

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Bridgeland – Riverside. The site is approximately 0.03 hectares in size and is approximately 10 metres wide by 33 metres long. The site is currently developed with a single detached dwelling **with access** from the rear lane.

Development to the north, northeast, and south of the site is characterized primarily by single detached dwellings, however these parcels were designated Mixed Use - General (MU-1f3.0h16) during the 1 Avenue NE Main Street project in 2017. To the south of the subject site are parcels designated with a DC District intended for the preservation of the existing character homes. A mixed-use, four-storey development exists to the west of the subject site. Murdoch Park and the Bridgeland - Riverside Community Association site is located 140 metres southwest of the subject site. The Bridgeland/Memorial LRT Station is approximately 425 metres to the southwest.

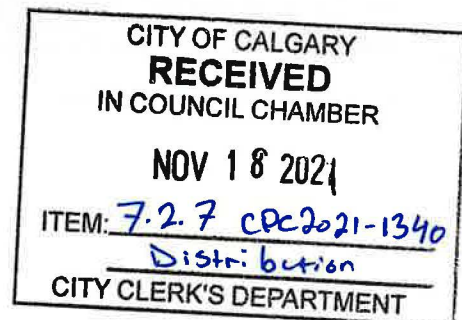
Community Peak Population Table

As identified below, the community of Bridgeland - Riverside reached its peak population in 2019.

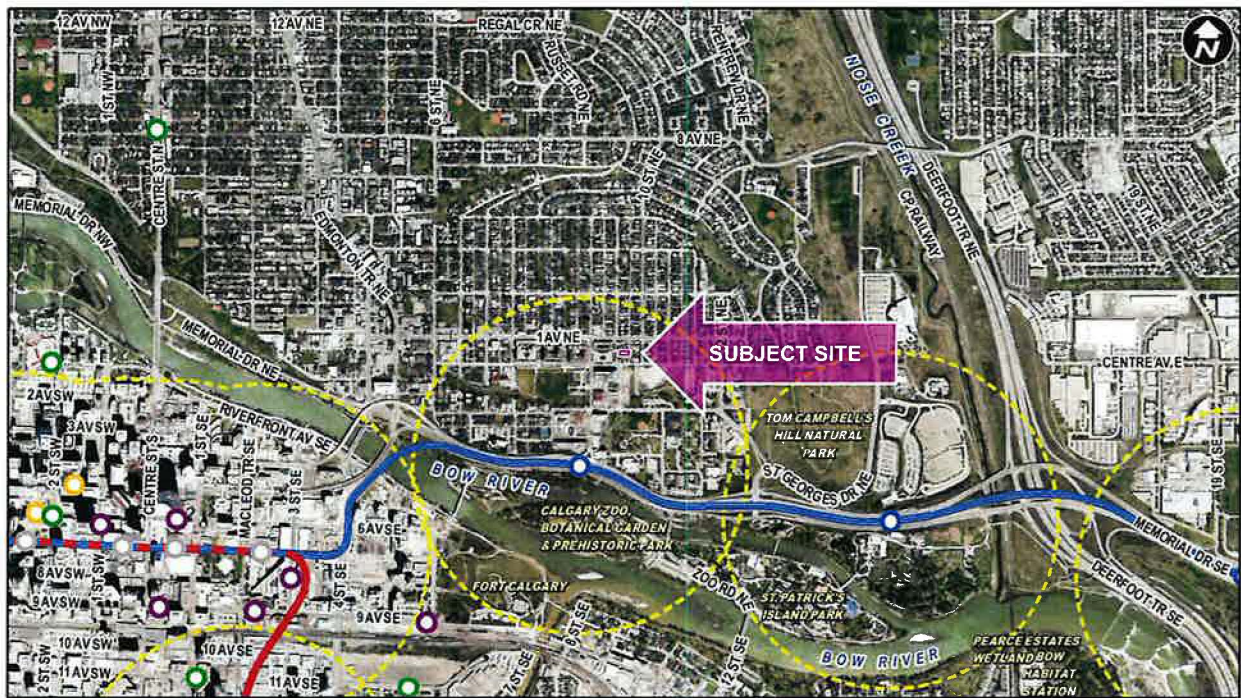
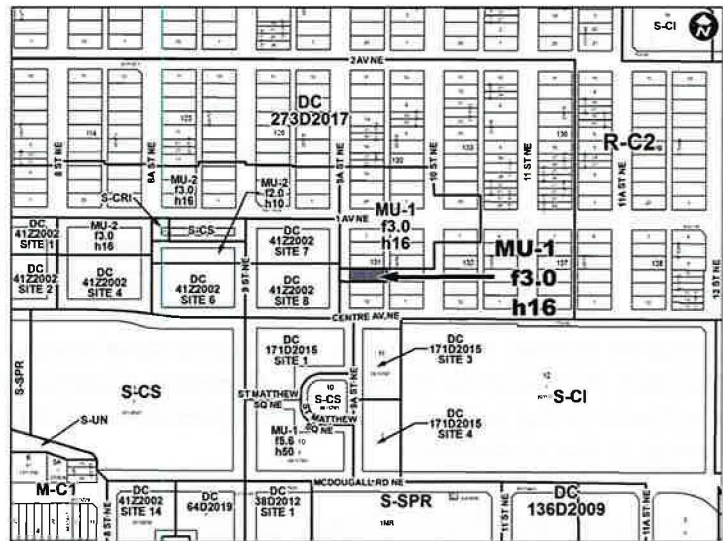
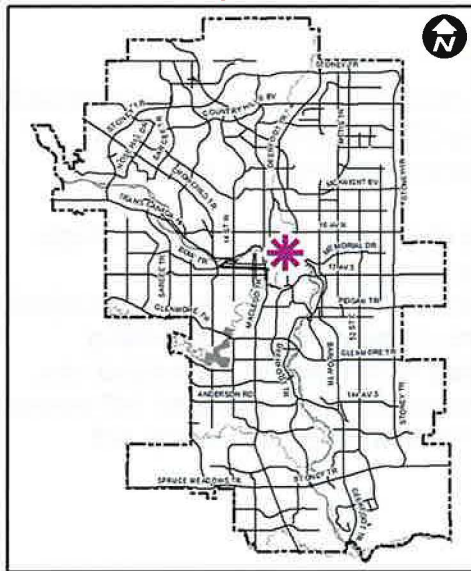
Bridgeland – Riverside	
Peak Population Year	2019
Peak Population	6,835
2019 Current Population	6,835
Difference in Population (Number)	0
Difference in Population (Percent)	0%

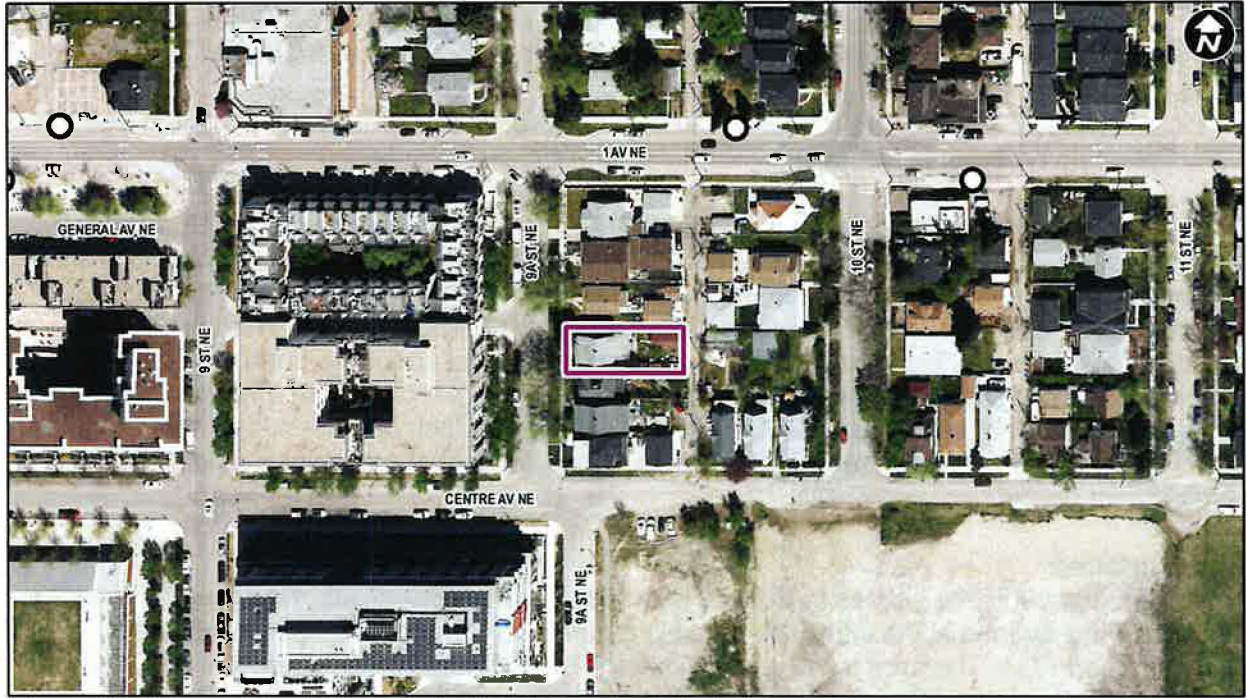
Source: The City of Calgary 2019 Civic Census

Additional demographic and socio-economic information may be obtained online through the [Bridgeland - Riverside community profile](#).



Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The site is currently designated as a DC District ([Bylaw 273D2017](#)). The existing DC District is based on the Residential – Contextual One / Two Dwelling District (R-C2) District. The R-C2 District is generally applied to developed areas that are primarily for single and semi-detached homes. The DC District allows for a maximum building height of 10 metres and a maximum of two dwelling units.

The proposed MU-1f3.0h16 District allows for a mix of residential and commercial uses in the same building or in multiple buildings. The District allows for a greater range of commercial uses, flexibility with use rules, and allows the opportunity for at-grade commercial uses to promote activity at the street. The proposed MU-1f3.0h16 District has a maximum floor area ratio (FAR) of 3.0 and a maximum building height of 16 metres (approximately four-storeys).

Development and Site Design

If approved by Council, the rules of the proposed MU-1f3.0h16 District will provide guidance for future site development including appropriate uses, building massing, height, landscaping and parking. A development permit has been submitted, which includes the three adjacent parcels to the north and proposes a four-storey multi-residential development. Given the specific context of this site, additional items that have been considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along the 1 Avenue NE and 9A Street NE frontage including ensuring access for the principal dwellings meets grade-oriented design definitions; and
- ensuring an appropriate transition in scale between the proposed development and the abutting property to the south.

The associated development permit (DP2021-5030) was reviewed by the City Wide Urban Design Team and the Urban Design Review Panel (UDRP) on 2021 August 18. The comments from the UDRP are included in Attachment 6. The UDRP notes general support for the project as a solid contribution to the neighbourhood and that the building is appropriate in size and materiality for the area. Their comments also include concerns about the durability of the development's sculpture finishes, vehicular access down the parkade ramp (the corner appears too sharp), the lack of street trees along 1 Avenue NE, and a lack of presence of entry from the street. Administration is working with the applicant to address these concerns as part of the development permit review process.

Transportation

Pedestrian and vehicular access to the site is available via 9A Street NE, 1 Avenue NE and the rear lane. First Avenue NE is classified as a Neighborhood Boulevard as per the *Calgary Transportation Plan*. The area is served by Calgary Transit Route 90 Bridgeland / University of Calgary with a bus stop 50 metres walking distance to the site on 1 Avenue NE. Route 90 provides transit service every 30 minutes during the peak hours.

The area is also within 500 metres walking distance of the Bridgeland/ Memorial LRT Station and is therefore within the Transit Oriented Development area. First Avenue NE is signed as an on-street bike route. On-street parking adjacent to the site on 1 Avenue NE and 9A Street NE is restricted to residential permit parking only. A Transportation Impact Analysis was not required as part of the subject application.

Environmental Site Considerations

There are no environmental concerns related to the subject lands and/or proposal.

Utilities and Servicing

Public water, sanitary, and storm deep utilities exist immediately adjacent to the site. Development servicing requirements will be determined as part of the development permit review for DP2021-5030.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed policy and land use amendment builds on the principles of the IGP by promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential - Developed - Established area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP), and directly abuts the Neighbourhood Main Street area. The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context. The proposal is in keeping with relevant MDP policies, as the M-U1 District provides additional rules for a built form that transitions to the abutting parcels and is sensitive to existing residential development in terms of height, scale and massing.

Climate Resilience Strategy (2018)

This application does not include any specific actions that address objectives of the [Climate Resilience Strategy](#). Further opportunities to align development of this site with applicable climate resilience strategies will be explored and encouraged with the associated development permit.

Bridgeland-Riverside Area Redevelopment Plan (Statutory – 1980)

The subject site is at the edge, but within the area defined as Neighbourhood Limited in Figure 3 of the [Bridgeland-Riverside Area Redevelopment Plan \(ARP\)](#). A minor map amendment is required to identify the subject site as within the Community – Mid Rise area. The boundary between the Community – Mid Rise and the Neighbourhood Limited is intended to provide a transition between building types. The proposal is in keeping with relevant ARP goals as the MU-1 District provides additional area for a form that transitions to the abutting parcels and is sensitive to existing residential development in terms of height, scale and massing.