



# Council Directed Amendments to the Riley Communities Local Area Plan (C2025-0326)

2025 April 08

**RECOMMENDATION:**

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

That Council:

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

**PREVIOUS COUNCIL DIRECTION AT THE PUBLIC HEARING OF COUNCIL ON 2025 MARCH 04 (IP2025-0009):**

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 a new proposed bylaw directly to the 2025 April 08 Public Hearing of Council for three readings:

- a. Amend Map 3: Urban Form by changing “Neighbourhood Local” to “Neighbourhood Connector”; and
- b. Amend Map 4: Building Scale by changing “Limited (up to 3 storeys)” to “Low (up to 6 storeys)”.





Existing Map 3: Urban Form



Proposed 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

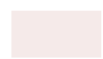









Existing Map 4: Building Scale



Proposed Map 4: Building Scale

## 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

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