



Riley Communities Local Area Plan

October 16, 2024

RECOMMENDATION(S):

That Infrastructure and Planning Committee:

1. Forward this Report to the 2024 December 03 **Public Hearing Meeting of Council**; and

That Infrastructure and Planning Committee recommend that Council:

2. Give **FIRST READING** to the proposed bylaw, the proposed Riley Communities Local Area Plan (Attachment 2);
3. **WITHHOLD** second and third readings of the proposed bylaw until the Riley Communities Local Area Plan has been approved by the Calgary Metropolitan Region Board;
4. Give **FIRST READING** to the proposed bylaw for amendments to the 1P2007 Land Use Bylaw to implement Heritage Guideline Areas (Attachment 7);
5. **WITHHOLD SECOND** and **THIRD READINGS** of the proposed bylaw for amendments to the 1P2007 Land Use Bylaw to implement Heritage Guideline Areas until the Riley Communities Local Area Plan has been approved by the Calgary Metropolitan Region Board; and,
6. Following **THIRD READING** of the proposed bylaw to adopt the proposed Riley Communities Local Area Plan and the proposed bylaw for amendments to the 1P2007 Land Use Bylaw to implement Heritage Guideline Areas, **REPEAL** by bylaw the Hillhurst/Sunnyside Area Redevelopment Plan and Hounsfeld Heights/Briar Hill Area Redevelopment Plan, and **RESCIND**, by resolution, the North Bow Design Brief.



Home is Here: The City of Calgary's Housing Strategy

Vision: Everyone in Calgary has an affordable place to call home.



Outcome 1

Increase the supply of housing to meet demand and increase affordability.



Outcome 2

Support affordable housing providers to deliver services that make a positive impact.



Outcome 3

Enable The City's housing subsidiaries to improve service delivery.



Outcome 4

Ensure diverse housing choice to meet the needs of equity-deserving populations.



Outcome 5

Address the affordable housing needs of Indigenous people living in Calgary.



Plan Area



4 Communities

- Sunnyside
- Hillhurst
- Hounsfeld Heights - Briar Hill
- West Hillhurst



Engagement Overview

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

110 days of online engagement

42K+ engagement packages & booklets mailed

32 public engagement events

45K+ instances of involvement

1.8K+ instances of direct engagement participation

4 landowner/development industry sessions

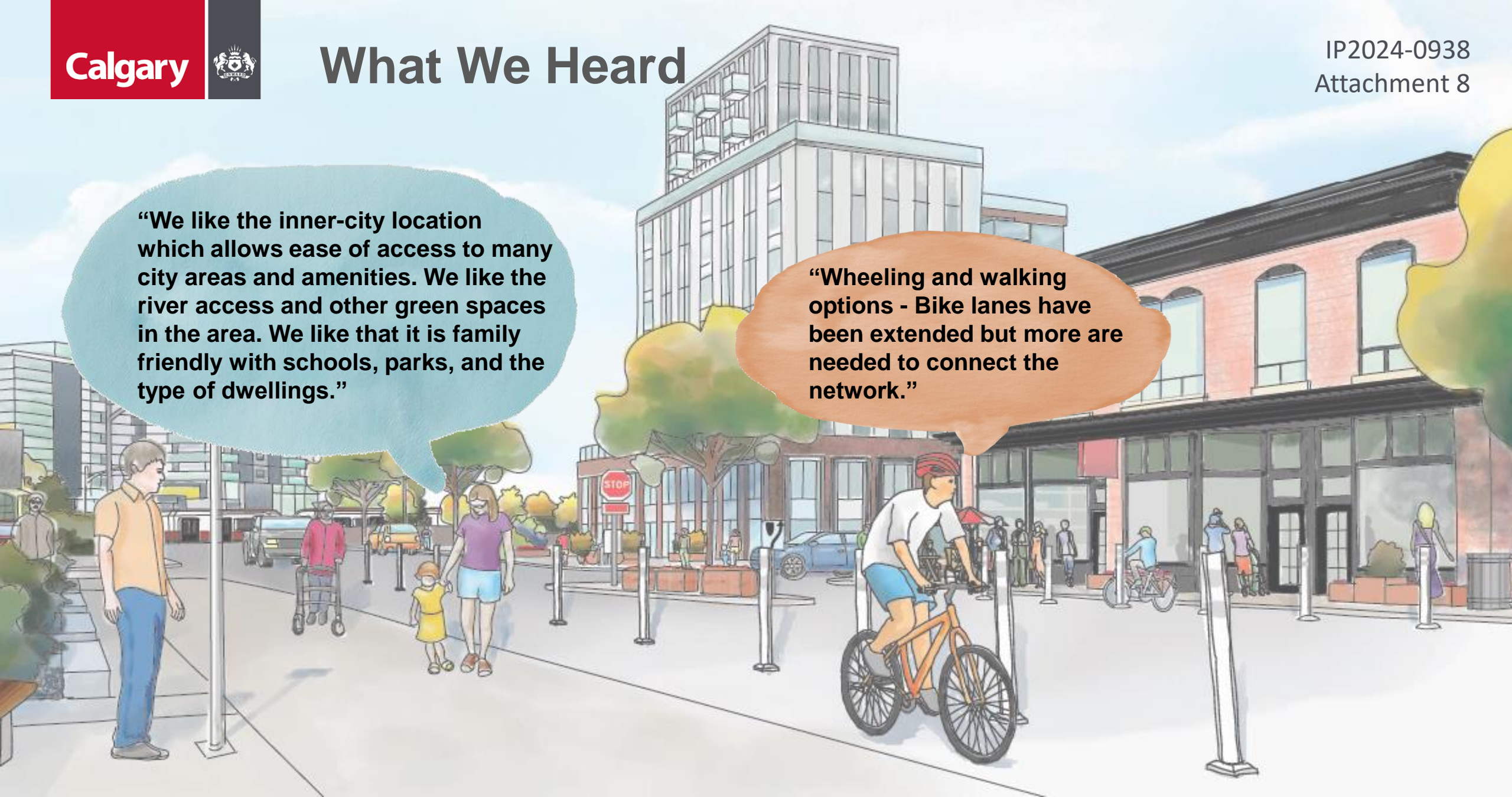
2.6M+ advertisements displayed

3K+ contributions submitted

What We Heard

“We like the inner-city location which allows ease of access to many city areas and amenities. We like the river access and other green spaces in the area. We like that it is family friendly with schools, parks, and the type of dwellings.”

“Wheeling and walking options - Bike lanes have been extended but more are needed to connect the network.”



Direction to inform decisions about future development and investment over the next 30 years.



Increase Housing Choice and Affordability



Improve Pedestrian and Cycling Pathways



Enhance Local Parks and Open Spaces



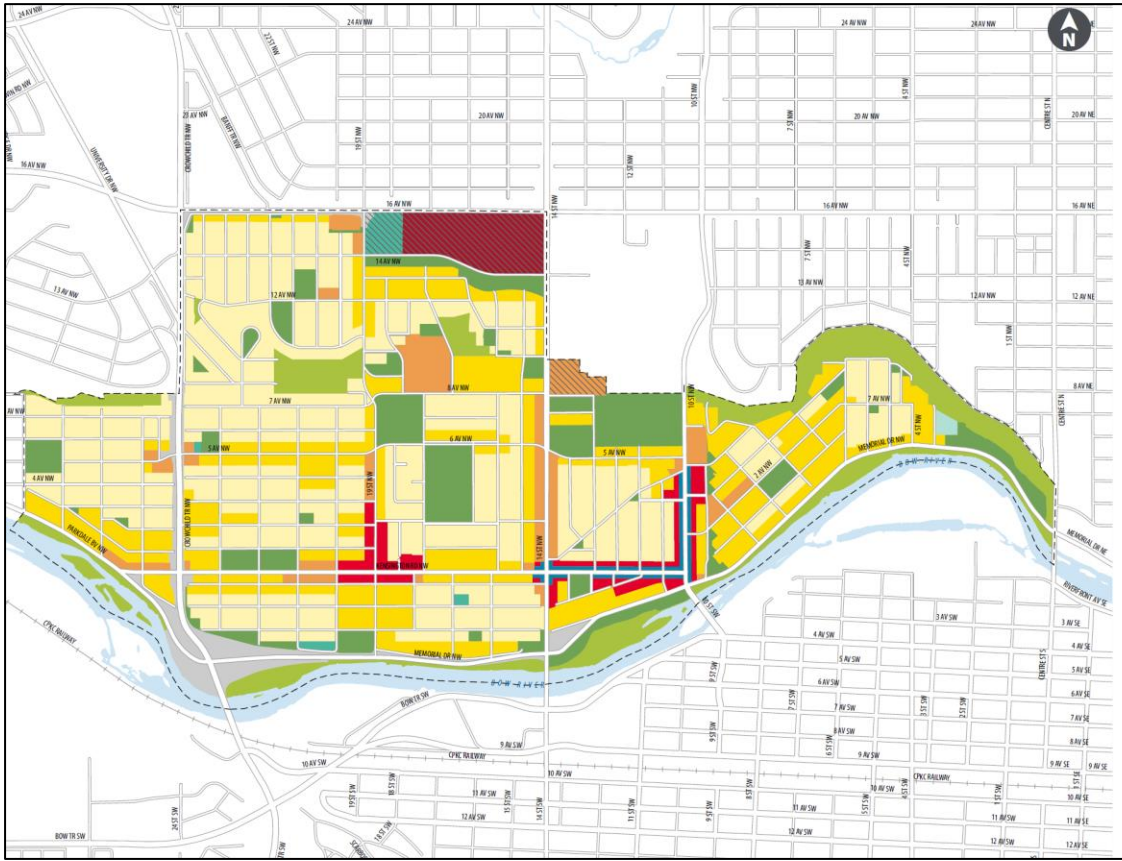
Incentivize Heritage Retention in the Riley Communities



Foster Vibrant Transit Station Areas

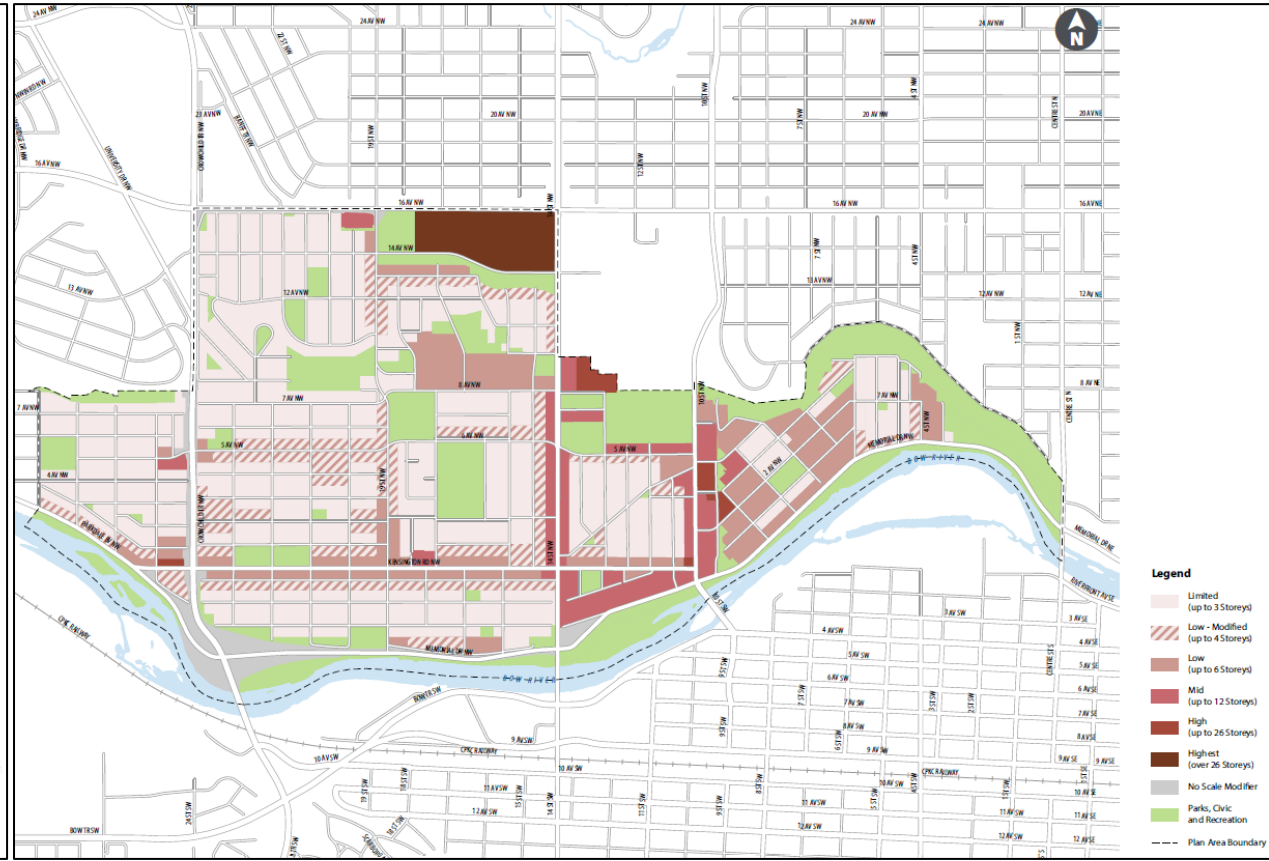


Urban Form and Building Scale Maps



- 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

Urban Form Map



- 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

Building Scale Map

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