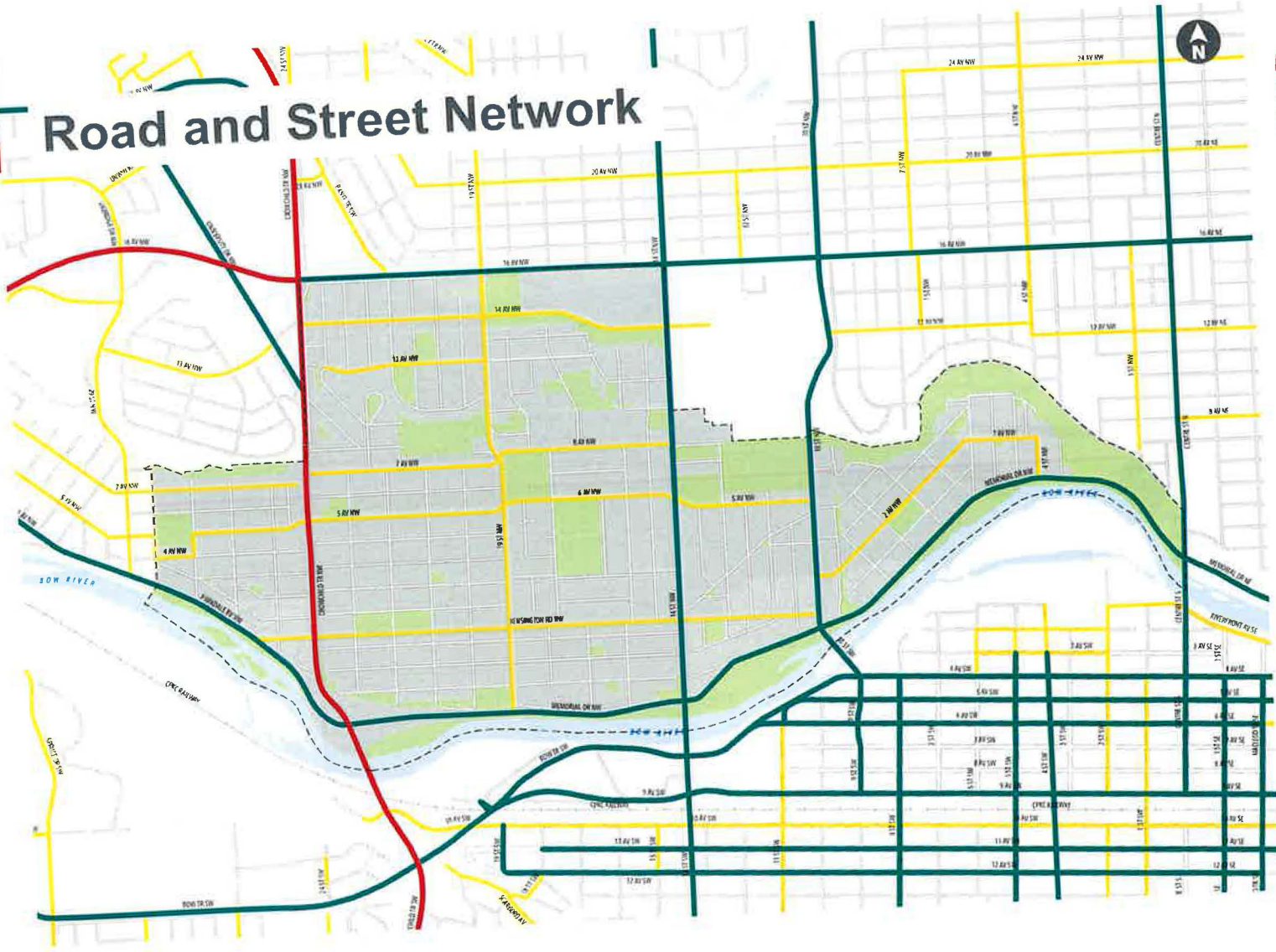


- Legend**
- Main Goods Movement Corridor
 - Supporting Goods Movement Corridor
 - Freight Rail Corridor
 - Parks, Civic and Recreation
 - Plan Area Boundary

Map C5:
Road and Street Network



Road and Street Network

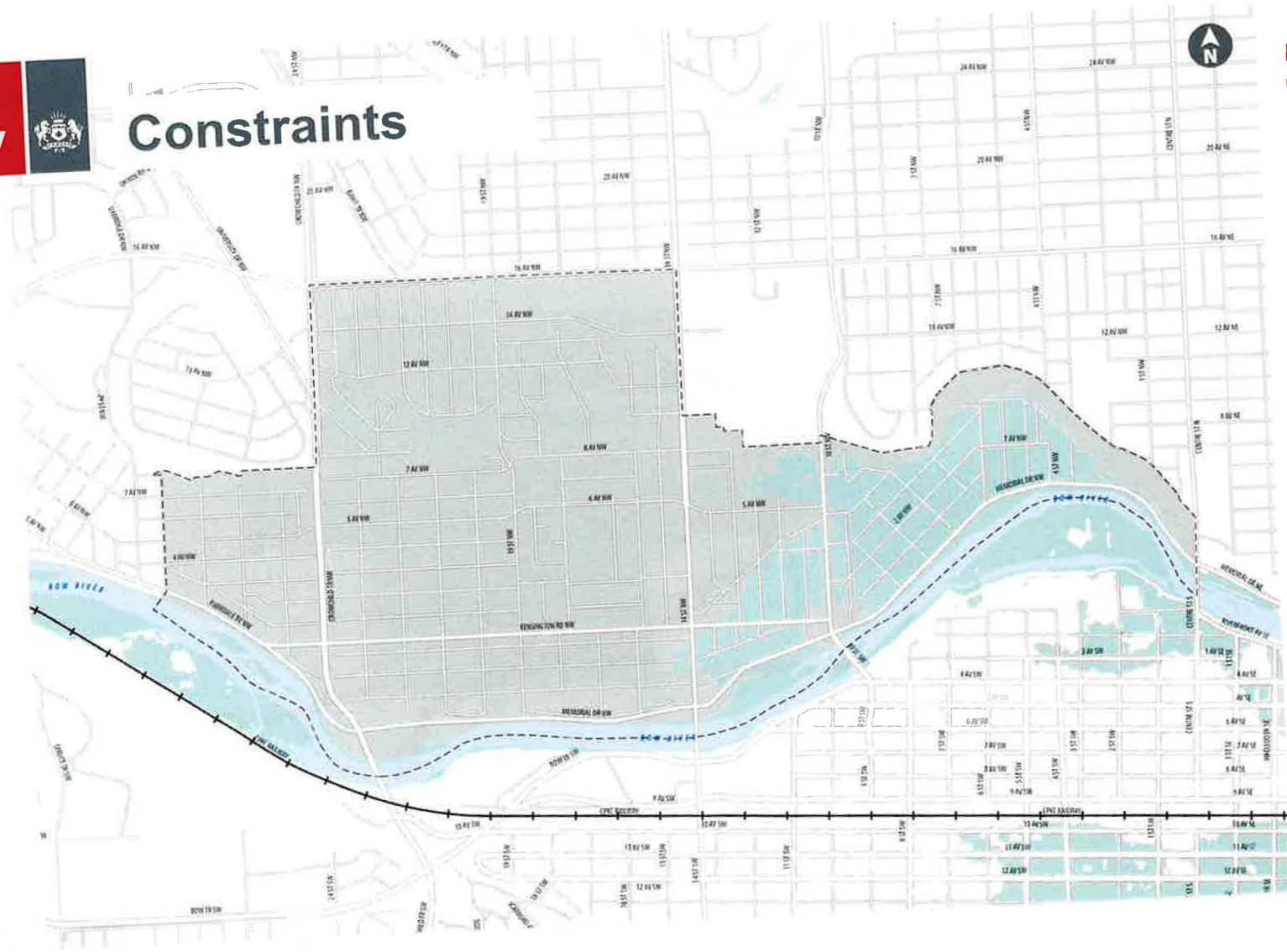


- Legend**
- Expressway
 - Arterial
 - Collector
 - Local
 - Parks, Civic and Recreation
 - Plan Area Boundary



Constraints

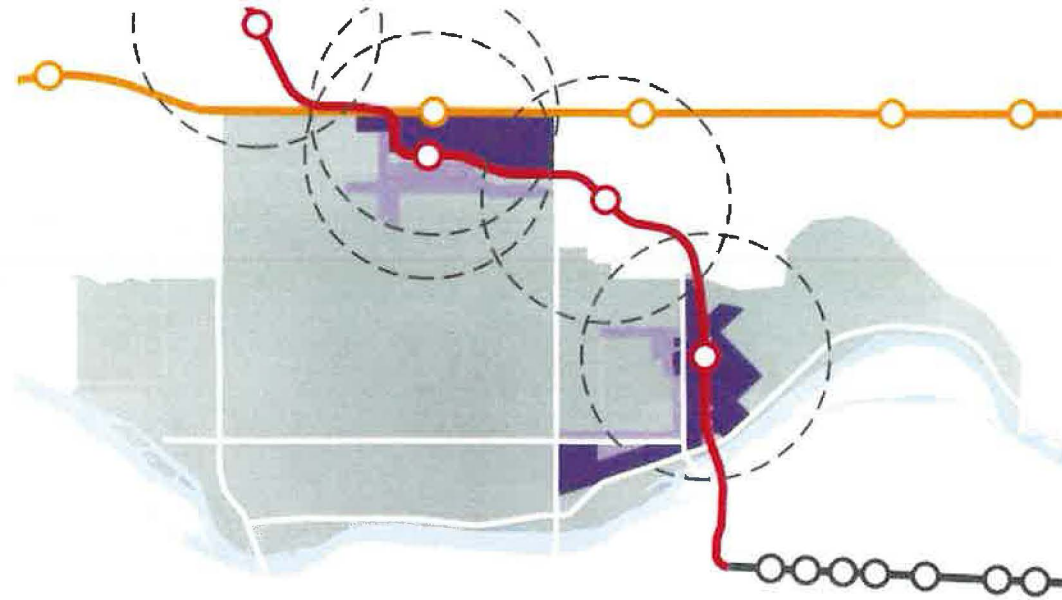
Map D: Constraints



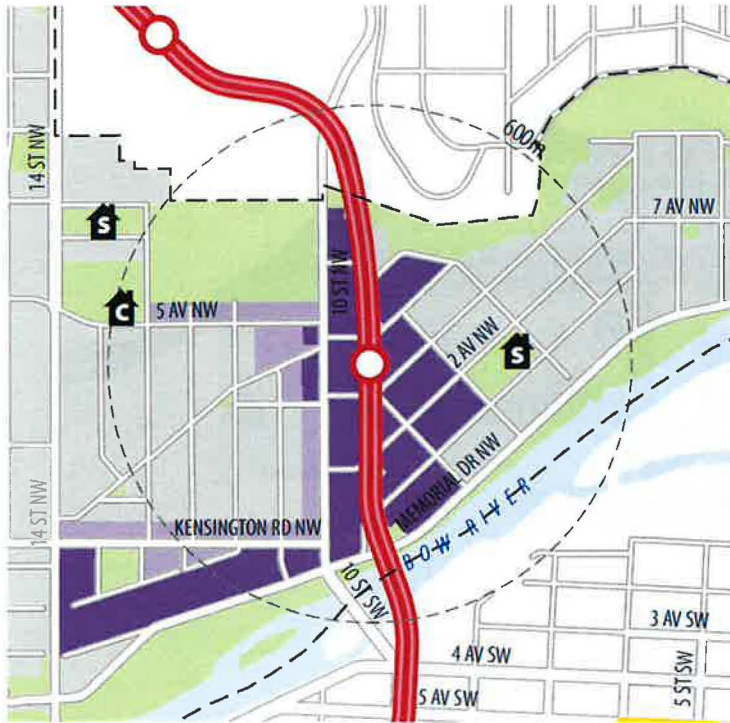
- Legend**
- 1:100 Flood Inundation Boundary
 - Freight Rail Corridor
 - Plan Area Boundary





Proposed Transit Station Areas



Proposed Transit Station Areas



Legend

-  Sunnyside Core Zone
-  Sunnyside Transition Zone

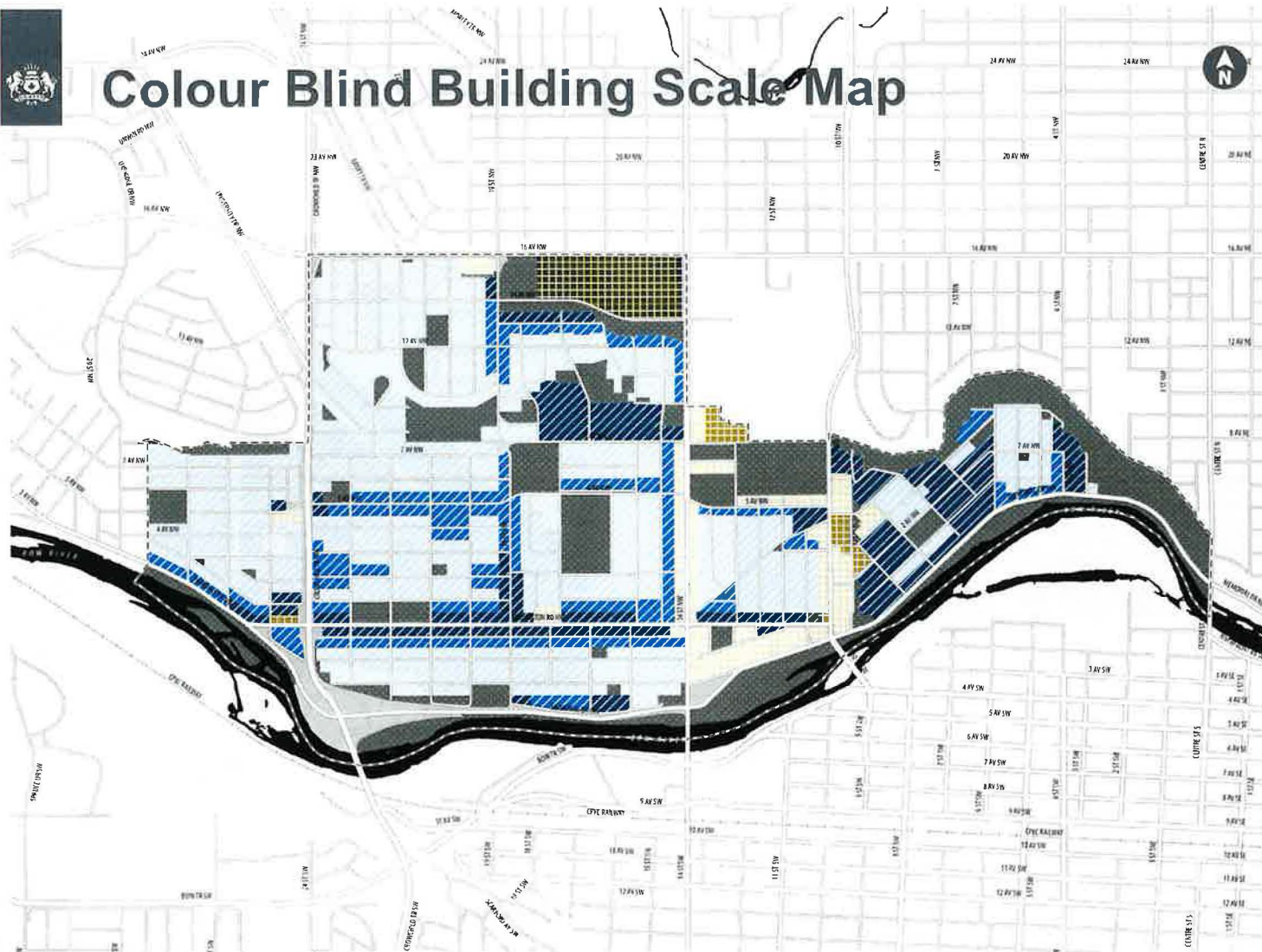


Legend

-  Lions Park Core Zone
-  Lions Park Transition Zone



Colour Blind Building Scale Map



- Legend**
- No Scale Modifier
 - Limited (up to 3 Storeys)
 - Low - Modified (up to 4 Storeys)
 - Low (up to 6 Storeys)
 - Mid (up to 12 Storeys)
 - High (up to 26 Storeys)
 - Highest (over 26 Storeys)
 - Parks, Civic and Recreation
 - Plan Area Boundary



Mobility Study – Mobility Projects





Mobility Study – Mobility Projects





Mobility Study – Mobility Projects

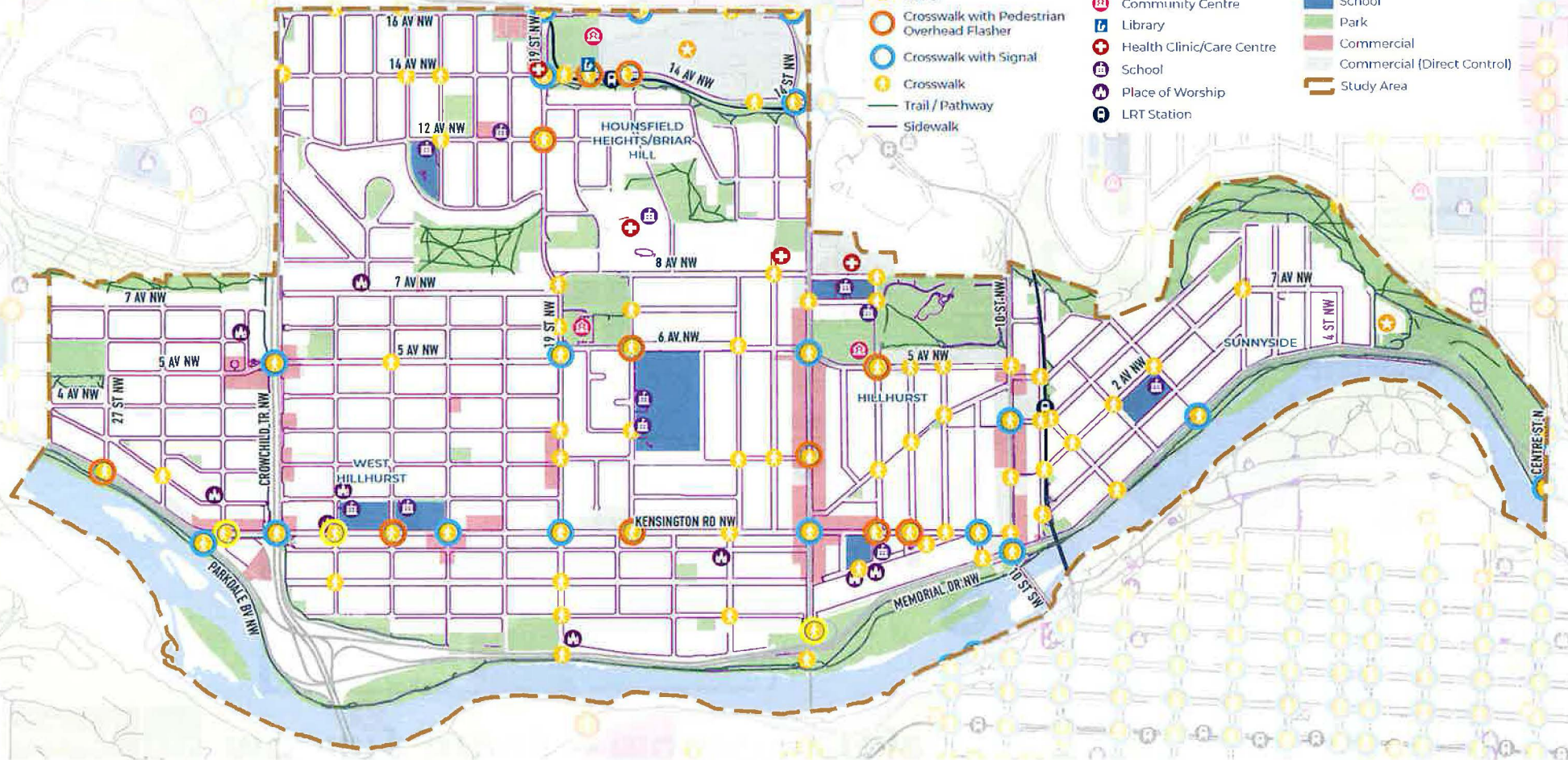




Mobility Study - Pedestrian

Legend

- Crosswalk with Pedestrian RRFB
- Crosswalk with Pedestrian Overhead Flasher
- Crosswalk with Signal
- Crosswalk
- Trail / Pathway
- Sidewalk
- Attraction
- Community Centre
- Library
- Health Clinic/Care Centre
- School
- Place of Worship
- LRT Station
- LRT
- School
- Park
- Commercial
- Commercial (Direct Control)
- Study Area





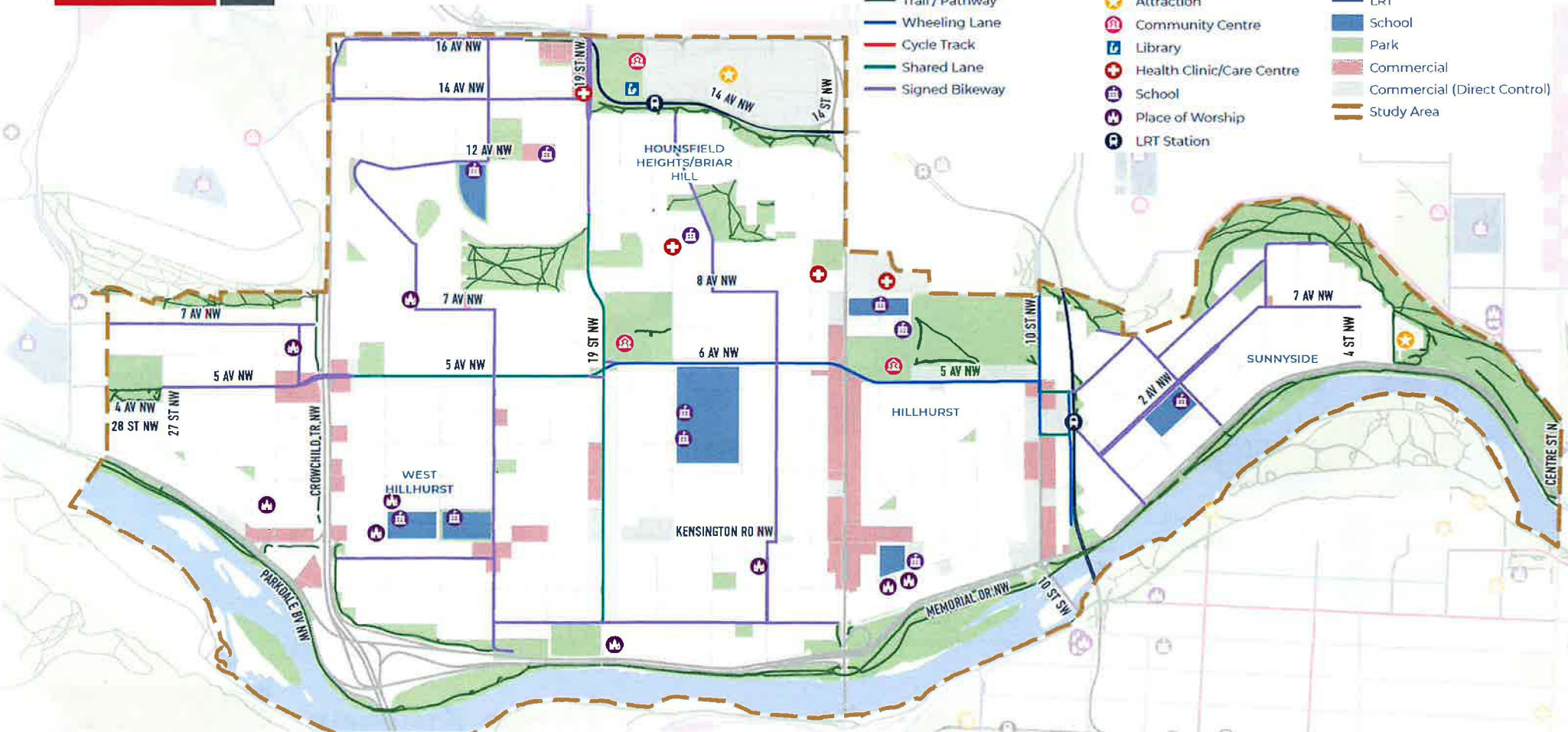
Mobility Study - Wheeling

Legend

- Trail / Pathway
- Wheeling Lane
- Cycle Track
- Shared Lane
- Signed Bikeway

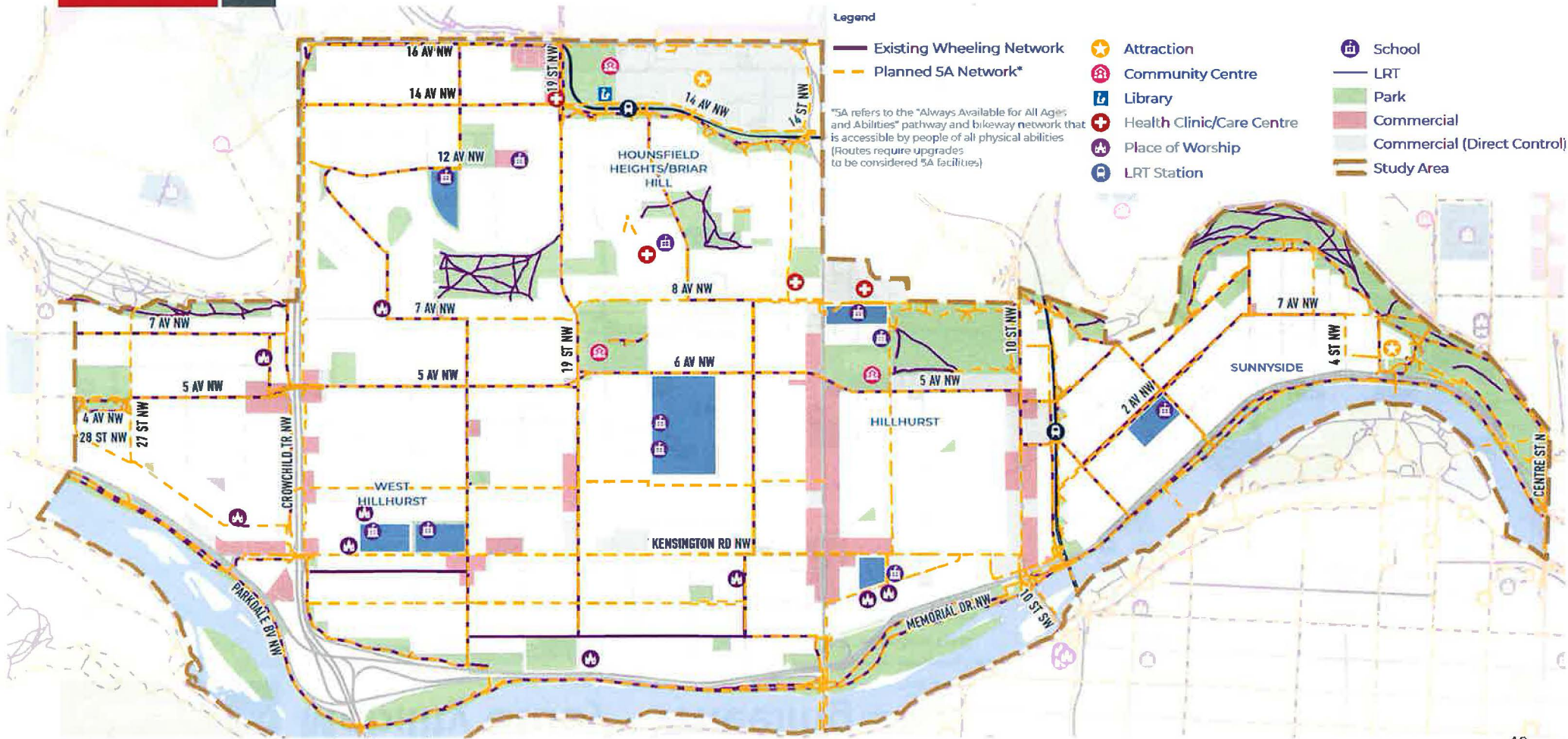
- ★ Attraction
- 🏠 Community Centre
- 📖 Library
- 🏥 Health Clinic/Care Centre
- 🎓 School
- 🕌 Place of Worship
- 🚇 LRT Station

- LRT
- 🏫 School
- 🌳 Park
- 🏢 Commercial
- 🏢 Commercial (Direct Control)
- 📏 Study Area



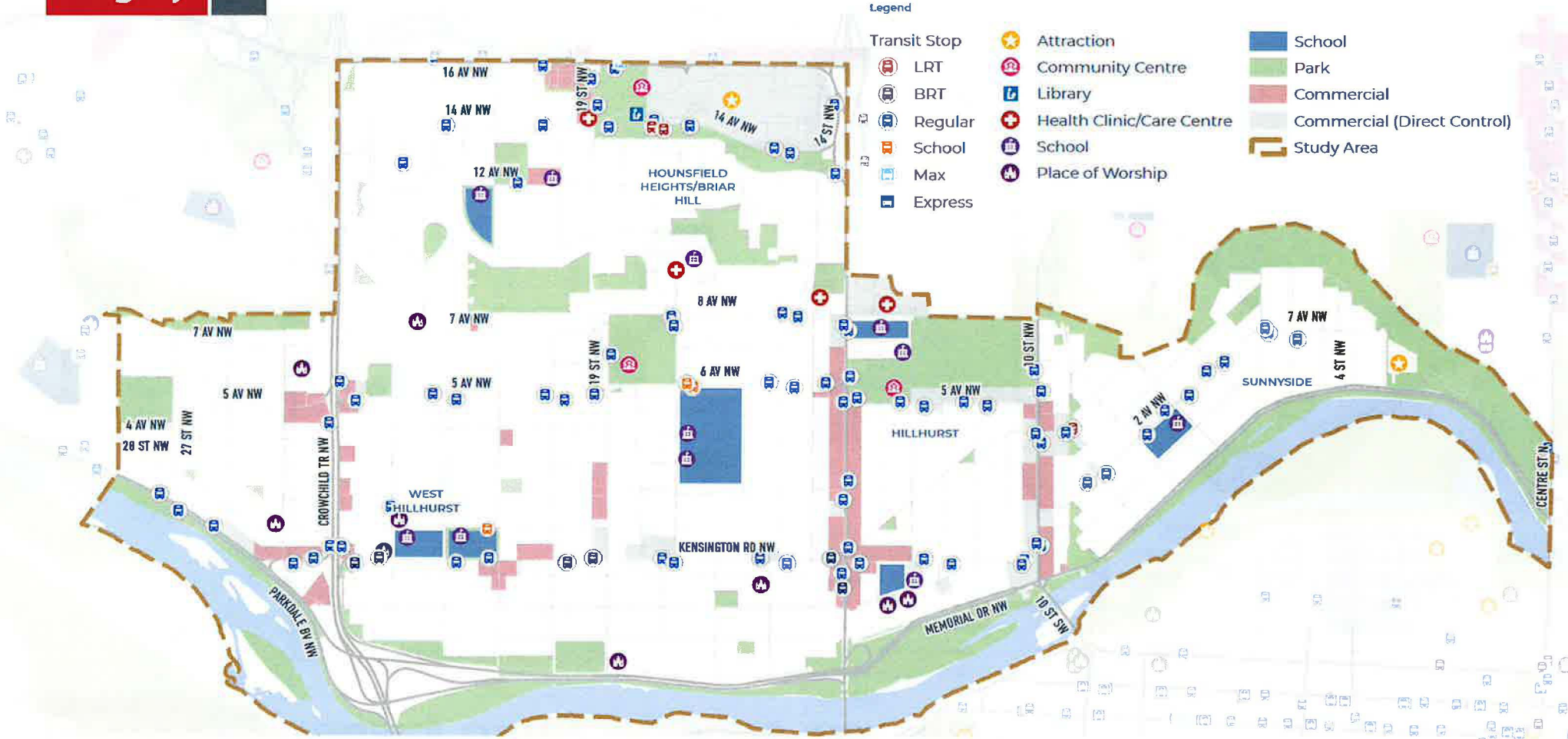


Mobility Study – Wheeling with 5A Network



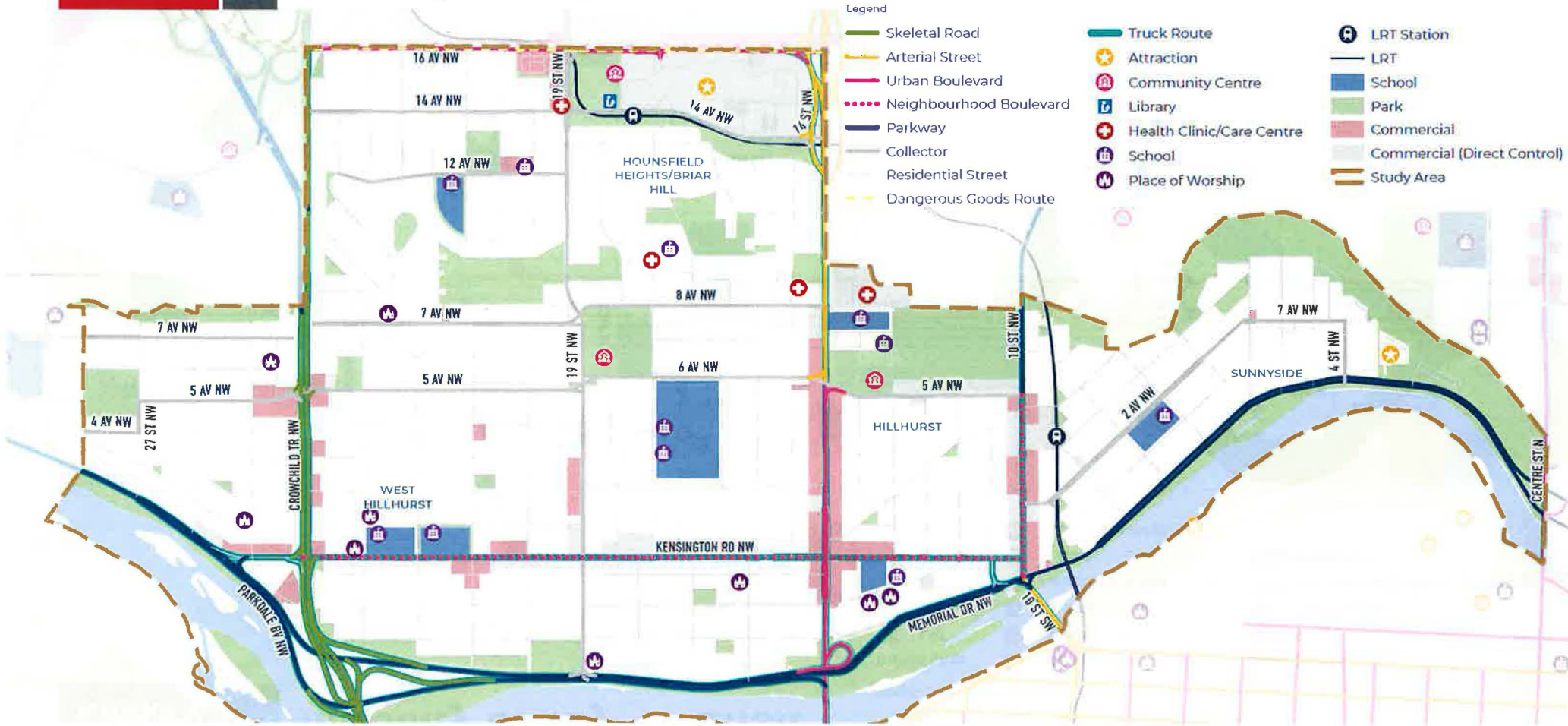


Mobility Study - Transit



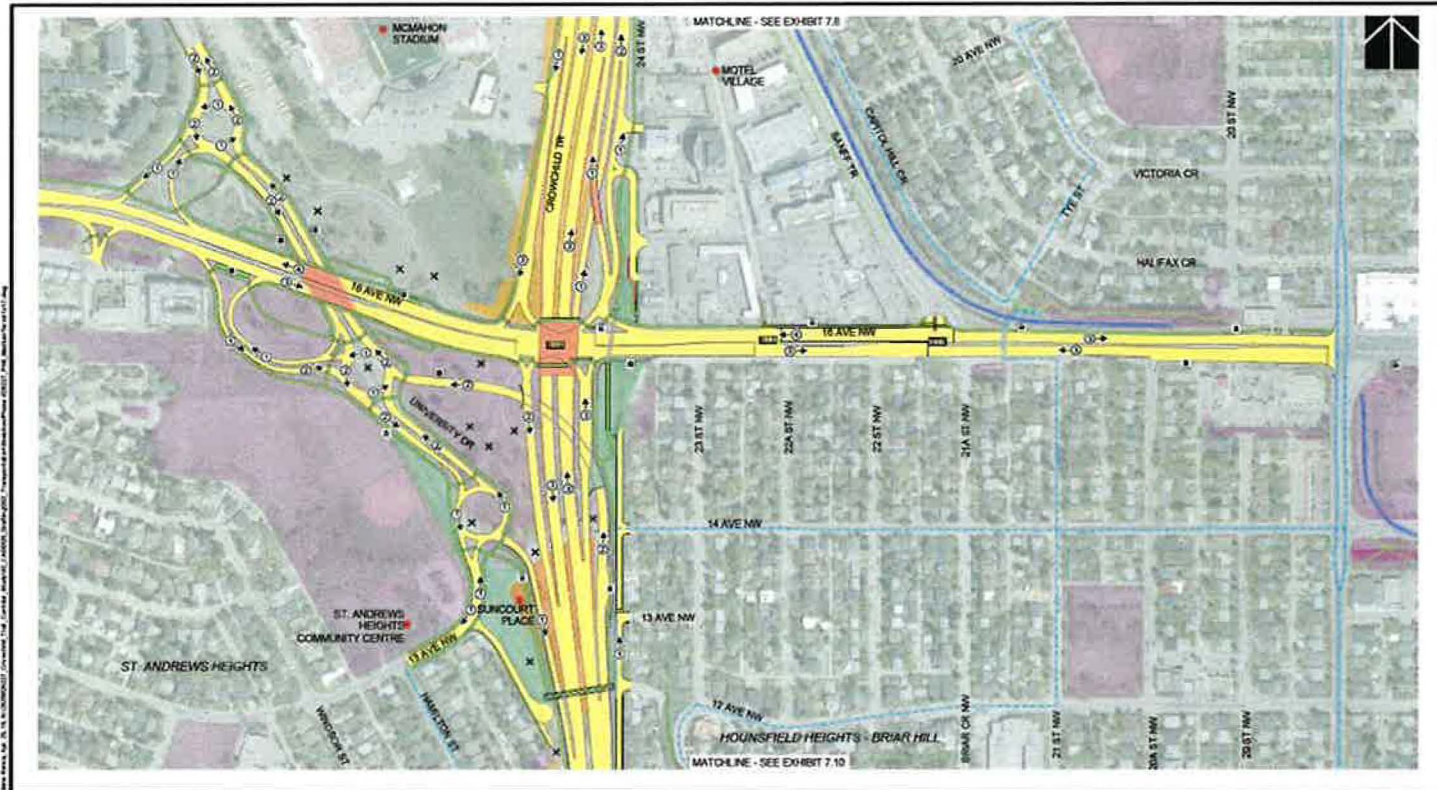


Mobility Study – Goods Movement





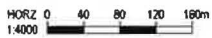
Crowchild Study – 16 Avenue Area



16 Avenue NW, 16 St NW, 17 Avenue NW, 18 Avenue NW, 19 Avenue NW, 20 Avenue NW, 21 Street NW, 22 Street NW, 23 Street NW, 24 Street NW, 25 Street NW, 26 Street NW, 27 Street NW, 28 Street NW, 29 Street NW, 30 Street NW, 31 Street NW, 32 Street NW, 33 Street NW, 34 Street NW, 35 Street NW, 36 Street NW, 37 Street NW, 38 Street NW, 39 Street NW, 40 Street NW, 41 Street NW, 42 Street NW, 43 Street NW, 44 Street NW, 45 Street NW, 46 Street NW, 47 Street NW, 48 Street NW, 49 Street NW, 50 Street NW, 51 Street NW, 52 Street NW, 53 Street NW, 54 Street NW, 55 Street NW, 56 Street NW, 57 Street NW, 58 Street NW, 59 Street NW, 60 Street NW, 61 Street NW, 62 Street NW, 63 Street NW, 64 Street NW, 65 Street NW, 66 Street NW, 67 Street NW, 68 Street NW, 69 Street NW, 70 Street NW, 71 Street NW, 72 Street NW, 73 Street NW, 74 Street NW, 75 Street NW, 76 Street NW, 77 Street NW, 78 Street NW, 79 Street NW, 80 Street NW, 81 Street NW, 82 Street NW, 83 Street NW, 84 Street NW, 85 Street NW, 86 Street NW, 87 Street NW, 88 Street NW, 89 Street NW, 90 Street NW, 91 Street NW, 92 Street NW, 93 Street NW, 94 Street NW, 95 Street NW, 96 Street NW, 97 Street NW, 98 Street NW, 99 Street NW, 100 Street NW.

Legend

- PROPOSED ROAD
- EXISTING ROAD
- PROPOSED BRIDGE
- ROAD CLOSURES
- LANE COUNT / DIRECTION
- TRAFFIC SIGNAL
- RETAINING WALL
- NOISE WALL
- EXISTING PATHWAY / SIDEWALK
- EXISTING PEDESTRIAN BRIDGE
- EXISTING ON STREET BIKE ROUTE
- PROPOSED PATHWAY / SIDEWALK
- PROPOSED PEDESTRIAN BRIDGE
- PROPOSED BIKE ROUTE
- POTENTIAL PROPERTY IMPACTS - BUILDING
- POTENTIAL PROPERTY IMPACTS - DRIVING
- CITY OWNED PROPERTY
- PROPOSED OR ENHANCED GREEN SPACE
- RECOMMENDED FOR PREVIOUS STAGE
- COMMUNITY PLACES OF INTEREST
- EXISTING LOT
- TRANSIT



PRELIMINARY
FOR DISCUSSION ONLY
SUBJECT TO REVISION

CROWCHILD TRAIL STUDY

MEDIUM-TERM RECOMMENDED PLAN
PUBLIC PLANS
16 AVE NW
EXHIBIT 7.9
UPDATED APRIL 2019

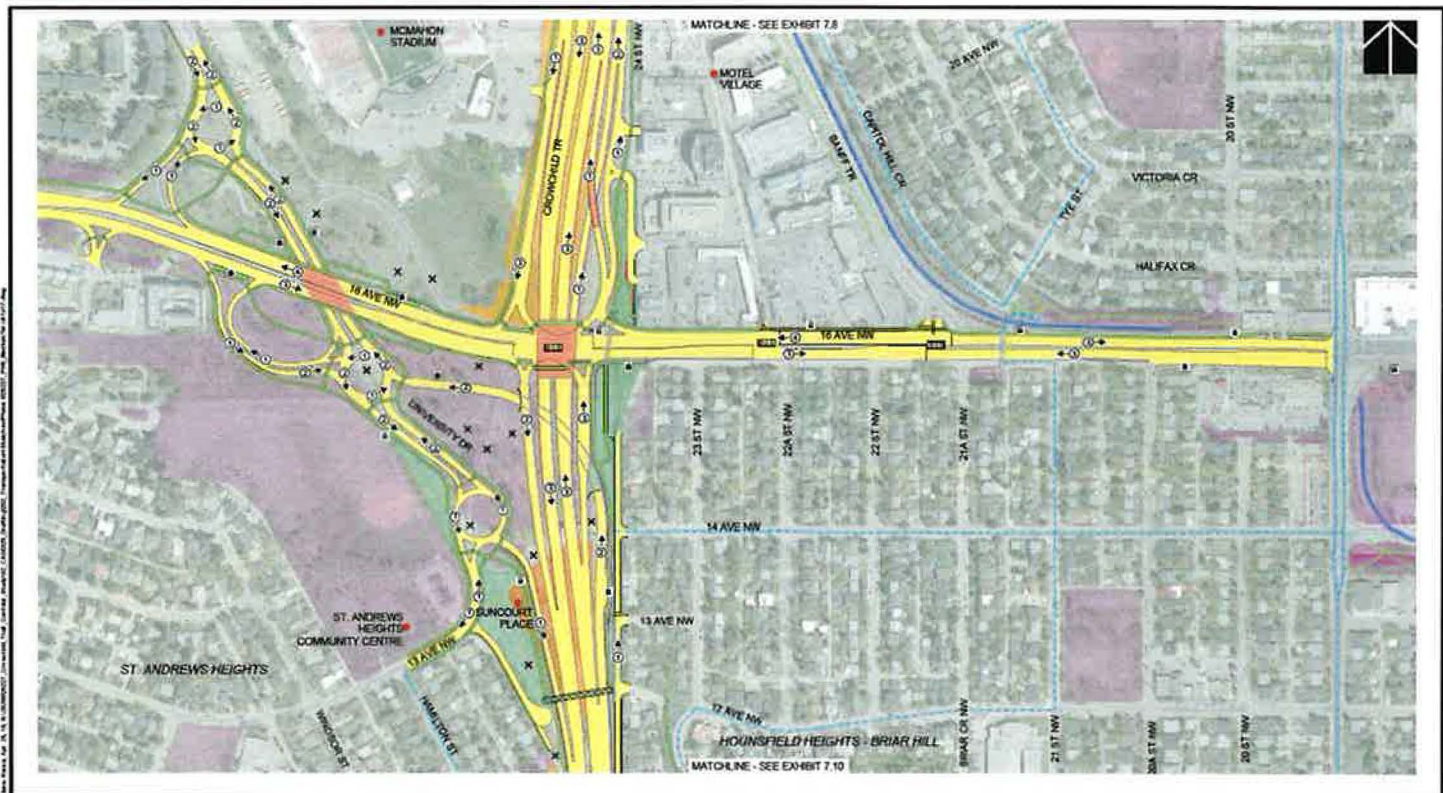
MEDIUM TERM PLAN



ISC: UNRESTRICTED Riley Communities Local Area Plan



Crowchild Study – West Hillhurst Area



MEDIUM TERM PLAN



- Legend:**
- PROPOSED ROAD
 - EXISTING ROAD
 - PROPOSED BRIDGE
 - ROAD CLOSURE
 - LANE COUNT / DIRECTION
 - TRAFFIC SIGNAL
 - RETAINING WALL
 - NOISE WALL
 - EXISTING PATHWAY / SIDEWALK
 - EXISTING PEDESTRIAN BRIDGE
 - EXISTING ON STREET BIKE ROUTE
 - PROPOSED PATHWAY / SIDEWALK
 - PROPOSED PEDESTRIAN BRIDGE
 - PROPOSED BIKE ROUTE
 - POTENTIAL PROPERTY IMPACTS - BUILDING
 - POTENTIAL PROPERTY IMPACTS - DRAINING
 - CITY OWNED PROPERTY
 - PROPOSED OR ENHANCED GREEN SPACE
 - RECOMMENDED FOR PREVIOUS STAGE
 - COMMUNITY PLACES OF INTEREST
 - EXISTING LIST
 - TRANSIT

CROWCHILD TRAIL STUDY
MEDIUM-TERM RECOMMENDED PLAN
PUBLIC PLANS
16 AVE NW
EXHIBIT 7.9
UPDATED APRIL 2019

ISC: UNRESTRICTED Riley Communities Local Area Plan

Crowchild Study – Kensington Road NW



HORZ 0 40 80 120 160m
1:4000

PRELIMINARY
FOR DISCUSSION ONLY
SUBJECT TO REVIEW

- Legend:**
- PROPOSED ROAD
 - EXISTING ROAD
 - PROPOSED BRIDGE
 - ROAD CLOSURES
 - LANE COUNT / DIRECTION
 - TRAFFIC SIGNAL
 - RETAINING WALL
 - NOISE WALL
 - EXISTING PATHWAY / SIDEWALK
 - EXISTING PEDESTRIAN BRIDGE
 - EXISTING ON STREET BIKE ROUTE
 - PROPOSED PATHWAY / SIDEWALK
 - PROPOSED PEDESTRIAN BRIDGE
 - PROPOSED BIKE ROUTE
 - POTENTIAL PROPERTY IMPACTS - BUILDING
 - POTENTIAL PROPERTY IMPACTS - GRADING
 - CITY OWNED PROPERTY
 - PROPOSED OR ENHANCED OPEN SPACE
 - RECOMMENDED FOR PREVIOUS STAGE
 - COMMUNITY PLACES OF INTEREST
 - EXISTING LOT
 - TRANSIT

CROWCHILD TRAIL STUDY

MEDIUM-TERM RECOMMENDED PLAN
RECOMMENDED PLAN
5 AVE NW / KENSINGTON RD
EXHIBIT 7.11
UPDATED APRIL 2013

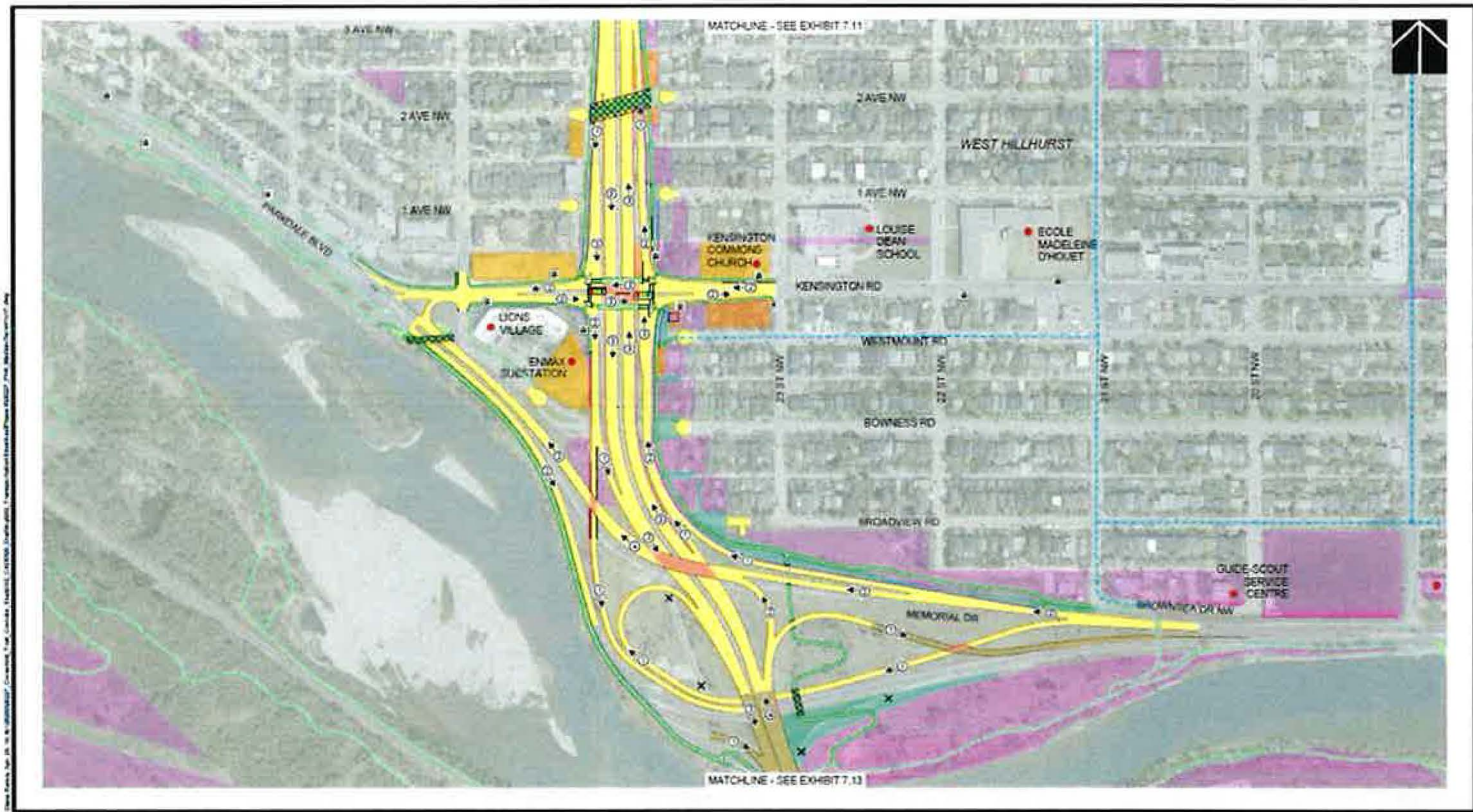
MEDIUM TERM PLAN



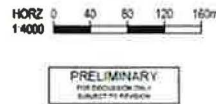
ISC: UNRESTRICTED Riley Communities Local Area Plan



Crowchild Study – Memorial Drive NW



MEDIUM TERM PLAN



Legend

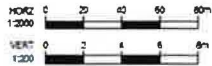
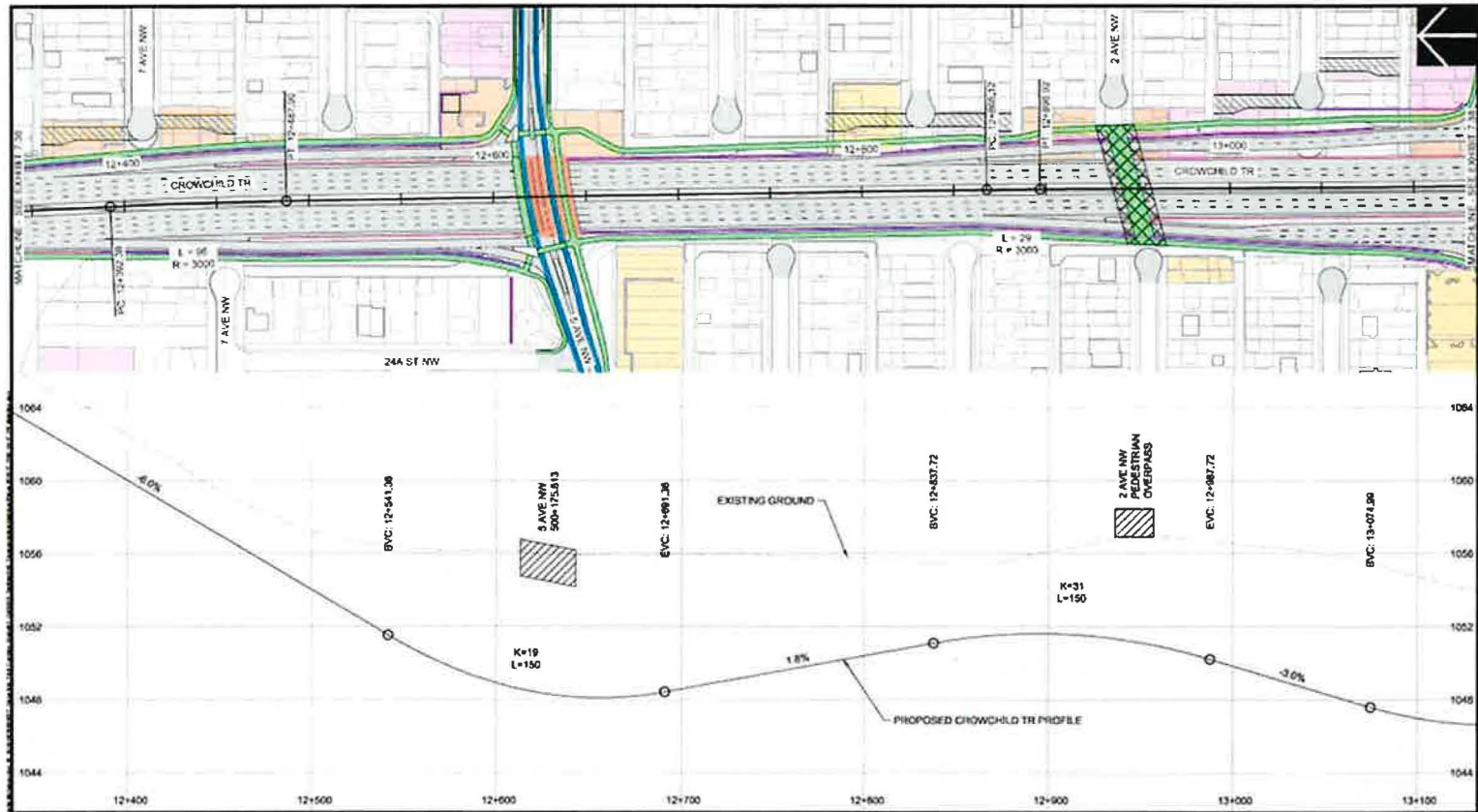
- PROPOSED ROAD
- EXISTING ROAD
- PROPOSED BRIDGE
- ROAD CLOSURES
- TRAFFIC SIGNAL
- RETAINING WALL
- ROBE WALL
- EXISTING PATHWAY / SIDEWALK
- EXISTING PEDESTRIAN BRIDGE
- EXISTING ON-STREET BIKE ROUTE
- PROPOSED PATHWAY / SIDEWALK
- PROPOSED PEDESTRIAN BRIDGE
- PROPOSED BIKE ROUTE
- POTENTIAL PROPERTY IMPACTS - BUILDING
- POTENTIAL PROPERTY IMPACTS - GRADING
- CITY OWNED PROPERTY
- PROPOSED OR ENHANCED GREEN SPACE
- RECOMMENDED FOR PREVIOUS STAGE
- COMMUNITY PLACES OF INTEREST
- EXISTING LIGHT TRAVEL

CROWCHILD TRAIL STUDY

MEDIUM-TERM RECOMMENDED PLAN
PUBLIC PLANS
KENSINGTON RD / MEMORIAL DR
EXHIBIT 7.12
UPDATED APRIL 2019



Crowchild Study – 5 Avenue NW bridge



PRELIMINARY
FOR CONSULTATION ONLY
SUBJECT TO REVISION

Legend:

- PROPOSED ROAD
- PROPOSED BRIDGE
- RETAINING WALL
- NOISE WALL
- EXISTING PEDESTRIAN BRIDGE
- PROPOSED PATHWAY / SIDEWALK
- PROPOSED PEDESTRIAN BRIDGE
- PROPOSED BIKE ROUTE
- POTENTIAL PROPERTY IMPACTS - BUILDING
- POTENTIAL PROPERTY IMPACTS - GRADING
- CITY OWNED PROPERTY
- RECOMMENDED FOR PREVIOUS STAGE
- POTENTIAL ALLEY CONNECTION

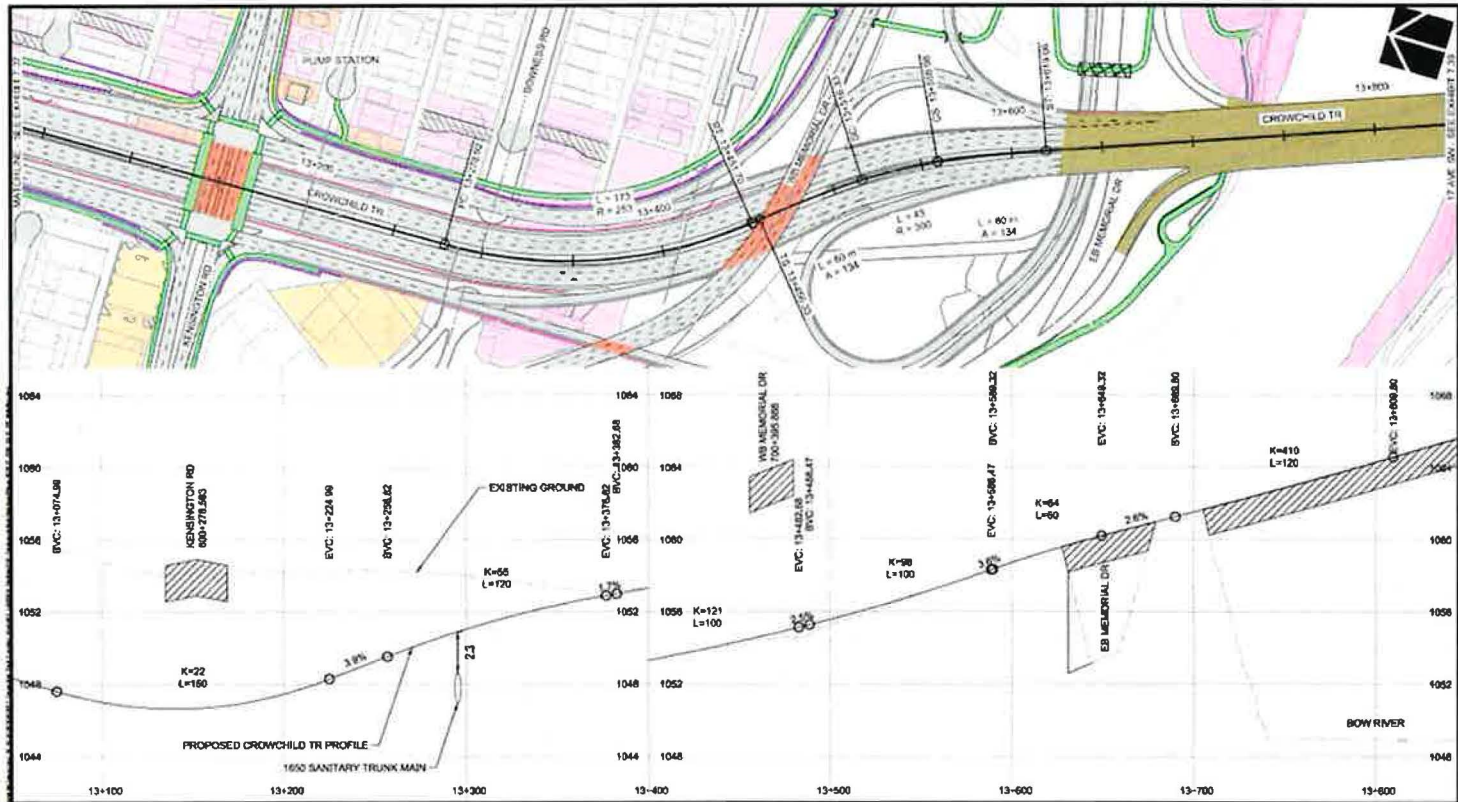
CROWCHILD TRAIL STUDY

MEDIUM-TERM RECOMMENDED PLAN
CROWCHILD TR PLAN/PROFILE
5 AVE NW
EXHIBIT 7.37
UPDATED APRIL 2019





Crowchild Study – Kensington Road NW Bridge



- Legend:**
- PROPOSED ROAD
 - PROPOSED BRIDGE
 - RETAINING WALL
 - NOISE WALL
 - EXISTING PEDESTRIAN BRIDGE
 - PROPOSED PATHWAY / SIDEWALK
 - PROPOSED PEDESTRIAN BRIDGE
 - PROPOSED BIKE ROUTE
 - POTENTIAL PROPERTY IMPACTS - BUILDING
 - POTENTIAL PROPERTY IMPACTS - GRADING
 - CITY OWNED PROPERTY
 - RECOMMENDED FOR PREVIOUS STAGE
 - POTENTIAL ALLEY CONNECTION

CROWCHILD TRAIL STUDY
MEDIUM-TERM RECOMMENDED PLAN
CROWCHILD TR PLAN/PROFILE
KENSINGTON RD/MEMORIAL DR
EXHIBIT 7.38
UPDATED APRIL 2019