

**Planning & Development Services Report to
Infrastructure and Planning Committee
2025 January 08**

**ISC: UNRESTRICTED
IP2025-0009**

Riley Communities Local Area Plan Referral

PURPOSE

This report seeks approval of the Riley Communities Local Area Plan, which has been further refined based on Council direction to IP2024-0938 from 2024 October 29.

PREVIOUS COUNCIL DIRECTION

At the Regular meeting of Council held on 2024 October 29, Council referred 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.

RECOMMENDATIONS:

That Infrastructure and Planning Committee:

1. Forward this Report to the 2025 March 04 Public Hearing Meeting of Council; and

That the 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 Hounsfield Heights/Briar Hill Area Redevelopment Plan, and RESCIND, by resolution, the North Bow Design Brief.

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**RECOMMENDATIONS OF THE INFRASTRUCTURE AND PLANNING COMMITTEE,
2025 JANUARY 8:**

That Council:

1. Give first reading to **Proposed Bylaw 25P2025**, the proposed Riley Communities Local Area Plan (Attachment 2);
2. Withhold second and third readings of **Proposed Bylaw 25P2025** until the Riley Communities Local Area Plan has been approved by the Calgary Metropolitan Region Board, if such approval is required;
3. Give first reading to **Proposed Bylaw 26P2025** for amendments to the 1P2007 Land Use Bylaw to implement Heritage Guideline Areas (Attachment 6);
4. Withhold second and third readings of **Proposed Bylaw 26P2025** 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
5. Following third reading of **Proposed Bylaw 25P2025** to adopt the proposed Riley Communities Local Area Plan and **Proposed Bylaw 26P2025** for amendments to the 1P2007 Land Use Bylaw to implement Heritage Guideline Areas, repeal by bylaw the Hillhurst/Sunnyside Area Redevelopment Plan and Hounsfield Heights/Briar Hill Area Redevelopment Plan, and rescind, by resolution, the North Bow Design Brief.

Excerpt from the Minutes of the Infrastructure and Planning Committee, held 2025 January 8:

"The following documents were distributed with respect to Report IP2025-0009:

- A package of Public Submissions; and
- A document entitled "Building Scale".

...

Moved by Councillor Wong

That the Infrastructure and Planning Committee recommend that Council direct Administration to refer Agenda Item 7.2, Riley Communities Local Area Plan Referral, back to Infrastructure and Planning Committee on Wednesday, March 6, 2025, with a more comprehensive recommendation based upon additional collaborative consultation with community members and community association representatives, with focus placed on:

1. Map 3: Urban Form and Map 4: Building Scale as they relate to Lion's Park LRT station, 10th Street NW Neighbourhood Main Street and Kensington Road NW Neighbourhood Main Street; and
2. All forms of mobility improvements between 9A ST NW and Crowchild Trail NW, and Memorial Drive and 5/6th Ave NW.

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For: (3): Councillor Chabot, Councillor Chu, and Councillor Wong

Against: (6): Councillor Mian, Councillor Wyness, Councillor Demong, Councillor Spencer, Councillor Penner, and Councillor Walcott

MOTION DEFEATED

Moved by Councillor Wyness

That with respect to Report IP2025-0009, the following be approved:

That the Infrastructure and Planning Committee:

1. Forward this Report to the 2025 March 4 Public Hearing Meeting of Council; and

That the 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 Hounsfield Heights/Briar Hill Area Redevelopment Plan, and rescind, by resolution, the North Bow Design Brief.

For: (6): Councillor Mian, Councillor Wyness, Councillor Demong, Councillor Spencer, Councillor Penner, and Councillor Walcott

Against: (3): Councillor Chabot, Councillor Chu, and Councillor Wong

MOTION CARRIED"

CHIEF ADMINISTRATIVE OFFICER/GENERAL MANAGER COMMENTS

General Manager Debra Hamilton concurs with this report. The proposed Local Area Plan, including recent updates resulting from Council's 2024 October direction, provide a clear vision that

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will guide future growth and change across the Riley Communities. The Plan also supports the implementation of *Home is Here: The City of Calgary's Housing Strategy*, specifically:

- Outcome 1: Increase the supply of housing to meet demand and increase affordability

HIGHLIGHTS

- Based on Council's direction from 2024 October, the updated proposed Plan now:
 - identifies expanded transit station area boundaries which includes a third transit station area south of the SAIT / AUArts / Jubilee LRT station;
 - prioritizes greater density and mix of uses around transit stations; and,
 - ensures movements to-and-from station areas meet the evolving needs of Calgarians.
- The Riley Communities Local Area Plan outlines the vision and development policies that will guide new development and investment in the Riley Communities over the next 30 years.
- Calgarians living and working in Hillhurst, Hounsfield Heights-Briar Hill, Sunnyside and West Hillhurst will benefit from strategic and consistent development policies. The Plan also outlines investment priorities and implementation options to support the growth and change in an area located just north of the Bow River and the Greater Downtown.
- Riley Communities are home to some of Calgary's oldest developed areas that have experienced continuous growth and development for several decades. Certain communities of the Plan have policies that pre-date to the adoption of MDP in 2009. Other communities, such as West Hillhurst, have never had a local area plan to guide new developments.
- The greatest proportion of growth within the Plan Area is concentrated within transit station areas, along the three Neighbourhood Main Streets (Kensington Road NW, 10 Street NW, 14 Street NW), along Memorial Drive NW, and along 19 Street NW.

DISCUSSION

The Riley Communities Local Area Plan includes four inner-city communities: Hillhurst, Hounsfield Heights-Briar Hill, Sunnyside and West Hillhurst. The Plan Area is bounded by 16 Avenue NW, the Southern Alberta Institute of Technology (SAIT) and the Alberta University of the Arts (AUArts) campuses and McHugh Bluff to the north, Centre Street North to the east, the Bow River to the south and Crowchild Trail NW and 28 Street NW to the west.

While each community has its own individual boundaries, the Riley Communities share common assets, amenities, public and transit infrastructure, natural features and parks. They also have easy access to the Greater Downtown and the Bow River. The proposed Plan (see Attachment 2) sets out a long-term vision, development policies and objectives for supporting growth that build upon these shared assets.

The Plan's policies are shaped by five core values developed and refined throughout the engagement process:

- i) Housing Choice – expanding range of housing options to meet evolving needs, life stages and household compositions;
- ii) Moving to and through the Riley Communities – focusing growth and investment around key parts of the mobility network to further enhance peoples' walking, wheeling and transit experience;
- iii) Parks, Recreation and Public Spaces – improving the quality of and access to parks, natural areas and public spaces;

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- iv) Climate Resilience – improving energy use, reducing greenhouse gas emissions and better adapting to climate related hazards; and
- v) Safe and Accessible Communities – ensuring safety and accessibility are key considerations with improvements and investments, especially around the three transit station areas of the Plan.

The Plan's future growth concept aligns with MDP direction and identifies strategic growth areas and specific local development policies for multi-residential, commercial and mixed-use developments. Sustained growth within transit station areas, along the three Neighbourhood Main Streets, and within the Activity Centres is anticipated. Moderate growth along Memorial Drive NW and within portions of 19 Street NW is also expected. The most significant growth is projected to be accommodated in the form of transit-oriented redevelopment within the Plan's three station areas to better connect communities and people to transit and the broader city. The Plan's three station areas will achieve MDP targets for TOD with intensity levels exceeding 200 jobs and people per hectare. A detailed Background and Planning Evaluation can be referenced in Attachment 3.

Transit-Oriented Development Referral Motion

Based on Council's referral motion of 2024 October, the proposed Plan now provides enhanced strategic direction to guide transit-oriented redevelopment in the Sunnyside LRT, the Lions Park LRT, and the SAIT / AUArts / Jubilee LRT transit station areas. While the SAIT / AUArts / Jubilee LRT transit station is located outside the Plan Area boundary, areas immediately adjacent to that station (within 100 to 600 metres) fall within the Plan Area. Expanded Core and Transition Zones within all three station areas will enable a variety of housing types in close proximity to primary transit service. Modifications to the proposed urban form categories and building scales enable a range of housing forms and building scales to be realized. Most notably, significant increases in building scales within all three station areas from the previous draft LAP were made. More details into the changes resulting from the referral motion are provided as part of Attachments 8 and 9.

Mobility Study

The Riley Communities Local Area Plan was prepared in tandem with a mobility study led by an external consultant. The Riley Mobility Study is a non-statutory document and was referenced in the Hillhurst / Sunnyside Area Redevelopment Plan to address growth and change around the Sunnyside LRT transit station area. It was initially identified to only address issues within a limited geographical area. The scope expanded to the entire Plan Area as the local area policy work progressed. The study was able to inform the policy and implementation options of the Plan. A summary of the Mobility Study is provided in Attachment 5.

Heritage Guidelines

The Riley Communities Local Area Plan is the first plan to develop Heritage Guidelines concurrently with the Plan development. The Heritage Guideline Areas were identified using Council-approved criteria that are applied consistently across the city. Heritage Guidelines direct new development within identified areas to be contextually sensitive and consistent with existing heritage assets. The Guidelines encourage new development to draw design references from nearby heritage assets while still allowing for contemporary features. An amendment to Land Use Bylaw 1P2007 is necessary to enable implementation of the Heritage Guidelines (Attachment 6). These amendments focus on adding maps attached as Schedule "A" as per the Heritage Guidelines.

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EXTERNAL ENGAGEMENT AND COMMUNICATION

- | | |
|---|---|
| <input checked="" type="checkbox"/> Public engagement was undertaken | <input checked="" type="checkbox"/> Dialogue with interested parties was undertaken |
| <input checked="" type="checkbox"/> Public/interested parties were informed | <input type="checkbox"/> Public communication or engagement was not required |

Engagement Overview

The proposed Plan was developed over two and a half years using a phased engagement approach to advance neighbourhood planning in Calgary. Public input gathered through an extensive engagement and communications plan identified opportunities and challenges, as well as solutions to guide growth and change in this area. In addition, a Working Group consisting of 35 members from four Community Associations, area residents and industry representatives met a total of nine formal workshops to provide detailed feedback through each phase of engagement. Additionally, the project team had frequent follow-up discussions and dialogues with Working Group members outside of workshops to follow up on ideas shared. A detailed summary of the engagement and communications strategy, tactics and what we heard and how feedback was actioned are included as part of Attachment 4.

The Riley Communities project team also undertook a pro-active relationship building approach throughout all phases of the Plan. This strategy aimed to build mutual trust and respect between all involved and enhance understanding of the planning continuum. Recent changes made to the proposed Plan were communicated to all interested parties through five virtual and one day of five individual in-person Conversation Series. Additional follow-up meetings and calls with Administration were held to ensure individuals were further informed. Over the course of 2024 December, Administration also used web resources and materials, along with virtual and in-person sessions to highlight and inform of the key changes made to the Plan.

Calgary Planning Commission (CPC) Workshop

A closed session workshop with CPC was held on 2024 January 25. The workshop focused on the draft Plan including the Urban Form and Building Scale maps, development policies supporting growth and implementation options. There was support for the draft Plan and feedback provided informed subsequent revisions. CPC also supported Administration's efforts to focus development in and around key nodes and corridors and transit stations areas. Attachment 7 provides a summary of the CPC workshop and responses.

IMPLICATIONS

Social

Equity is one of the five key considerations when a Local Area Plan is created, alongside trends, participant input, professional expertise and City policies. The Riley Communities Local Area Plan supports a range of housing options to meet the evolving needs, life stages and household compositions of individuals. The Plan enables significant transit-oriented redevelopment opportunities through the introduction of increased building scales an expanded number of transit station areas. This approach benefits individuals from both an affordable housing and affordable mobility lens, allowing more individuals to be able to call these communities home. The Plan is also informed by a Mobility Study to ensure that infrastructure improvements are looked at holistically across all communities and to facilitate equitable multi-modal connections.

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Environmental

The Riley Communities Local Area Plan supports a more compact, complete and climate resilient plan area. Removing barriers and encouraging redevelopment in one of Calgary's oldest neighbourhoods makes efficient use of existing infrastructure and brings people closer to services and amenities, resulting in reduced greenhouse gas emissions. This Plan supports the integration of climate change mitigation and risk-reduction strategies into decision-making within the Riley communities.

Economic

The Plan will guide development and investment in the community over the next 30 years and is intended to be updated to align to strategic directions. To support increased population growth, Chapter 3 of the Plan provides high-level strategic direction to inform investment decisions across all communities. These area improvement options are in addition to ongoing City investments and projects.

Service and Financial Implications

No anticipated financial impact. Investments will be reviewed during future service plans and budgets.

RISK

Over the past two and a half years, there has been a significant investment of time and effort from The City, members of the public, the Working Group, Community Associations and industry towards the development of the proposed Plan. If the proposed Plan is not approved, community and industry trust, support and involvement may further dampen. Council's approval of the Plan is a necessary requirement to ensure implementation, and action planning towards future community improvements. Modernized local policies in the Riley Communities will ensure application review timelines are streamlined, sustained investments in the Plan Area, and the realization of transit-oriented development accommodating new housing forms for a city experiencing sustained population growth.

ATTACHMENTS

1. Previous Council Direction
2. **Proposed Bylaw 25P2025**
3. Background and Planning Evaluation
4. Engagement Summary
5. Riley Communities Mobility Study - Brief
6. **Proposed Bylaw 26P2025**
7. Calgary Planning Commission Review
8. Riley Communities Local Area Plan – Referral Motion Changes
9. Riley Referral Motion – Key Map and Figure Changes
10. Presentation
11. Public Submissions
12. **Public Submissions Received at Committee**
13. **Public Submissions Received After Committee**
14. **Confidential Public Submission Received After Committee**

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Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Debra Hamilton	Planning & Development Services	Approve

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City Clerk's: J. Palaschuk / C. Doi