

# Welcome to the Bridgeland-Riverside Area Redevelopment Plan open house

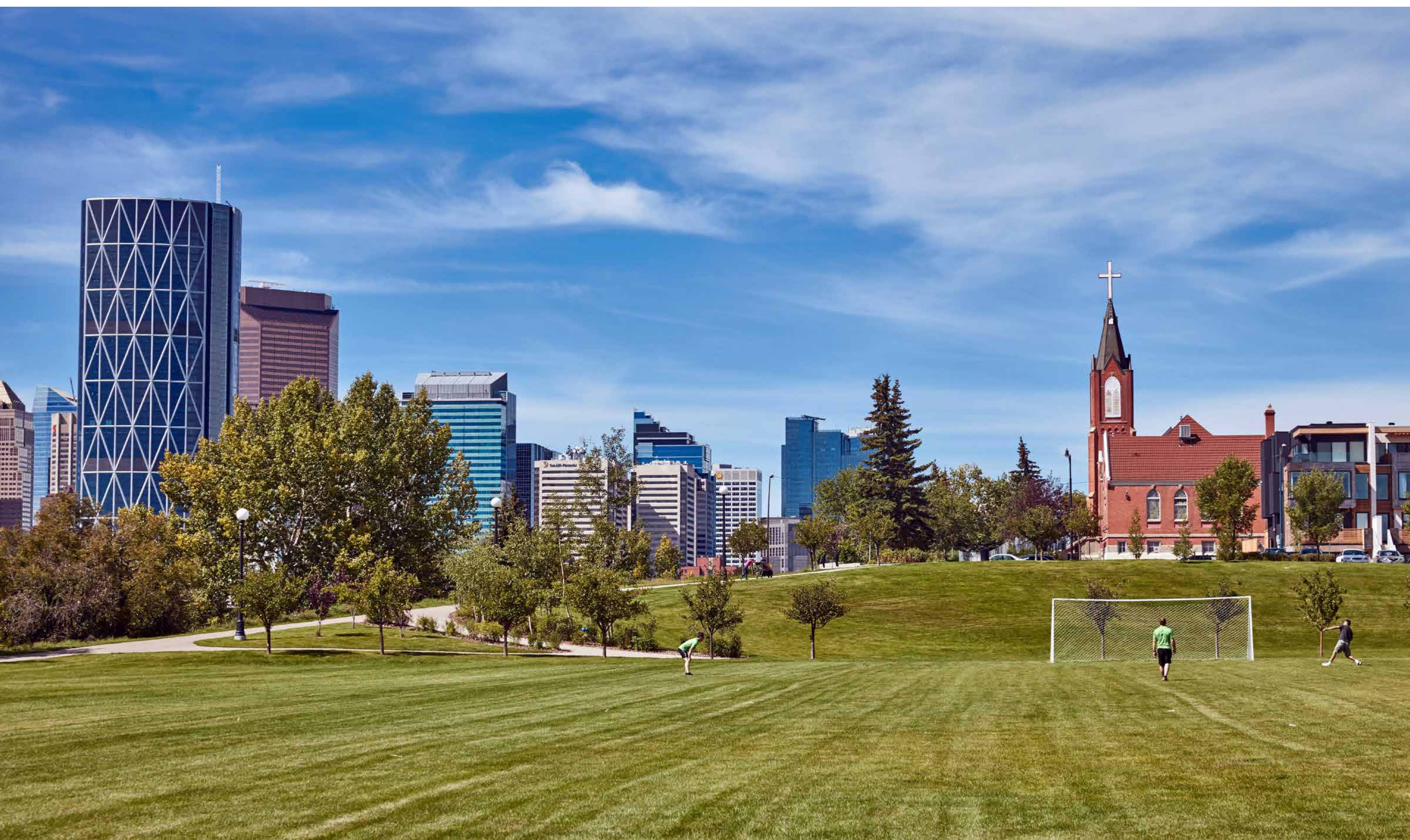
The current Bridgeland-Riverside Area Redevelopment Plan (ARP) is old. Originally written in 1980, it is time for the plan to be updated to reflect modern planning principles and development realities.

The Bridgeland-Riverside community has experienced many changes since the current ARP was written, and the new ARP will set the tone for development and change for years to come.

This open house is intended to share information about the ARP process, get your input on some initial analysis we've done for the plan so far, and let you know how you can get involved.

At this session you can:

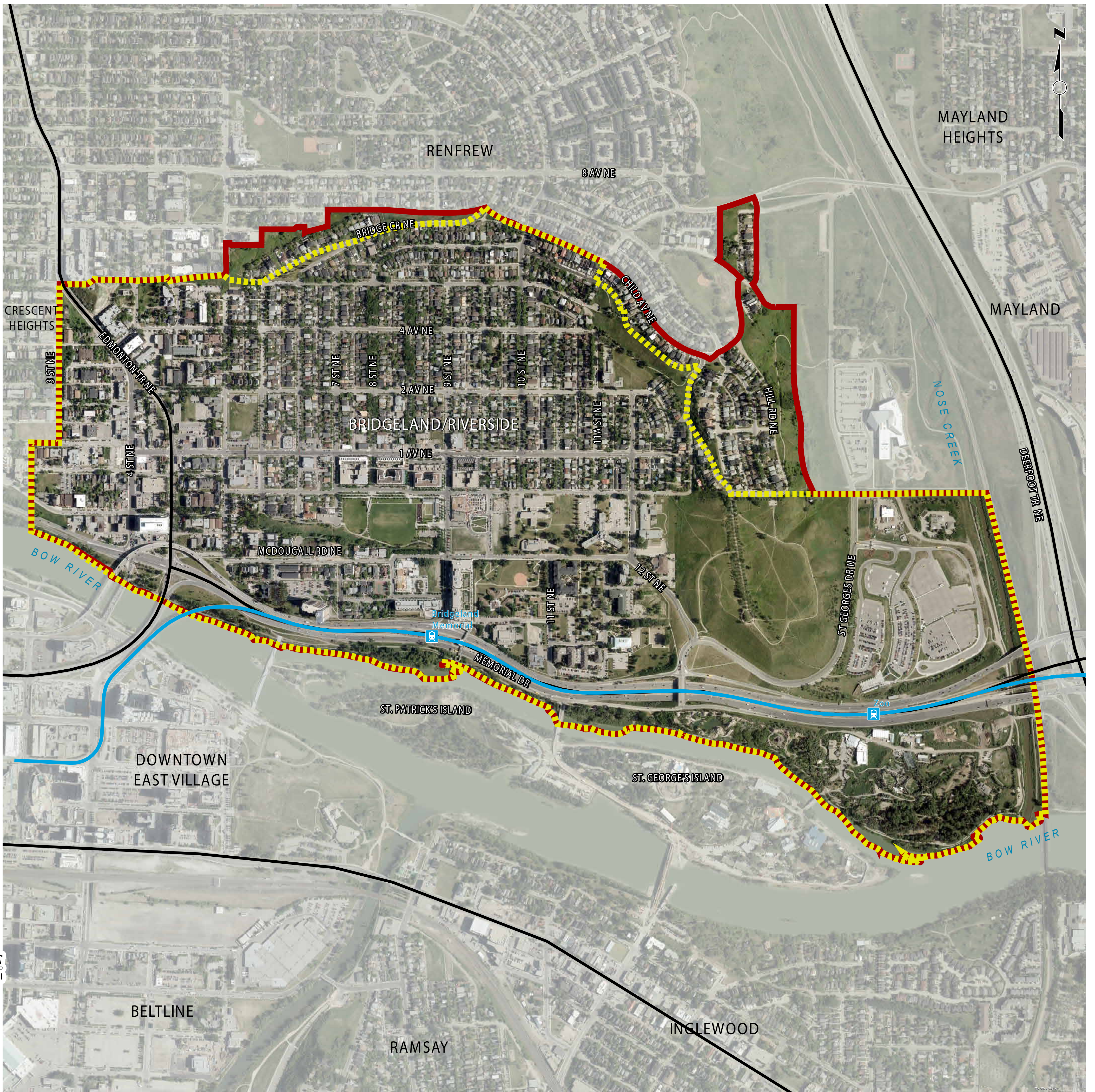
- learn more about the process of creating the new ARP;
- share your thoughts about the Bridgeland-Riverside character areas; and
- ask questions of City of Calgary staff and learn about next steps.






# Bridgeland-Riverside current plan boundary

Place a dot where you live.



-  LRT Station
-  LRT Alignment
-  Proposed New ARP Boundary
-  Current ARP Boundary



# How does an Area Redevelopment Plan fit into the planning process?



## Municipal Development Plan and Calgary Transportation Plan

Contains policy that will shape how Calgary develops over the next 30 to 60 years. Based on imagineCALGARY and PlanIt Calgary, these plans provide guidance for long-term growth to create a more compact and sustainable city.



## Developed Areas Guidebook

Part of the Municipal Development Plan, this Guidebook sets out a framework for established communities to redevelop and contains common policies that redevelopment within established communities like Bridgeland-Riverside should follow.



## Area Redevelopment Plan

### We are here

Local plans, like the Bridgeland-Riverside ARP, are Council approved and provide policy for specific areas or communities. ARPs provide a greater level of detail specific to a community.



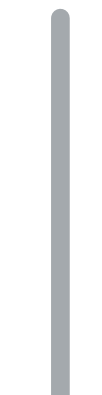
## Land Use Bylaw

The rules and regulations for development.



## Land Use Amendment

A change to the existing land use designation (zoning) to allow for different development possibilities.



## Outline Plan

A detailed plan which evaluates the technical needs of a parcel of land.



## Development Permit



## Development Construction



# What is an Area Redevelopment Plan?

An ARP is a long-range planning document that is collaboratively developed between City staff and stakeholders. A statutory document, an ARP is approved by City Council. ARPs set out the vision for how an established community should change over time. They guide future development decisions, outlining the use of land and the form that development should take.

The purpose of an ARP is to:

- set out the vision for how a community should change over time, such that it contributes to creating a more complete community;
- promote local, compatible and sustainable development;
- influence public and private investment in a community such that it aligns to the vision in an ARP;
- guide the review of land use amendments, development permits, transportation, and parks planning decisions that will shape the future of a community; and
- refine the broad planning objectives of The City of Calgary, as set out in the Municipal Development Plan and Calgary Transportation Plan, at the local level.





# Why are we reviewing the ARP?

In 2016, City Council decided that a new ARP was needed to guide development in Bridgeland-Riverside and directed City staff to prepare a new ARP. The current ARP includes policies that are out of date and not reflective of The City's current planning objectives, development trends in the city, or the input received from residents of the community on other recent planning projects in the area. With significant redevelopment interest in the community and increasing development pressure, it is time to develop a new vision for the community and policies to guide development to realize that vision.

Through the process of creating the new ARP, we will work to achieve the priorities of the Municipal Development Plan outlined below.



Providing diverse housing choices for all residents in all communities.



Making Calgary a liveable, attractive and memorable city recognizing its unique setting and dynamic urban setting.



Encouraging more walking, bicycling and transit use in the city.



Strengthening our existing business and commercial districts.



Using our resources wisely, making the most efficient use of public investment, now and in the future.



Retaining the character of established neighbourhoods, while keeping them stable and vibrant by encouraging modest growth, including multi-residential housing at low densities, in the right locations.



# Past Planning exercises in Bridgeland-Riverside



Several other planning exercises have taken place in the community in recent years. This included the Main Streets project, which outlined a vision and policies for 1 Ave. N.E. and Edmonton Tr. and a comprehensive re-zoning process to encourage redevelopment of parcels along and adjacent to 1 Ave. N.E. The current ARP was amended to include policies and guidelines to implement the vision developed for the 1 Ave. N.E. Main Street.



The City also worked collaboratively to prepare the East Riverside Master Plan, which is a document intended to guide development within the East Riverside area. Comprised of large tracts of underutilized land, a plan was needed to guide new development in East Riverside as development interest for this area increases, as the guidance provided in the current ARP is out of date. The East Riverside Master Plan was developed collaboratively between The City, area landowners, and the Bridgeland-Riverside Community Association.

## What happens to the Main Streets policies and the East Riverside Master Plan with the new ARP work?

As the work for the 1 Ave. N.E. Main Street project and the East Riverside Master Plan were both completed recently, they contain relevant, contemporary planning direction that is generally reflective of community input. The content developed for these projects will be incorporated into the new ARP wherever possible. However, if it determined through the process of developing the new ARP that changes are needed, the new ARP could potentially incorporate changes to these policies.



# 1 Ave. N.E. Streetscape Master Plan



## Our goal

The City of Calgary is developing a Streetscape Master Plan for the 1 Ave. N.E. corridor, as part of our Main Streets initiative's implementation phase. Calgary is full of great communities and we're investing in improvements to public spaces. Our goal is to work with the community to develop a streetscape plan for Bridgeland's main street that reflects its heritage and builds on the values of the community.

## Exploring the possibilities

Some of the areas we hope to explore are the elements that collectively form the street's character, including:

- Sidewalk features (e.g. street trees, patios, street furniture)
- Crosswalks and street corner configurations
- Side street streetscapes
- Laneway and park connectivity
- Lighting

## Engagement opportunities

We want to work with the community to discover what makes 1 Ave. N.E. unique and what opportunities and constraints exist along the street corridor. We'll be reaching out over the next few months to hear your thoughts and provide you with opportunities to help shape the streetscape design. Stay tuned for more information as we confirm upcoming engagement opportunities.

## Project timeline

- Design consultant selection – November 2017
- Engagement opportunities – January - July 2018
- Concept design development – January – October 2018
- Final concept design completed – October 2018

For more information, please visit [calgary.ca/MainStreets](https://calgary.ca/MainStreets)

# Tell us what you love most about Bridgeland-Riverside

Place a post-it note on the board with your explanation.



# Tell us what you would like to see improved in Bridgeland-Riverside

Place a post-it note on the board with your explanation.



**Calgary**



# **Bridgeland-Riverside historic photos**



# Bridgeland-Riverside character areas

Initial work on the ARP revealed that community members value the quirky, unique character of the Bridgeland-Riverside area and want to see the positive aspects of the community's character preserved. The look and feel of development within the community varies widely throughout the community. For example, the character of the development adjacent to Edmonton Trail is very different from the character of the more residential area on the eastern portion of the community.

To ensure that the unique identity of Bridgeland-Riverside is not lost, we have worked with community members to identify character areas in the community. Character areas are small sections of the community that have a similar look and feel. The intent is to identify approximate boundaries of the character areas and the positive aspects of these areas that can be preserved or enhanced, as well as negative aspects of the character areas that can be changed over time, and to develop policies to guide development towards preserving the positive aspects of each character area.

The character areas that have been identified meet the following criteria:

- they have unique or special characteristics that differentiate them from other parts of the community;
- they may require special consideration due to unique development issues or constraints;
- they may have special planning objectives that need to be considered in the future.



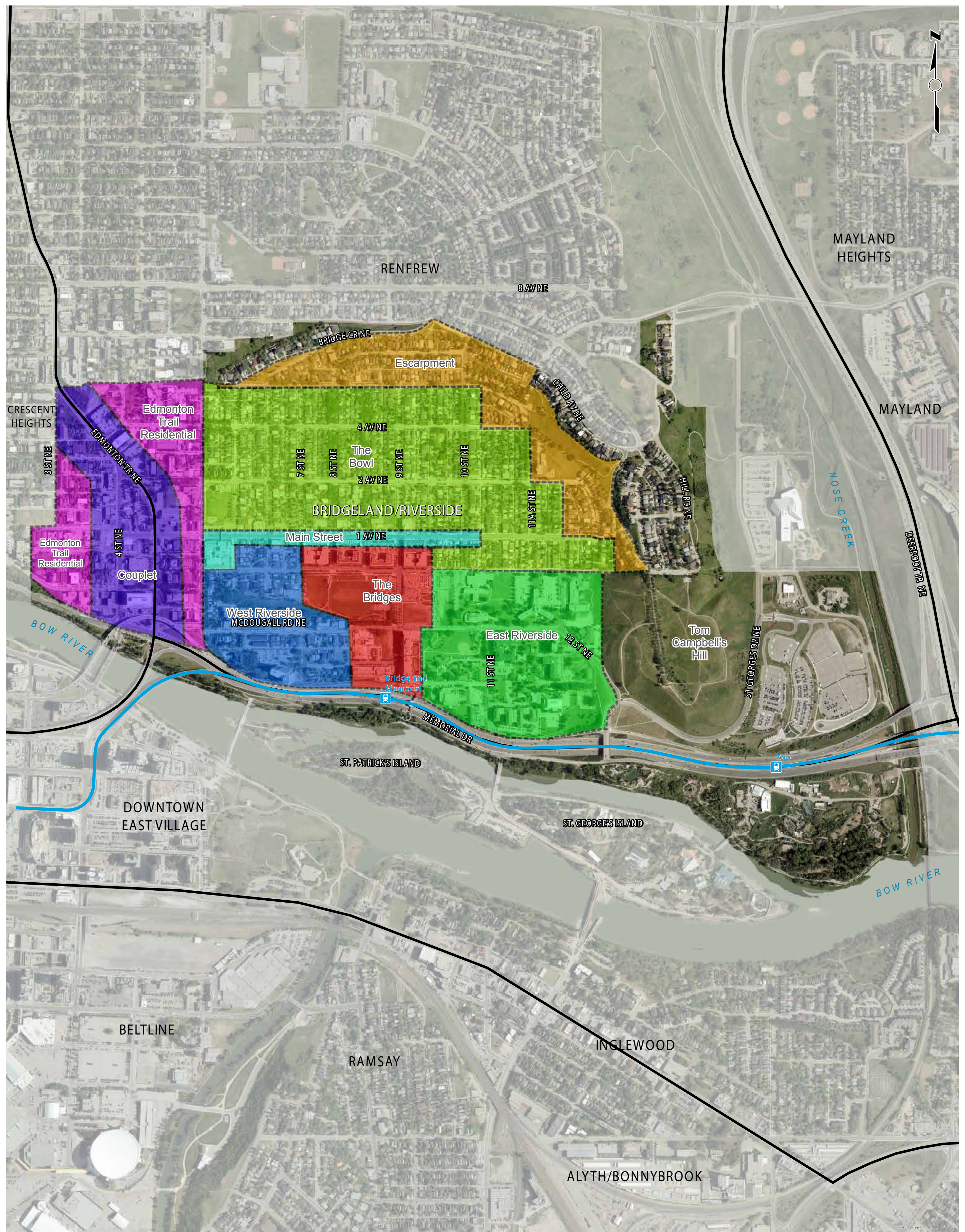


# Character areas

Eight character areas have been identified. These are shown on the map below. At this event, we are seeking your feedback to see if you generally agree with the boundaries of these areas and to find out what you think the character of each area is, and what should be preserved or changed in the future. This will guide the development of policies for each character area.

## Activity

Go around the room and tell us what words you would use to describe each of the character areas, by placing a post-it note on the one of the maps.



- |  |               |  |                |  |                            |
|--|---------------|--|----------------|--|----------------------------|
|  | LRT Station   |  | The Bridges    |  | Main Street                |
|  | LRT Alignment |  | Escarpment     |  | West Riverside             |
|  |               |  | The Bowl       |  | Couplet                    |
|  |               |  | East Riverside |  | Edmonton Trail Residential |



# Working on the ARP together

Tell us how you would like to receive information and provide feedback on the ARP work going forward. Please place a dot in all the squares that apply.

## Communications

Letter in the mail	Social media (Facebook and Twitter)	Road signs
Updates in the community newsletter	Email updates from The City	Other (please write your idea down)

## Engagement

Drop in session/ open house	Fill out an online survey	Pop-up events in the community	Presentations from The City
Attendance at existing community event	Provide comments on an online map	Comment on other's ideas online	Provide comments on an online map



# Timeline

- April 2016 • East Riverside Master Plan completed.
- April 2016 • Council directed City staff to update the current Bridgeland-Riverside ARP.
- June 2017 • Bridgeland-Riverside Community Advisory Group recruitment and selection.
- November 2017 • Kick-off public engagement series.
- Spring/Summer 2018 • Draft ARP presented to the public.
- Fall 2018 • Final Bridgeland-Riverside ARP prepared.
- Winter 2018 • Bridgeland-Riverside ARP presented to City Council.



# Next Steps

## Provide your input

- Fill out the survey before you leave here tonight.
- Fill out the online survey at [calgary.ca/bridgeland](https://calgary.ca/bridgeland) before December 3.

## Stay involved

- Sign-up for email updates to stay up to date on project information and timelines.
- Contact Jill Sonogo at [Jill.Sonogo@calgary.ca](mailto:Jill.Sonogo@calgary.ca) to discuss the ARP.
- Visit [calgary.ca/bridgeland](https://calgary.ca/bridgeland) to learn about upcoming public engagement activities and project details.

