Proposed Amendments to the Bridgeland-Riverside Area Redevelopment Plan

WHEREAS it is desirable to amend the Bridgeland-Riverside Area Redevelopment Plan Bylaw 11P80, as amended;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26, as amended:

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Bridgeland-Riverside Area Redevelopment Plan attached to and forming part of Bylaw 11P80, as amended, is hereby further amended as follows:

    (a) Delete the text “Chapter 9 Bow Valley Centre Concept Plan under separate cover” in the Table of Contents, Part 2: Bridgeland-Riverside Area Redevelopment Plan and replace with “9. The Bridges: The *Bow Valley Concept Plan*, under separate cover is Part 2, Section 9 of this ARP”.

    (a) Delete the existing Figure 3 entitled “Generalized Land Use” and replace with revised Figure 3 entitled “Generalized Land Use”, as attached as Schedule A.

2. The Bow Valley Centre Concept Plan, Bridgeland-Riverside Area Redevelopment Plan attached to and forming part of Bylaw 11P80, as amended is hereby further amended as follows:

    (a) Delete the title on the front cover page, and replace with “BOW VALLEY CENTRE CONCEPT PLAN PART 2, SECTION 9 OF THE BRIDGELAND-RIVERSIDE AREA REDEVELOPMENT PLAN”.

    (b) Delete the footer at the bottom left corner of the front cover page, and replace with “Part 1 and 2, Sections 1 to 8 under separate cover”.

    (c) Delete the title on the inside cover page, and replace with “BOW VALLEY CENTRE CONCEPT PLAN / PART 2, SECTION 9 OF THE BRIDGELAND-RIVERSIDE AREA REDEVELOPMENT PLAN”.

    (d) Delete the footer at the bottom left corner of the inside cover page, and replace with “Part 1 and 2, Sections 1 to 8 under separate cover”.

    (e) Delete the subtitle below the title of the table of contents page and replace with “Part 1 and Part 2, Sections 1 to 8 under separate cover”.

    (f) Delete the text “Preface…3” in the table of contents.

    (g) Delete the Preface section in its entirety.

    (h) Delete the first sentence of the third paragraph of section 9.0 Introduction, Background and replace with “This section of the Area Redevelopment Plan establishes the policies and guidelines that will guide the redevelopment of the BVC”.

TEXT FOR DISCUSSION ONLY

Proposed Amendments to the Bridgeland-Riverside Area Redevelopment Plan

(i) Insert a tenth bullet to section 9.1 Redevelopment Objectives that states "Promote street-oriented building design for residential developments and active uses for commercial developments along a continuous block face on 9 Street NE.".

(j) Delete the second and third sentences in the first paragraph under the Transit-Supportive Development (LRT Station Area) bullet point in section 9.2.3 Major Land Use Components, and replace with "Transit supportive developments including a mix of high density residential, commercial, and live-work uses that are oriented to the public street, have direct pedestrian access, and encourage frequent walk-up pedestrian activities should be located along 9 Street NE and within 400 metre radius of the Bridgeland-Memorial LRT station."

(k) Delete Figure 19 entitled "Conceptual Land Use Plan" and replace with revised Figure 19 entitled "Conceptual Land Use Plan", as attached as Schedule B.

(l) Delete the second sentence under the Residential bullet point in section 9.2.3 Major Land Use Components, and replace with "Development will be characterized by an orientation to the street (i.e. ground floor units will have direct access to the street).".

(m) Delete the third sentence under the Relationship between Built Form and Open Space bullet point in section 9.2.4 Urban Design Approach, and replace with "For example, the large park will be enclosed on three sides by buildings with a consistent street wall of 2-3 storeys.".

(n) Delete Table 1 Summary of Land Use Policy Areas in its entirety from section 9.3 Land Use Policies.

(o) Delete Figure 20 entitled "Transit Service" and replace with revised Figure 20 entitled "Transit Service", as attached as Schedule C.

(p) Delete Figure 21 entitled "Residential" and replace with revised Figure 21 entitled "Residential", as attached as Schedule D.

(q) Insert a new policy after policy 7 in section 9.3.1 Transit-Supportive Design and Development, Policies, that states "8. Street-oriented building design for residential developments and active uses for commercial developments are required for developments along 9 Street NE from the Bridgeland-Memorial LRT Station to Centre Avenue NE, as indicated in Figure 21.".

(r) Insert a new policy after the proposed policy 8 of section 9.3.1, Transit-Supportive Design and Development, Policies, that states "9. Tall buildings with thoughtful building and site designs may be appropriate along 9 Street NE within 400 metres of the Bridgeland-Memorial LRT Station. The ground floor of tall buildings should demonstrate a strong relationship to the human scale and contribute positively to the public realm and street. Tall buildings are generally defined in the Municipal Development Plan as a building whose height is greater than the width of the right-of-way of the street that it fronts.".

TEXT FOR DISCUSSION ONLY

Proposed Amendments to the Bridgeland-Riverside Area Redevelopment Plan

(s) Delete policy 5 in section 9.3.2 Residential, Policies in its entirety and replace with “5. Multi-residential, commercial, or mixed-use developments should provide stepbacks, after the second or third storey, to reduce the massing of a taller building from the streets. The ground and lower levels of developments should demonstrate a strong relationship to the human scale and contribute positively to the public realm and street.”.

(t) Delete the first and second paragraph in section 9.4.1 Residential in their entirety and replace with “Parking requirements are determined as per the current Land Use Bylaw.”.

(u) Delete policy 3 and policy 5 in section 9.4.1 Residential, Policies, and renumber policies accordingly.

(v) Delete the text “The ARP amendment” in the first sentence of the first paragraph in section 9.6 Implementation and replace with “The Bow Valley Centre Concept Plan”.

(w) Delete the text “The ARP amendment and” in the first sentence of the first paragraph in Section 9.6.1 Outline Plan/Land Use Redesignations, and replace with “The Bow Valley Centre”.

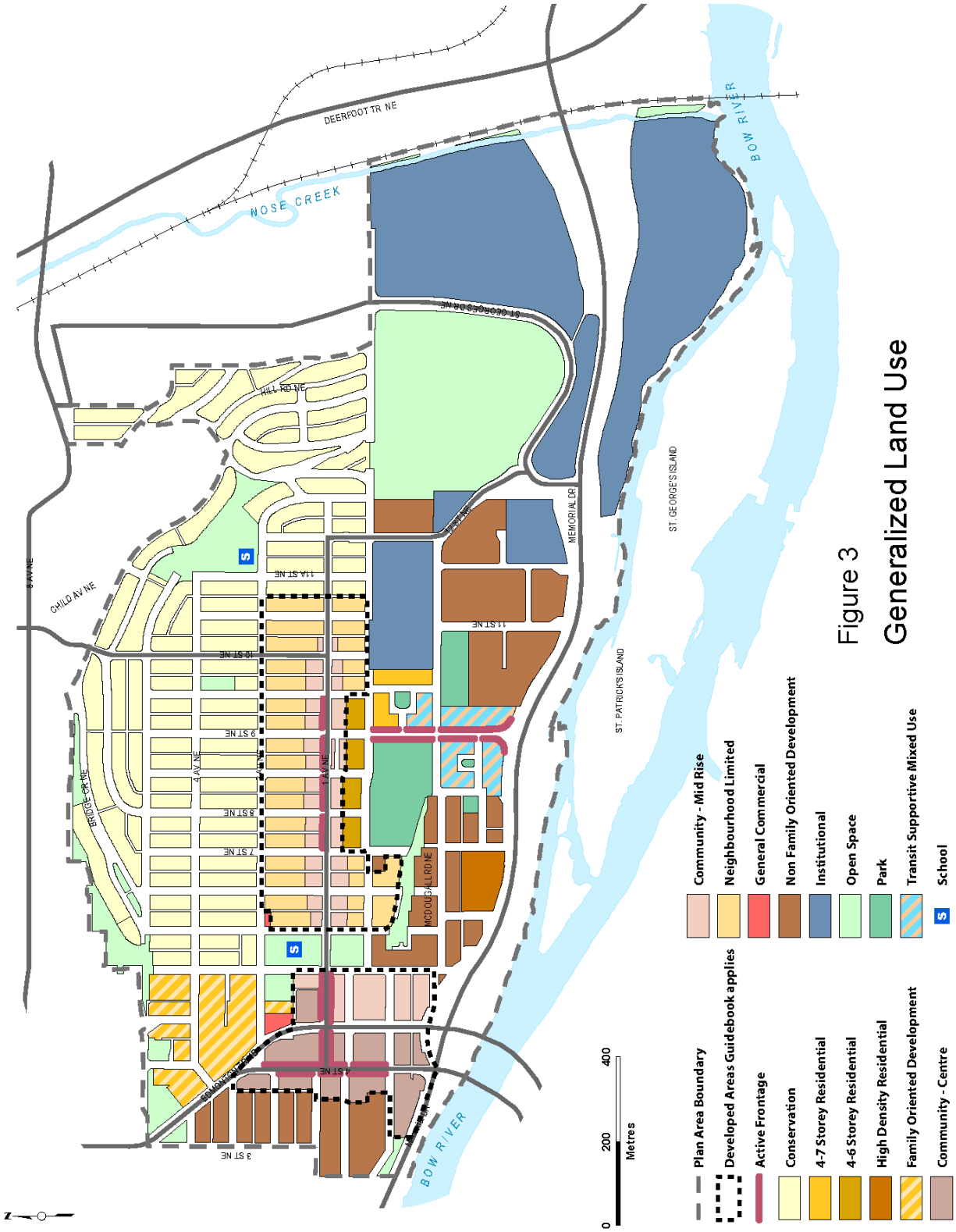
(x) Delete the text “Land Use Bylaw 2P80” in the third sentence of the second paragraph in section 9.6.1 Outline Plan/Land Use Redesignations and replace with “the Land Use Bylaw”.

(y) Delete the text “including this Amendment, supplement” in the fourth sentence of the second paragraph in section 9.6.1 Outline Plan/ Land Use Redesignations and replace with “supplements”.

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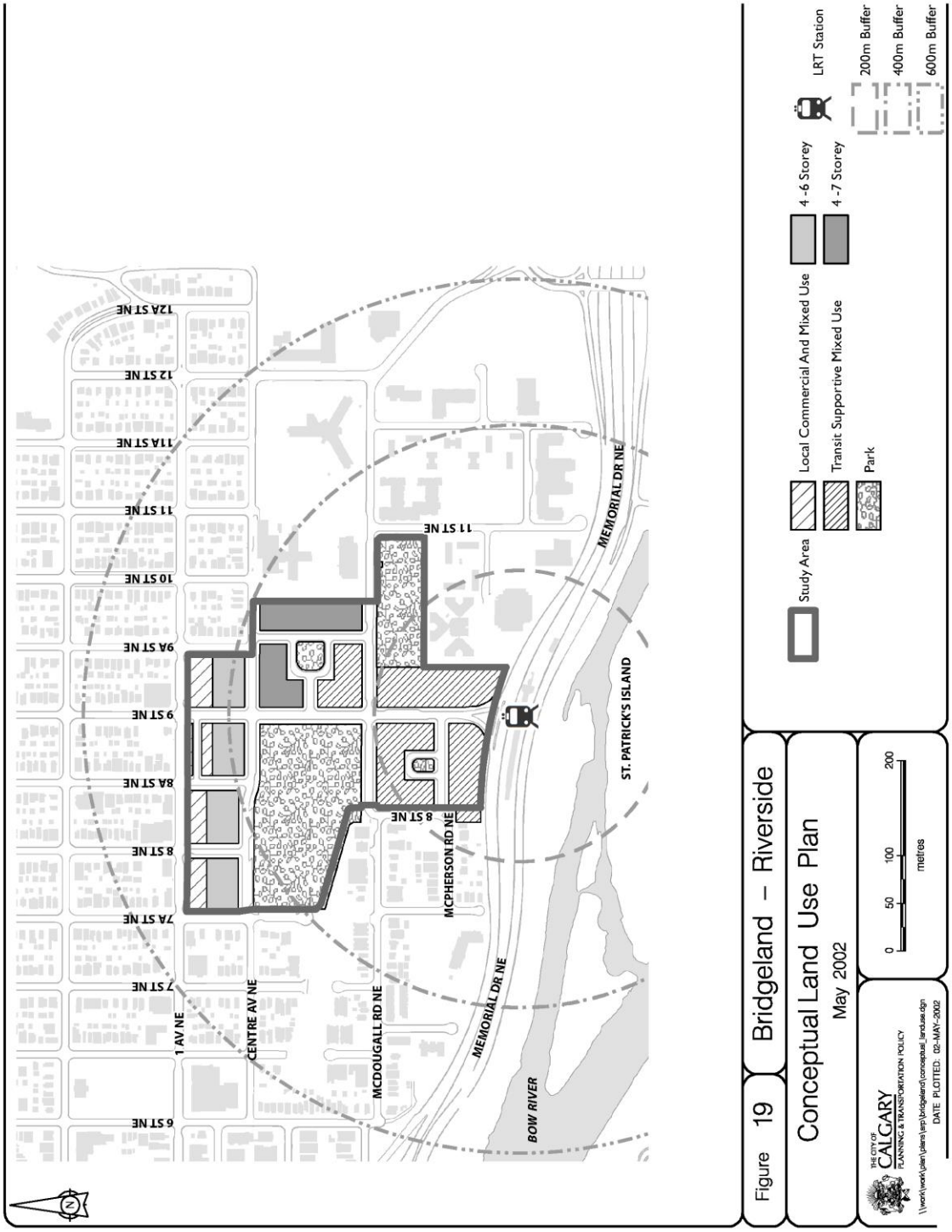
Proposed Amendments to the Bridgeland-Riverside Area Redevelopment Plan

SCHEDULE A



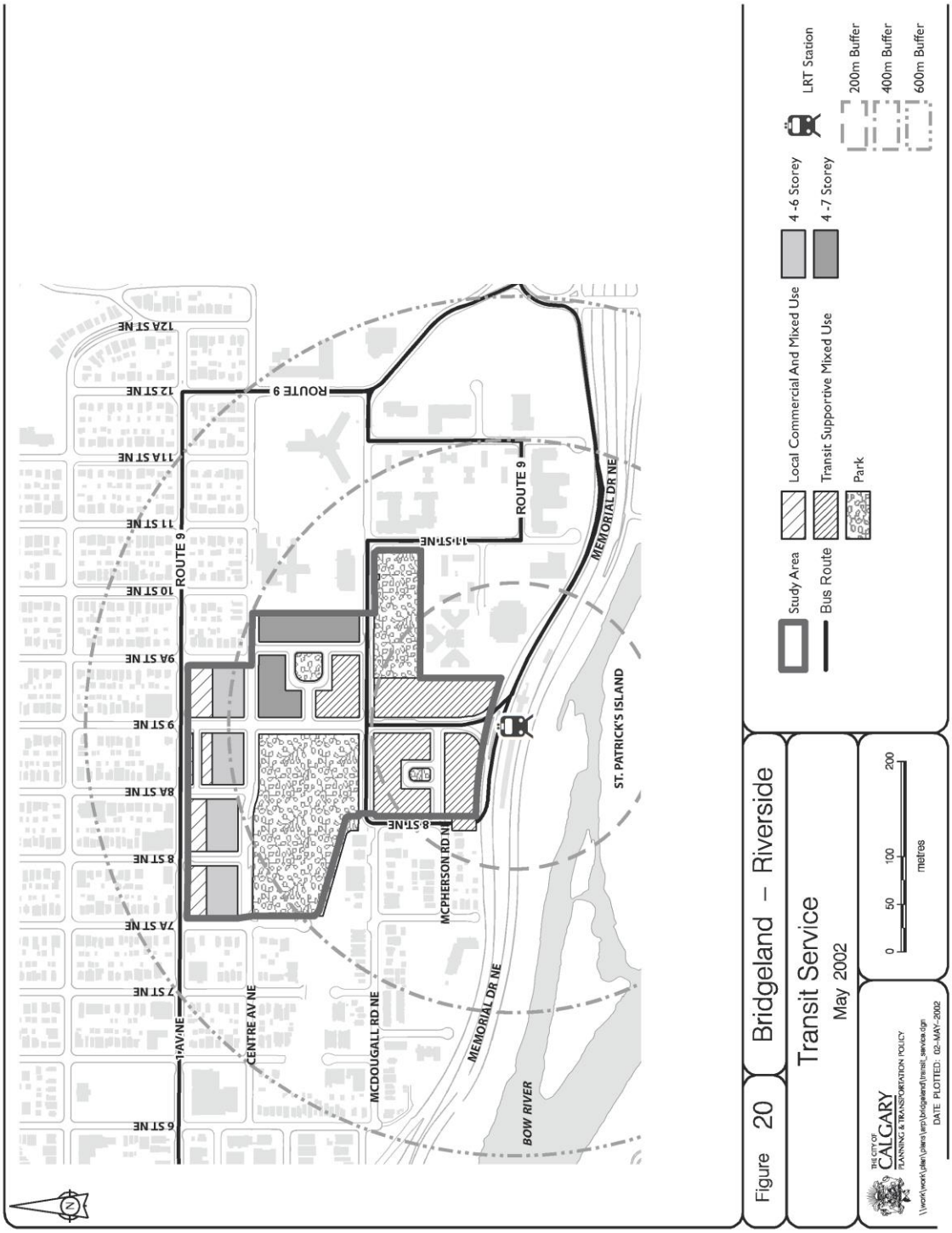
Proposed Amendments to the Bridgeland-Riverside Area Redevelopment Plan

SCHEDULE B



Proposed Amendments to the Bridgeland-Riverside Area Redevelopment Plan

SCHEDULE C



Proposed Amendments to the Bridgeland-Riverside Area Redevelopment Plan

SCHEDULE D

