



# Riley Communities Local Area Plan

January 08, 2025

**RECOMMENDATIONS:**

That Infrastructure and Planning Committee:

1. Forward this Report to the 2025 March 04 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, if such approval is required;
4. Give FIRST READING to the proposed bylaw for amendments to the 1P2007 Land Use Bylaw to implement Heritage Guideline Areas (Attachment 6);
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 subject to approval being required; 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.



# Plan Area

Plan Area



## 4 Communities

- Sunnyside
- Hillhurst
- Hounsfield 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

**38** 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

**“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.”**

## Referral Motion – Item 7.13

**Moved by** Councillor Wyness

**Seconded by** Councillor Sharp

That with respect to Report IP2024-0938, the following be adopted:

That Council refer Report IP2024-0938 back to Administration to:

1. Prioritize greater density around Transit Oriented Development (TOD) sites within the Riley Communities Local Area Plan;
2. Focus on planning for growth and change that integrates multi-modal mobility and improved citizen experience of land use development that enables walkability, community connections, and integrated commercial and residential uses for all ages and abilities; and
3. Report back to the Infrastructure and Planning Committee by Q2 2025.

For: Councillor Carra, Councillor Chu, Councillor Demong, Mayor Gondek, Councillor Sharp, Councillor Spencer, Councillor Walcott, Councillor Pootmans, Councillor (15) McLean, Councillor Wyness, Councillor Mian, Councillor Penner, Councillor Chabot, Councillor Wong, and Councillor Dhaliwal

**MOTION CARRIED**



**Analysis by internal City Technical Advisory Committee and Series of Internal Workshops**

November/December 2024

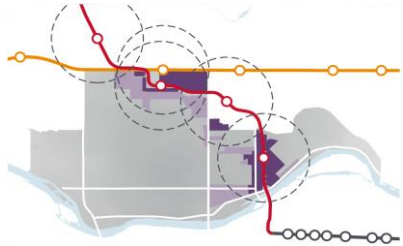
**Inform Public at Community Conversation Series and Online Portal**

December 2024

**Present Revised Report on the Riley Communities Local Area Plan at Infrastructure and Planning Committee (IPC)**

January 2025

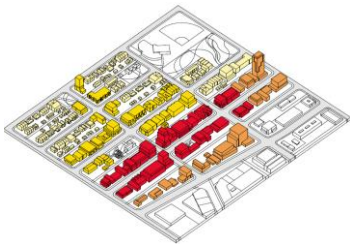
# Key Changes



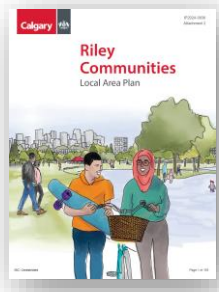
1. **Expanded core and transition zones** within the Lions Park and Sunnyside Light Rail Transit (LRT) Station Areas;



2. **Identification of a Sait / AUArts / Jubilee LRT Station Area as a third station area** and modification to building scales within this portion of the Plan Area;



3. **Modifications to the proposed urban form categories and building scales** within the Lions Park and Sunnyside LRT Transit Station Areas; and,

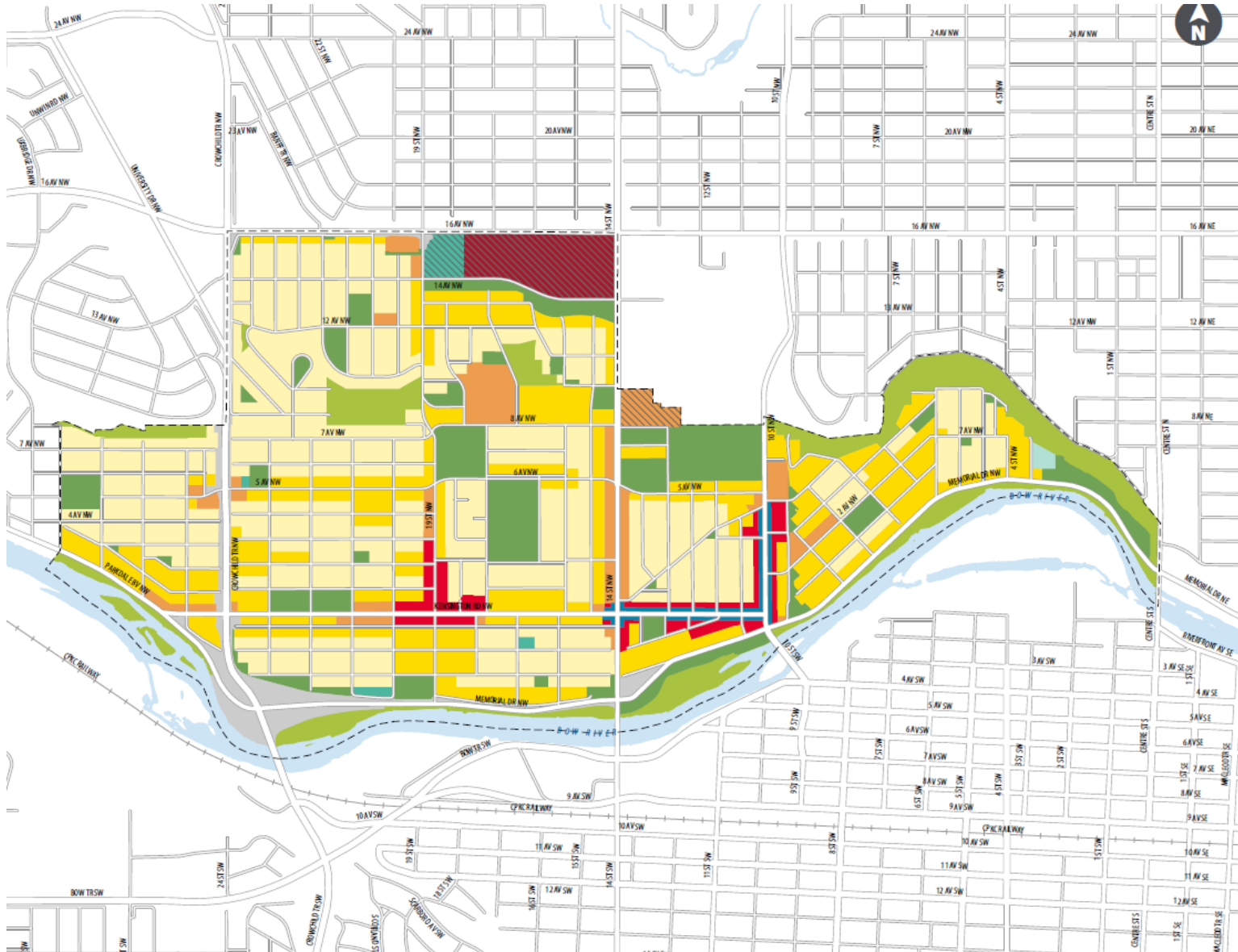


4. **New policies and improvement options** to better move people to-and-from station areas and ensure better connected and walkable communities.





# October 2024 IPC Urban Form Map



### Legend

#### Urban Form

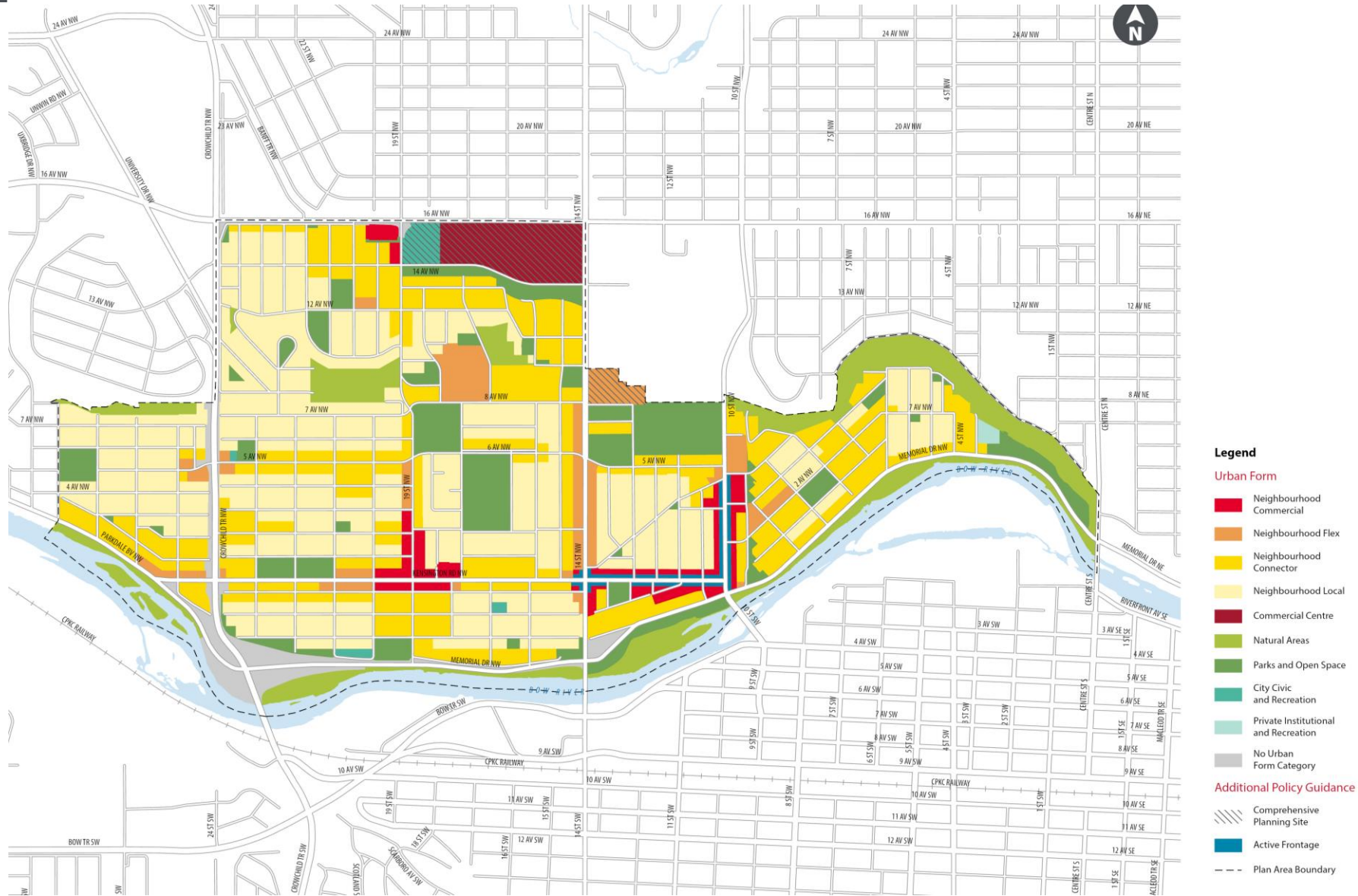
- Neighbourhood Commercial
- Neighbourhood Flex
- Neighbourhood Connector
- Neighbourhood Local
- Commercial Centre
- Natural Areas
- Parks and Open Space
- City Civic and Recreation
- Private Institutional and Recreation
- No Urban Form Category

#### Additional Policy Guidance

- Comprehensive Planning Site
- Active Frontage
- Plan Area Boundary



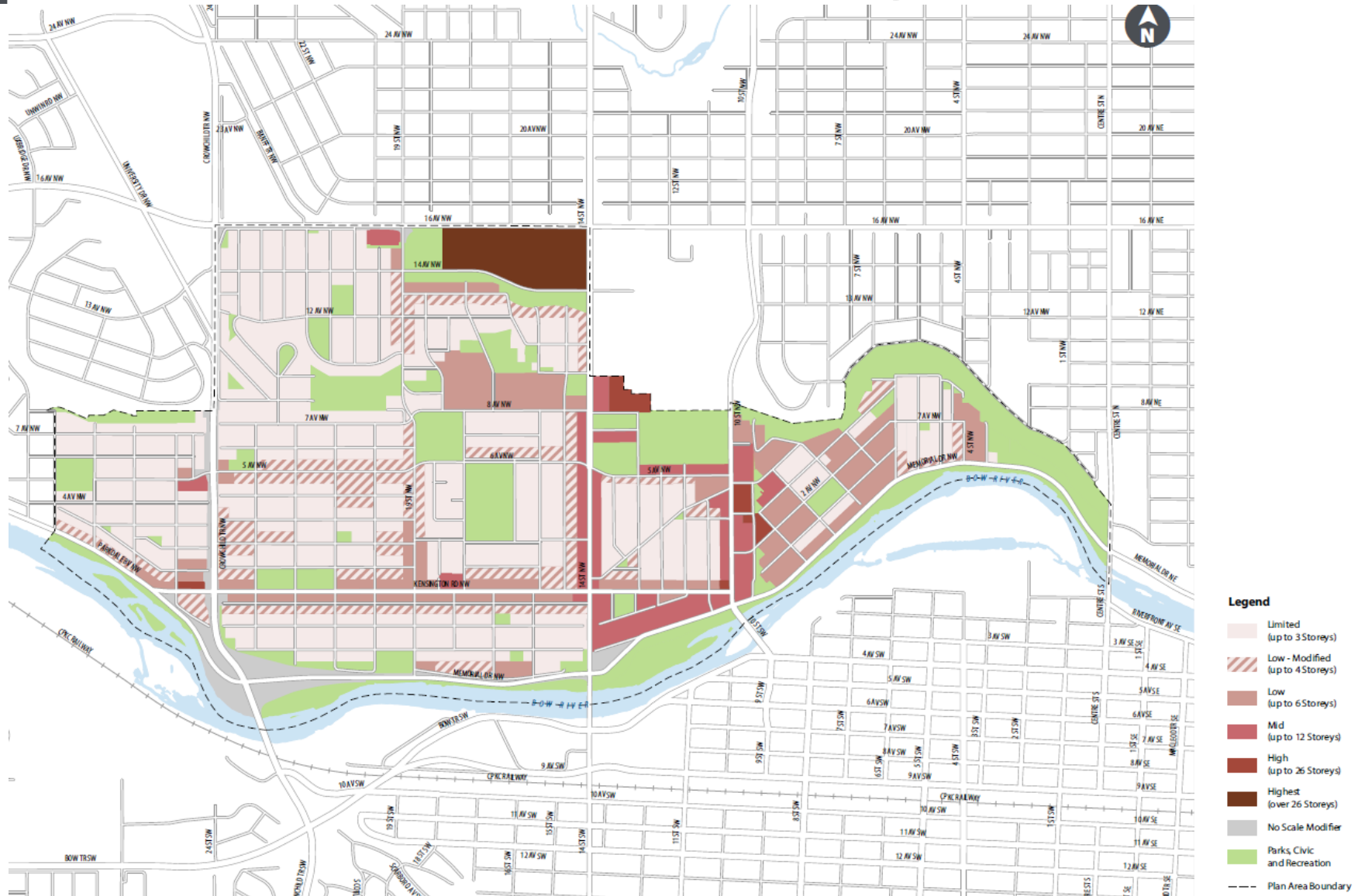
# January 2025 IPC Urban Form Map





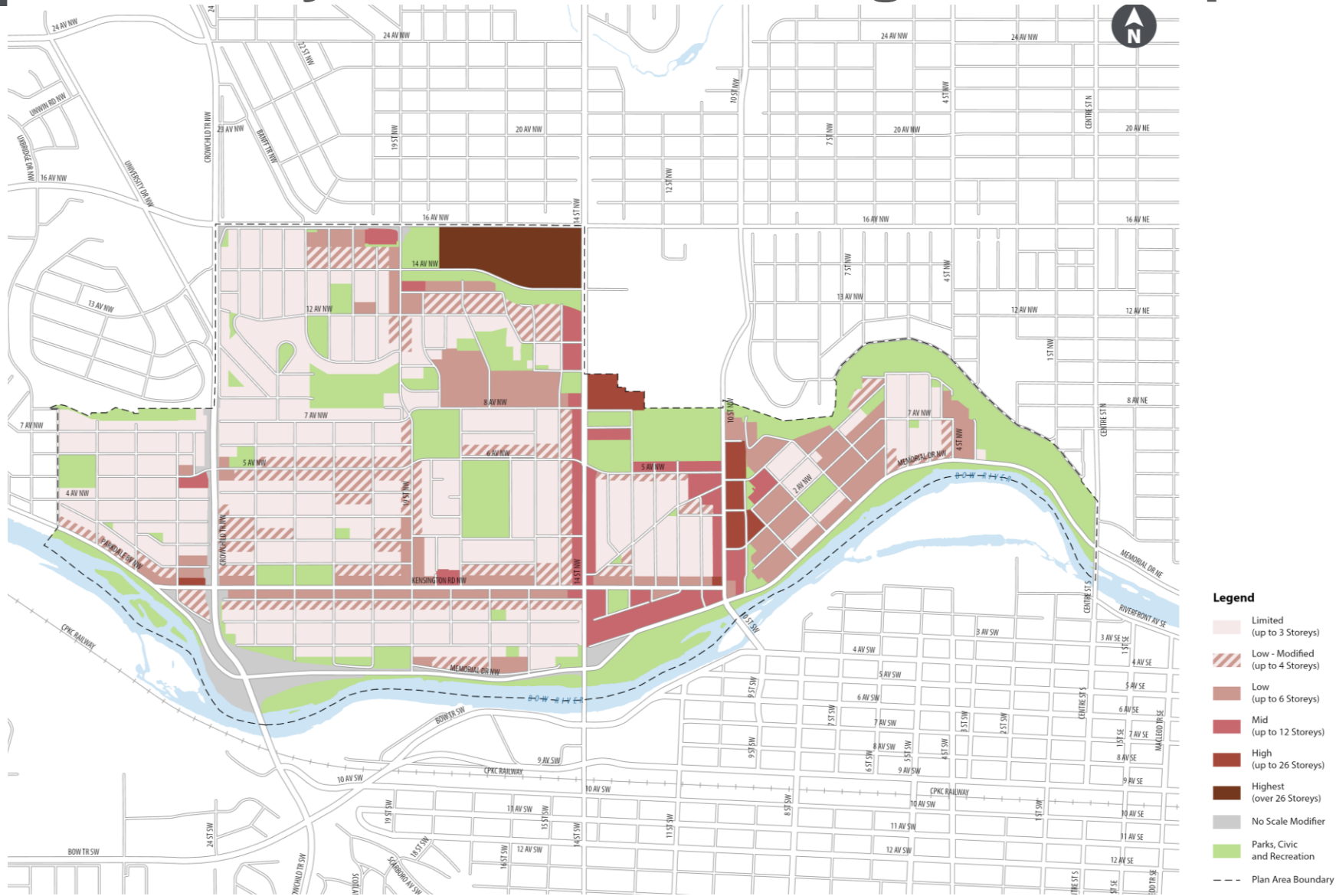


# October 2024 IPC Building Scale Map



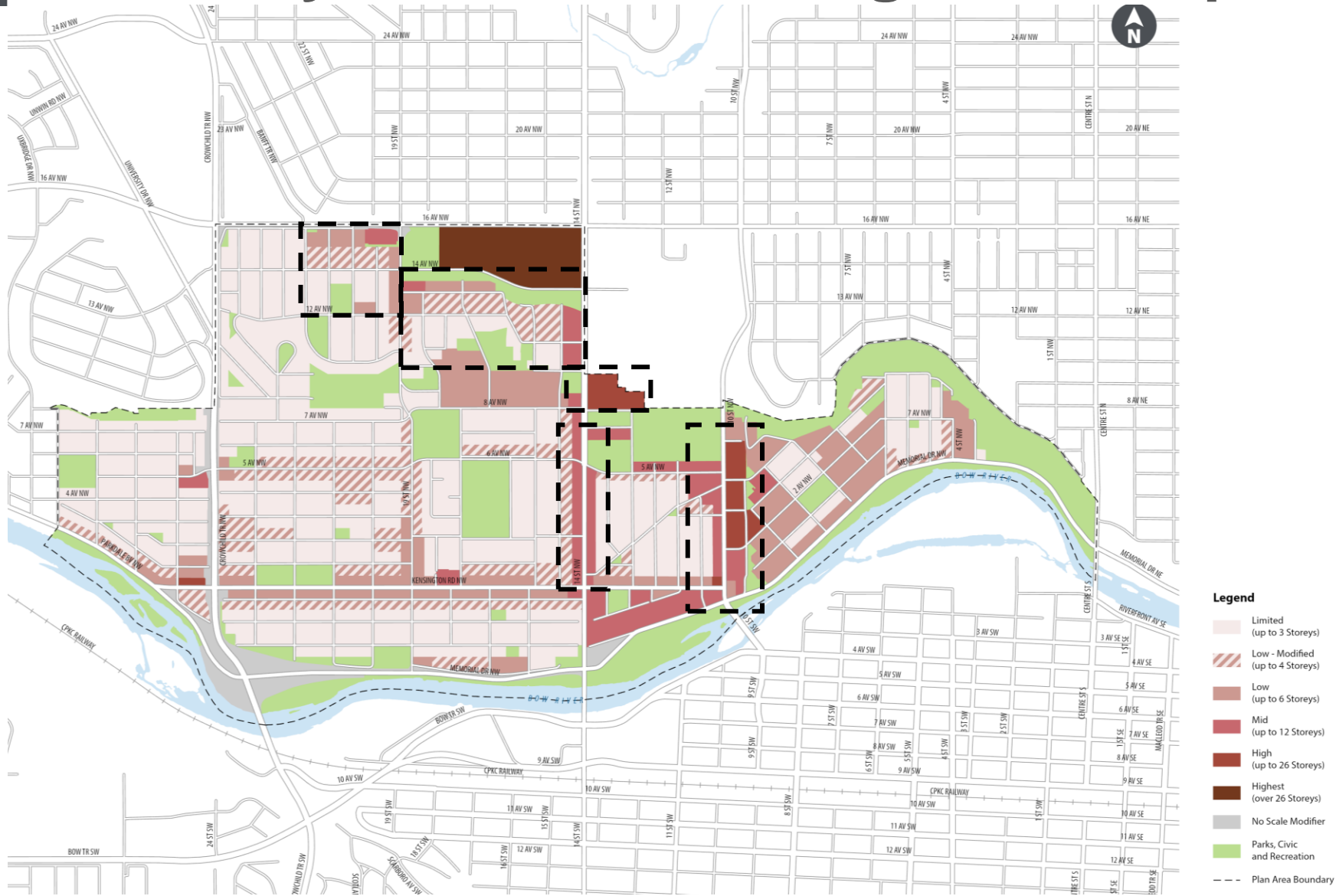


# January 2025 IPC Building Scale Map





# January 2025 IPC Building Scale Map



- Legend**
- Light Pink: Limited (up to 3 Storeys)
  - Red Hatched: Low - Modified (up to 4 Storeys)
  - Light Red: Low (up to 6 Storeys)
  - Dark Red: Mid (up to 12 Storeys)
  - Dark Red: High (up to 26 Storeys)
  - Brown: Highest (over 26 Storeys)
  - Grey: No Scale Modifier
  - Green: Parks, Civic and Recreation
  - Dashed Black Line: Plan Area Boundary

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**

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