

Calgary



IP2025-0009
REVISED Attachment 10



Riley Communities Local Area Plan

IP2025-0009 March 04, 2025

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

MAR 04 2025

ITEM: 7.3.2 IP2025-0009
Distrib - Revised Attach 10
CITY CLERK'S DEPARTMENT

RECOMMENDATIONS:

That with respect to Revised Report IP2025-0009, the following be adopted, after amendment:

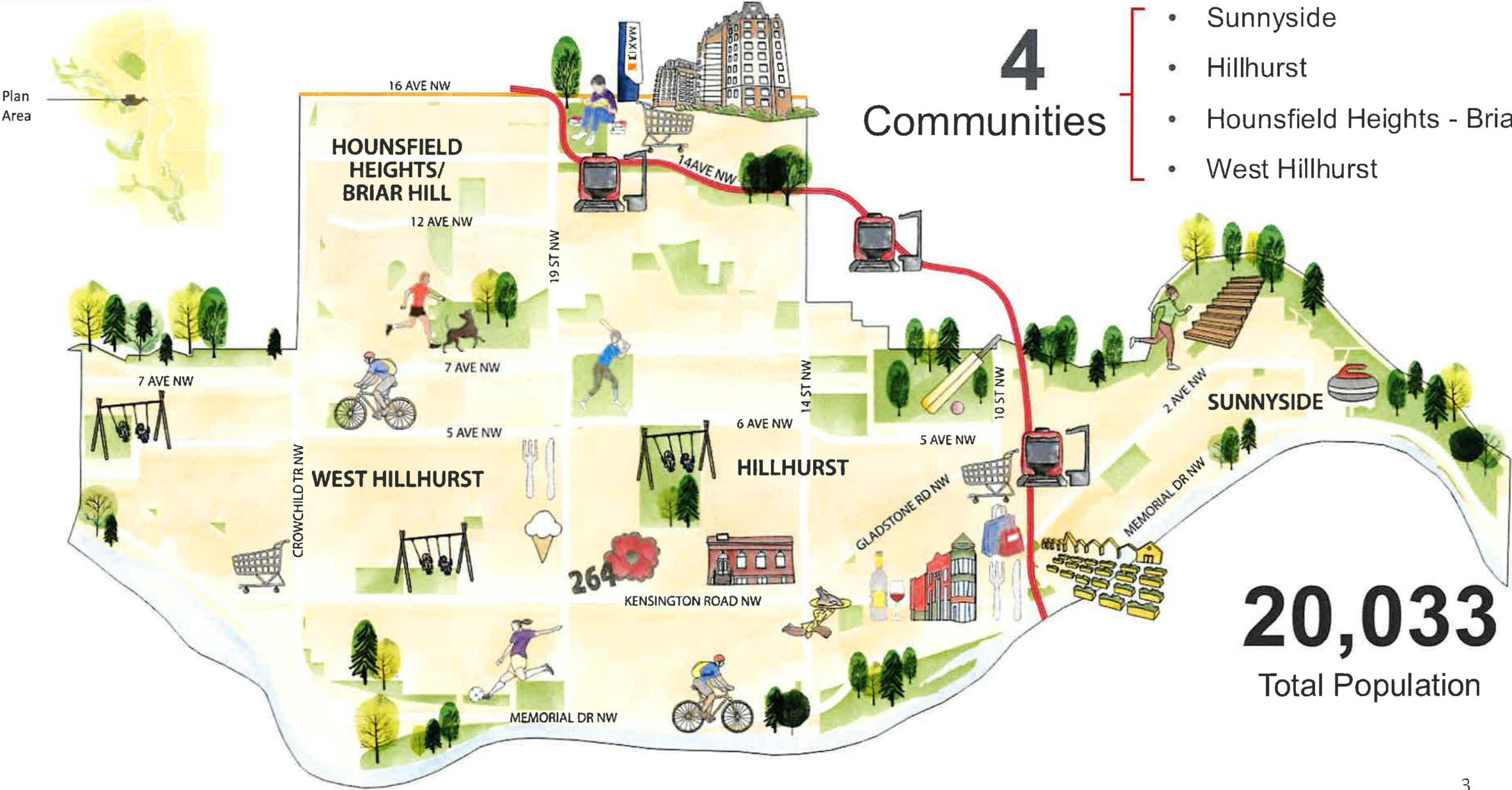
That Council:

1. Give three readings to Proposed Bylaw 25P2025 to adopt the Riley Communities Local Area Plan and repeal Bylaw 19P87 Hillhurst/Sunnyside Area Redevelopment Plan and Bylaw 15P89 Hounsfield Heights/Briar Hill Area Redevelopment Plan (Attachment 2);
2. RESCIND, by resolution, the North Bow Design Brief;
3. Give three readings to Proposed Bylaw 26P2025 for amendments to the 1P2007 Land Use Bylaw to implement Heritage Guideline Areas (Attachment 6); and
4. Direct that Confidential Attachment 14 remain confidential pursuant to Section 17 (Disclosure harmful to personal privacy) of the *Freedom of Information and Protection of Privacy Act*, not to be released.

4

Communities

- Sunnyside
- Hillhurst
- Hounsfield Heights - Briar Hill
- West Hillhurst



20,033
Total Population

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

38 public engagement events

4 landowner/development industry sessions

110 days of online engagement

45K+ instances of involvement

2.6M+ advertisements displayed

42K+ engagement packages & booklets mailed

1.8K+ instances of direct engagement participation

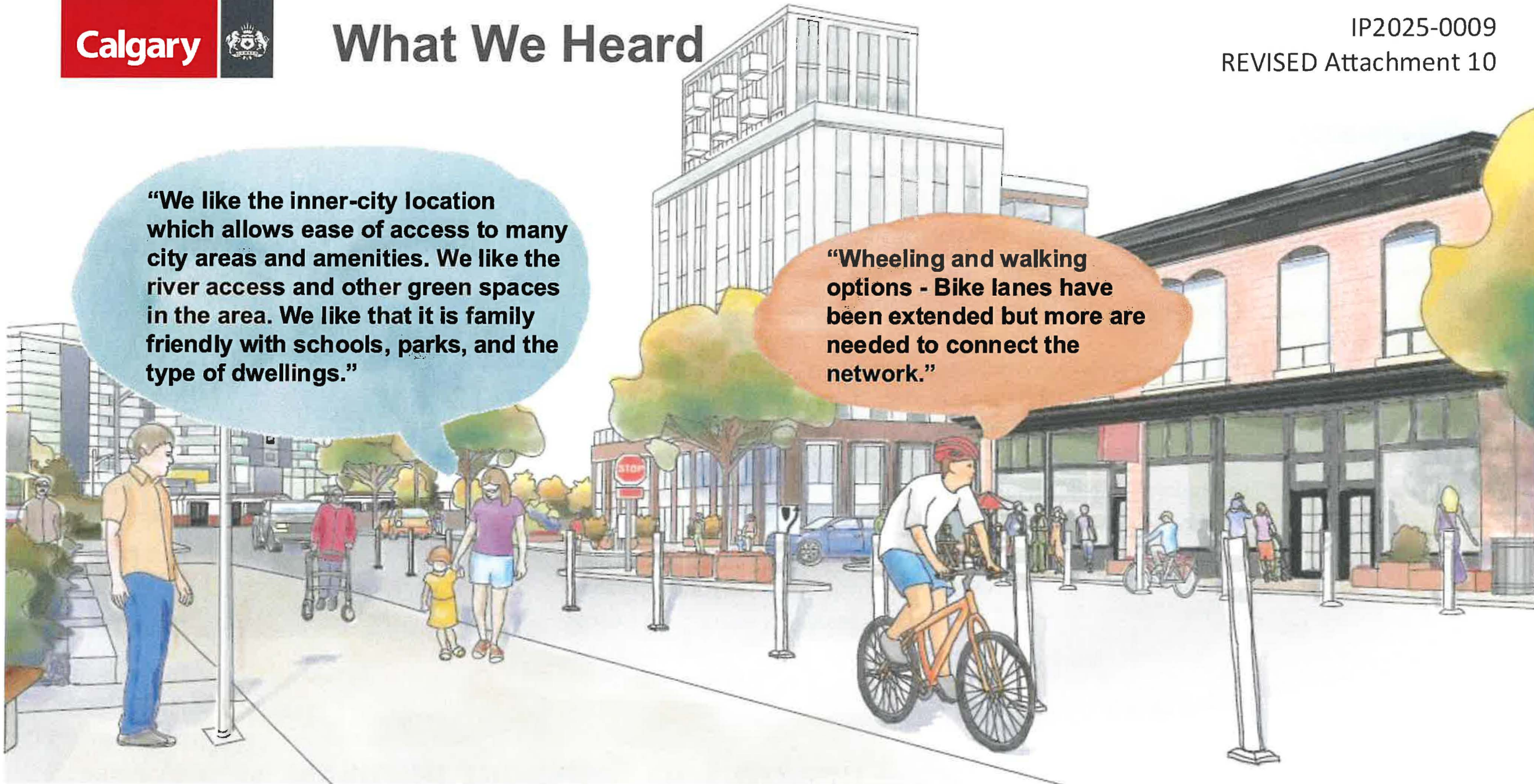
3K+ contributions submitted

What We Heard

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"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

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

November/December 2024

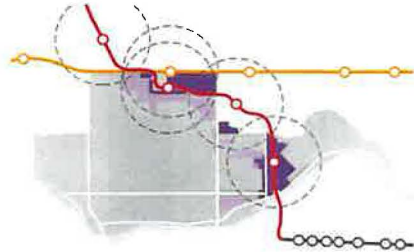
Inform Public at Community Conversation Series and Online Portal

December 2024

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

January 2025

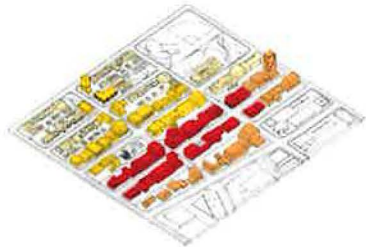
Key Changes



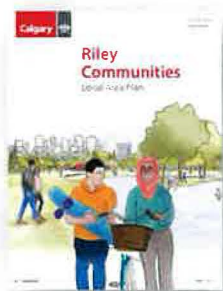
1. **Expanded core and transition zones** within the Lions Park and Sunnyside Light Rail Transit (LRT) Station Areas;



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,

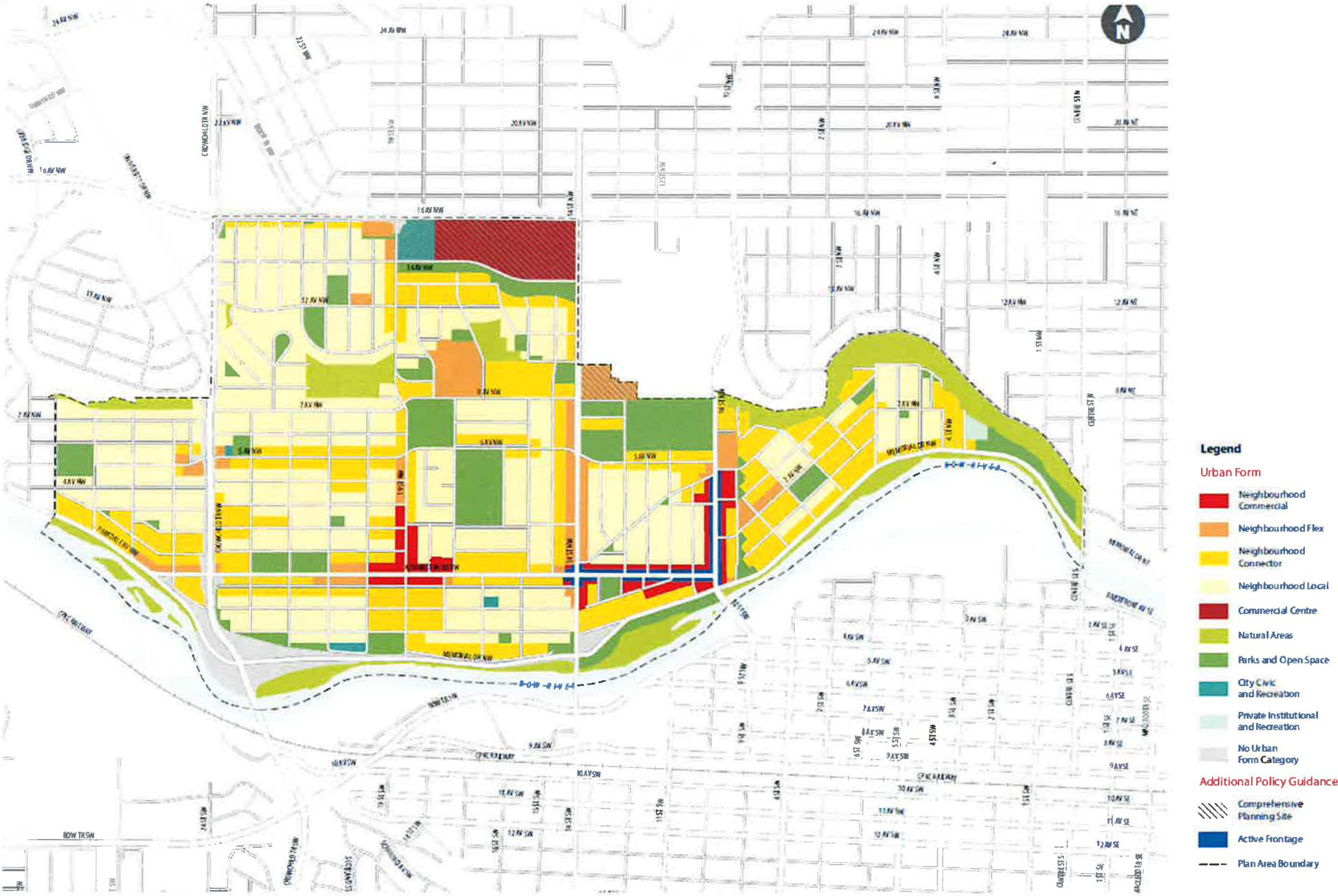


4. **New policies and improvement options** to better move people to-and-from station areas and ensure better connected and walkable communities.

October 2024 IPC Urban Form Map

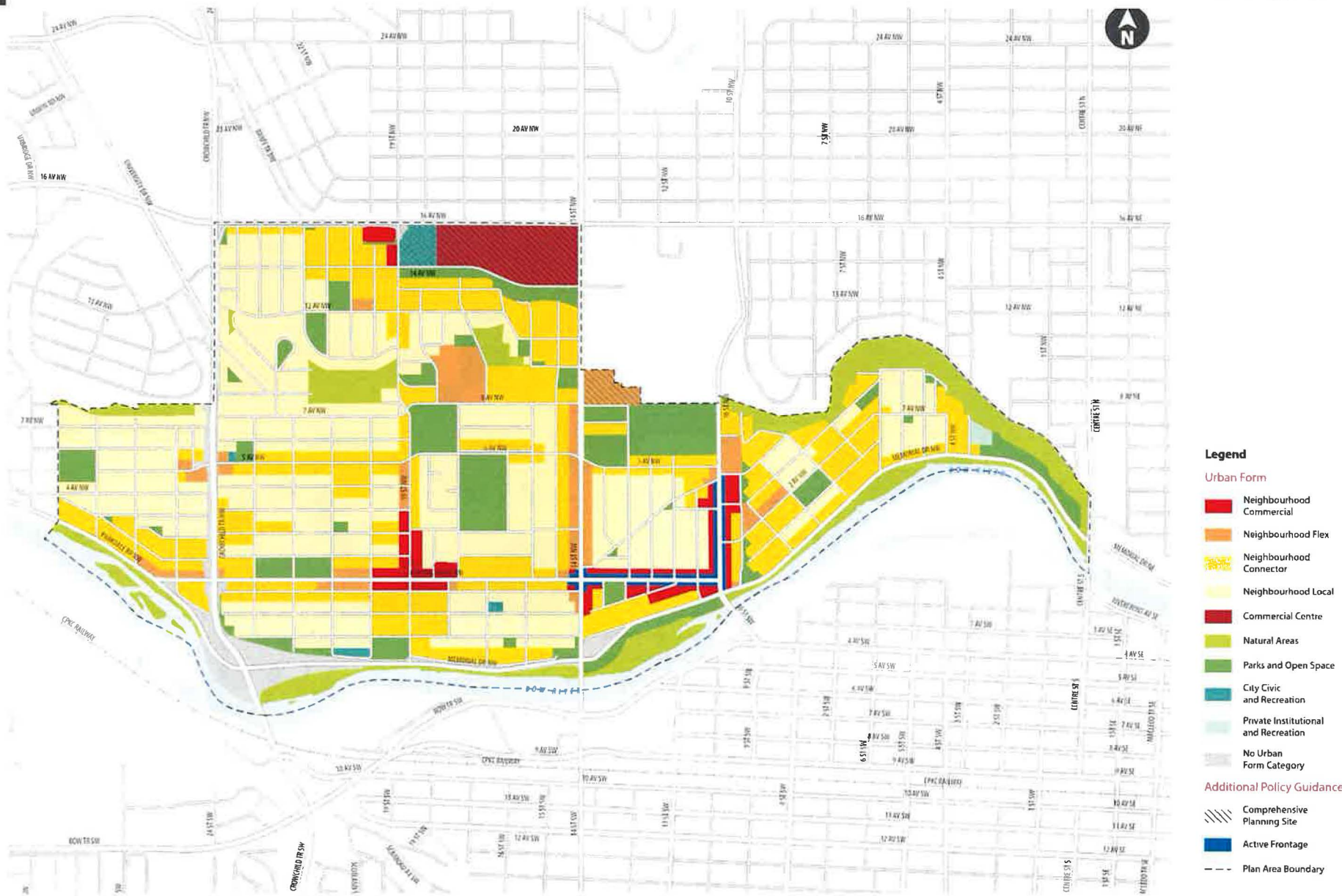
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January 2025 IPC Urban Form Map

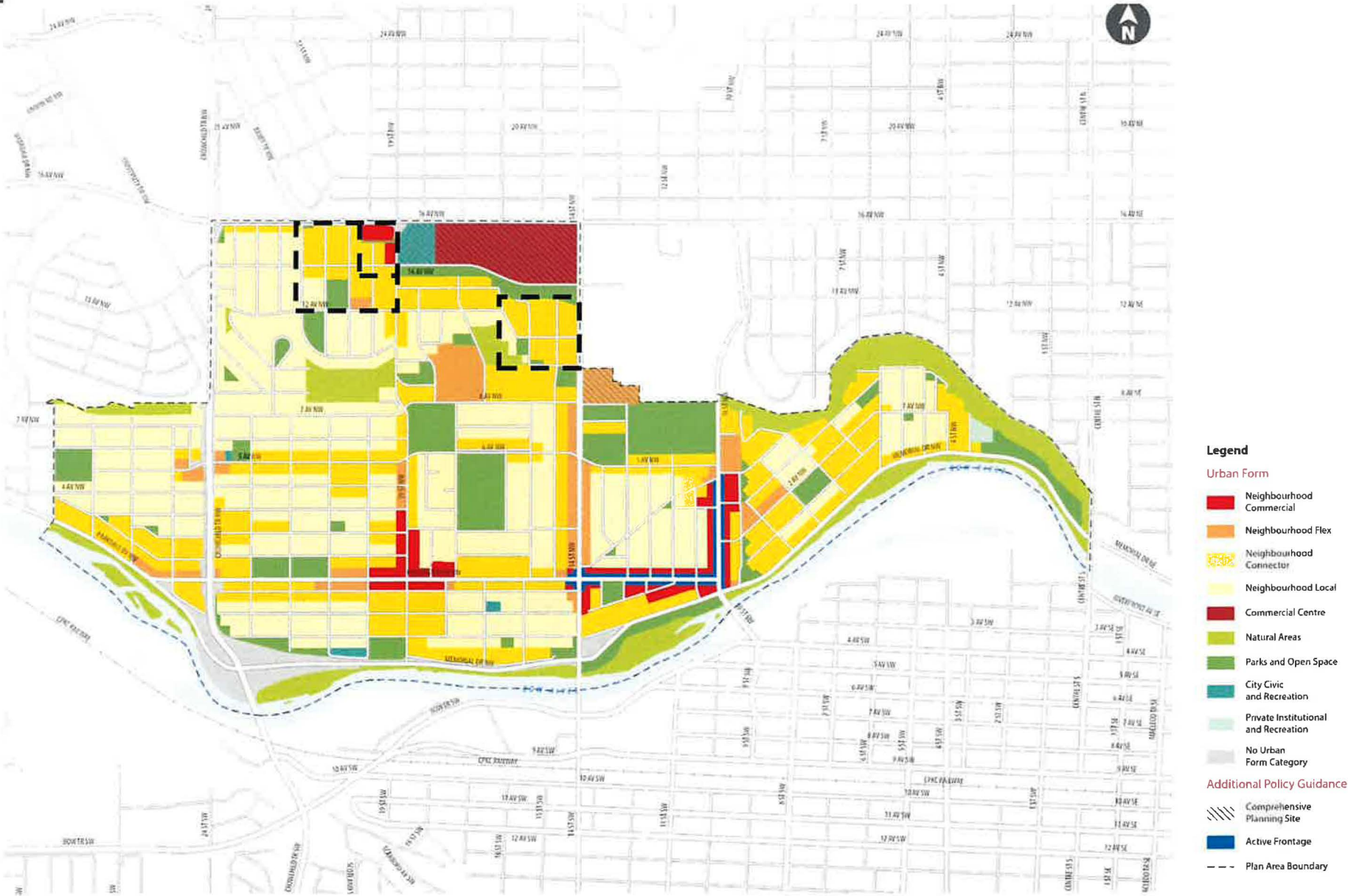
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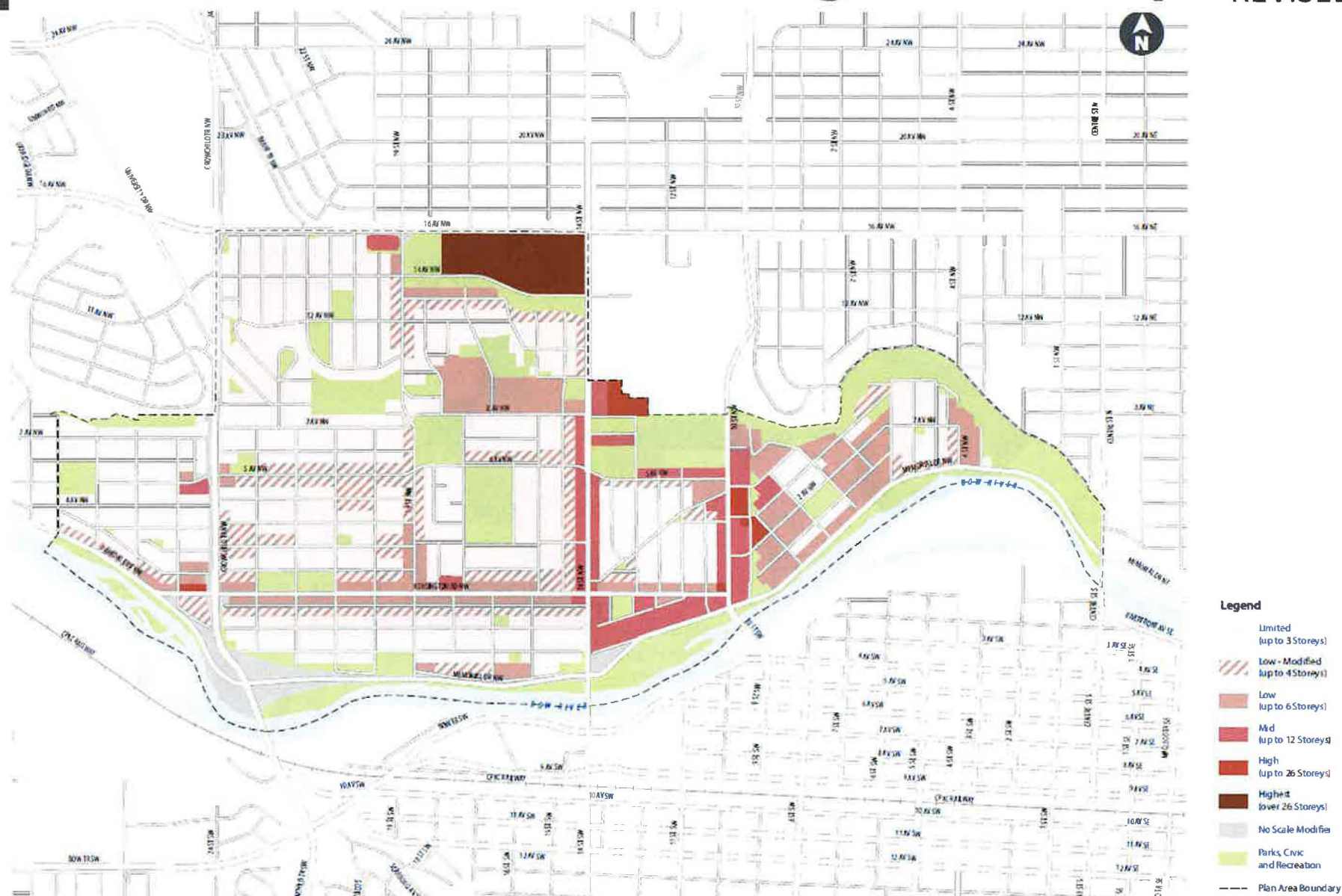
January 2025 IPC Urban Form Map

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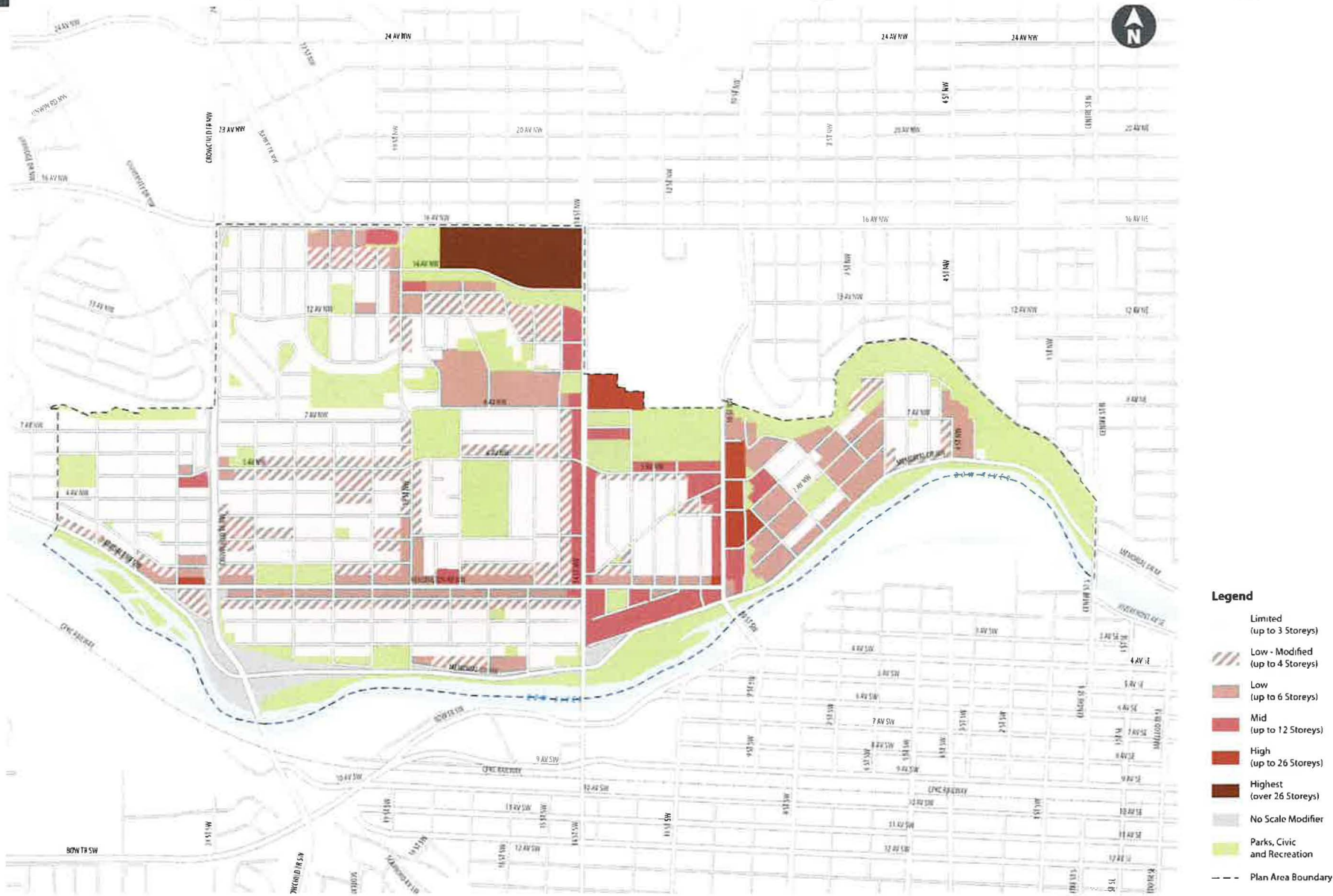
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January 2025 IPC Building Scale Map

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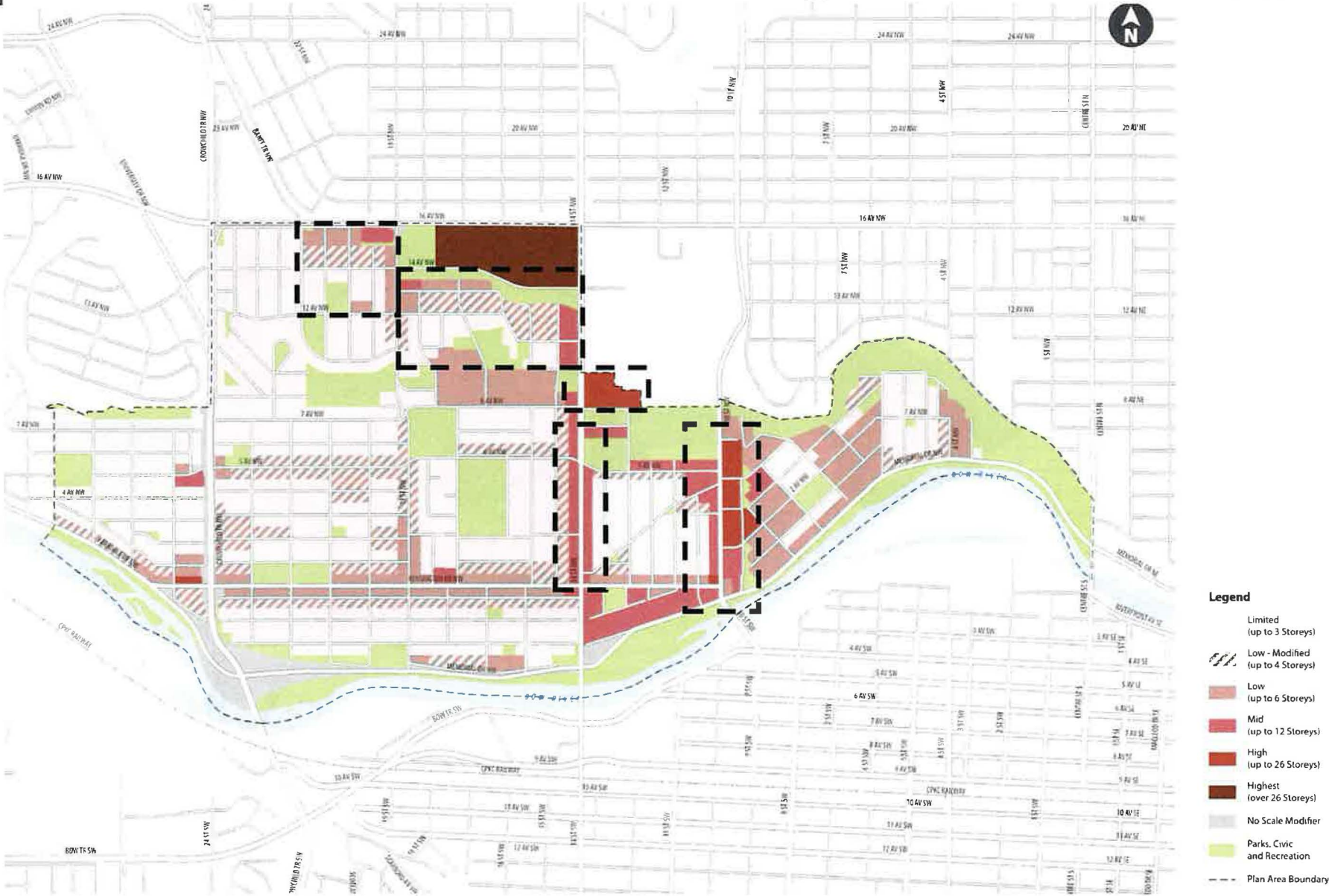
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January 2025 IPC Building Scale Map

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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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