

Planning & Development Report to
Calgary Planning Commission
2021 November 18

ISC: UNRESTRICTED
Corrected CPC2021-1340
Page 1 of 4

Policy Amendment and Land Use Amendment in Bridgeland-Riverside (Ward 9) at 108 - 9A Street NE, LOC2021-0014

RECOMMENDATIONS:

That Calgary Planning Commission recommends that Council:

1. Give three readings to the proposed bylaw for the amendment to the Bridgeland-Riverside Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.03 hectares \pm (0.08 acres \pm) located at 108 – 9A Street NE (Plan 2965X, Block 131, Portion of Lot 10) from Direct Control (DC) District to Mixed Use - General (MU-1f3.0h16) District.

HIGHLIGHTS

- This policy and land use amendment application seeks to redesignate the subject site to Mixed Use - General (MU-1f3.0h16) District and to consolidate the land with the adjacent MU-1 northern parcels to facilitate a four-storey multi-residential development.
- The proposed land use allows for transition between new development and the abutting properties to the south. The proposal is in keeping with the applicable policies of the *Municipal Development Plan (MDP)*.
- What does this mean to Calgarians? More housing opportunities in the inner city within walking distance to primary transit, and more efficient use of existing infrastructure.
- Why does this matter? The proposal would provide additional housing options in this area, with convenient access to transit and a wide range of community amenities.
- An amendment to the *Bridgeland-Riverside Area Redevelopment Plan (ARP)* is required to accommodate the proposed land use redesignation.
- A development permit application for a multi-residential development has been submitted and is currently under review.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This application was submitted on 2021 January 29 by B&A Planning Group on behalf of the landowners, Camargue Properties Inc.

The subject site, consisting of one parcel, is located in the community of Bridgeland-Riverside, at the southeast intersection of 1 Avenue NE and 9A Street NE. The site is currently developed with a single detached dwelling **with access** from the rear lane. The site is approximately 425 metres (5-minute walk) from the Bridgeland/Memorial LRT Station.

As indicated in the Applicant Submission (Attachment 3), the application seeks to redesignate the site to M-U1f3.0h16. The MU-1 District is being proposed to provide the development with sufficient space to accommodate a substantial and gradual transition to abutting properties.

**Policy Amendment and Land Use Amendment in Bridgeland-Riverside (Ward 9) at
108 - 9A Street NE, LOC2021-0014**

A development permit (DP2021-5030) for a four-storey, 56-unit multi-residential development was submitted on 2021 July 12, and is currently under review. Parcels subject to the development permit include 108, 114, 118 and 120 – 9A Street NE. The Development Permit Summary can be found Attachment 7. This subject application was reviewed by the City Wide Urban Design Team and the Urban Design Review Panel (UDRP) on 2021 August 18. Comments from UDRP are included in Attachment 6.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed policy and land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and respective community association was appropriate. In response, the applicant engaged with the Bridgeland-Riverside Community Association, adjacent landowners, and the area Councillor. The applicant team attended a Community Association meeting to present the proposal on 2021 February 16. During the meeting there was concern shared regarding the scale of the development in relation to the abutting single detached dwellings. There was also a desire to prevent the potential for additional rezoning of the parcel, and any subsequent sale or significant change of direction regarding the future structure on the site. On 2021 July 13, a project update was distributed to the Community Association and adjacent residents, sharing the final revised plans and a summary of the changes made. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#) and notification letters were sent to adjacent landowners.

Administration received one letter of opposition from the public. Concerns identified in the letter focused on traffic congestion due to the increased density on the site.

The Bridgeland-Riverside Community Association provided a letter on 2021 February 21 (Attachment 5). Concerns identified in this letter can be summarized as follows:

- ensuring setbacks are required for any proposed development on the site;
- that the density and scale of the building may be incompatible with the abutting single detached dwellings to the south;
- providing community benefits in exchange for increased density; and
- with policy amendments so soon after recent amendments to the area plan.

**Policy Amendment and Land Use Amendment in Bridgeland-Riverside (Ward 9) at
108 - 9A Street NE, LOC2021-0014**

A second letter was submitted on 2021 October 15 (Attachment 5) by the Bridgeland-Riverside Community Association following the applicant's project update. Comments in this letter can be summarized as follows:

- the committee was grateful for the updates that were made and the proposed changes to the concept in consideration of their concerns;
- the neighbour on 9A St NE, to the south of the subject property was consulted and is in full support of this project; and
- the level of engagement with neighbours to the east of this parcel who had raised concerns is unknown.

Administration considered the relevant planning issues specific to the application and determined the proposal to be appropriate. Information associated with density, transitioning, and scale are being considered with the review of the development permit.

Following a meeting of the Calgary Planning Commission, Commission's recommendation and the date of the Public Hearing will be advertised, posted on-site and mailed out to adjacent landowners

IMPLICATIONS

Social

The proposal would allow for additional housing choices for Calgarians within an established neighbourhood that already offers a wide range of community amenities with convenient access to transit.

Environmental

The *Climate Resilience Strategy* identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. This application allows choice and access to alternative transportation modes, other than owning a personal vehicle, which supports Calgary's Climate Change Mitigation Action Plan Program 5: Low or Zero-Emissions Transportation Modes.

Economic

The site is located in an area that has access to employment opportunities along 1 Avenue NE, including a mix of retail, dining, and cultural uses.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Proposed Amendment to the Bridgeland-Riverside Area Redevelopment Plan

**Planning & Development Report to
Calgary Planning Commission
2021 November 18**

**ISC: UNRESTRICTED
Corrected CPC2021-1340
Page 4 of 4**

**Policy Amendment and Land Use Amendment in Bridgeland-Riverside (Ward 9) at
108 - 9A Street NE, LOC2021-0014**

- 3. Applicant Submission
- 4. Applicant Outreach Summary
- 5. Community Association Response
- 6. Urban Design Review Panel Comments
- 7. Development Permit (DP2021-5030) Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

