

Planning & Development Services Report to  
Public Hearing Meeting of Council  
2025 April 08

ISC: UNRESTRICTED  
C2025-0326

## Council Directed Amendments to the Riley Communities Local Area Plan

### PURPOSE

This report seeks approval of amendments to the Riley Communities Local Area Plan (the Plan) for the blocks located on the south side of 1 Avenue NW north of the lane, between 7 Street NW and 9 Street NW. These amendments include changes for affected areas from Neighbourhood Local to Neighbourhood Connector on Map 3: Urban Form and from Limited Scale (up to 3 storeys) to Low Scale (up to 6 storeys) on Map 4: Building Scales.

### PREVIOUS COUNCIL DIRECTION

At the 2025 March 04 Public Hearing Meeting of Council, Bylaw 25P2025, the Riley Communities Local Area Plan, ([IP2025-0009](#)), was approved with map amendments. The following Council direction was provided:

1. Direct Administration to prepare the following amendments for the portion of the block that is located on the south side of 1 Avenue NW between 7 Street NW and 9 Street NW and to bring anew proposed bylaw directly to the 2025 April 08 Public Hearing of Council for three readings:
2. Amend Map 3: Urban Form by changing “Neighbourhood Local” to “Neighbourhood Connector”; and
3. Amend Map 4: Building Scale by changing “Limited (up to 3 storeys)” to “Low (up to 6 storeys)”.

### RECOMMENDATION(S):

That Council:

1. Give three readings to the proposed Bylaw **38P2025** for amendments to the Riley Communities Local Area Plan (Attachment 2).

### CHIEF ADMINISTRATIVE OFFICER/GENERAL MANAGER COMMENTS

General Manager Debra Hamilton concurs with this report.

### HIGHLIGHTS

- 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 the Riley Communities of Hillhurst, Hounsfield Heights-Briar Hill, Sunnyside and West Hillhurst will benefit from strategic and consistent development policies.
- The Plan outlines investment priorities and implementation options to support the growth and change for the Riley Communities area located just north of the Bow River and the Greater Downtown.
- Based on Council’s previous direction, this report brings forth map amendments to Map 3: Urban Form and Map 4: Building Scale of the Riley Communities Local Area Plan

## Council Directed Amendments to the Riley Communities Local Area Plan

(Attachment 2) for the blocks located on the south side of 1 Avenue NW north of the lane, between 7 Street NW and 9 Street NW.

- These amendments provide opportunity for additional housing choice and forms of development for the two affected blocks, in conformance with the applicable Land Use District and Heritage Guideline policies of the Plan.
- These changes to the Plan increase the type and range of housing options close to transit, amenities and Main Streets and is aligned with The City higher order policies and corporate priorities.

### DISCUSSION

On 2025 March 04, Council approved the Riley Communities Local Area Plan with amendments ([IP2025-0009](#)). The Plan aims to provide a strategic framework for future growth and development in four inner city communities over the next 30 years.

As part of Council's approval, Administration was directed to amend the Urban Form and Building Scale categories for two blocks in the Plan. The amendments affect 29 parcels located south of 1 Avenue NW north of the lane, between 7 Street NW and 9 Street SW. Specifically, these proposed amendments would change the Urban Form Category from Neighbourhood Local to Neighbourhood Connector, which would be reflected on Map 3: Urban Form. Moreover, the Building Scale will also change from Limited Scale (up to 3 storeys) to Low Scale (up to 6 storeys), which would be reflected on Map 4: Building Scale, see Attachment 2.

These affected blocks are located within a Heritage Guideline Area as identified within Map 5: Heritage Guideline Areas. As such, in addition to the Plan policies, any potential redevelopment would need to also consider the corresponding Heritage Guidelines, alongside standard conformance with the applicable Land Use District.

### EXTERNAL ENGAGEMENT AND COMMUNICATION

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

Engagement was not undertaken due to the specific direction for these amendments arising from the 2025 March 04 Public Hearing of Council. Any future land use application for the parcel would undergo a separate application, review and engagement process at that time.

### IMPLICATIONS

#### Social

These amendments add additional areas of Neighbourhood Connector and increase building scale from Limited Scale (up to 3 Storeys) to Low Scale (up to 6 storeys). They enable a greater

**Planning & Development Services Report to  
Public Hearing Meeting of Council  
2025 April 08**

**ISC: UNRESTRICTED  
C2025-0326**

**Council Directed Amendments to the Riley Communities Local Area Plan**

range of housing options to meet the evolving needs, life stages and household compositions of individuals in the community of Sunnyside.

**Environmental**

Not applicable.

**Economic**

The affected blocks are located close to amenities and public transportation. These amendments enable a greater housing mix that can further support the efficient use of existing transportation and public infrastructure, particularly in proximity to the Sunnyside LRT Station area, which will contribute to the broader economic vitality of the area.

**Service and Financial Implications**

No anticipated financial impacts.

**RISK**

No anticipated risks.

**ATTACHMENT(S)**

1. Previous Council Direction
2. Proposed Bylaw 38P2025
3. Presentation
4. **Public Submission**

Department Circulation

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

Author: F. McLeod & H. Dang, Community Planning