

**Land Use Amendment in Bridgeland-Riverside (Ward 9) at 502 – 9A ST NE, LOC2023-0055**

**RECOMMENDATION:**

That Calgary Planning Commission recommend 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 0.04 hectares ± (0.10 acres ±) located at 502 – 9A Street NE (Plan 8150AN, Block 145, Lot 16) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 MAY 18:**

That Council:

1. Give three readings to **Proposed Bylaw 36P2023** for the amendment to the Bridgeland-Riverside Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 100D2023** for the redesignation of 0.04 hectares ± (0.10 acres ±) located at 502 – 9A Street NE (Plan 8150AN, Block 145, Lot 16) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

Excerpt from the Minutes of the 2023 June 22 Regular Meeting of the Calgary Planning Commission:

“The following documents were distributed with respect to Report CPC2023-0574:

- A presentation entitled "LOC2023-0055 Policy & Land Use Amendment";
- A revised Attachment 1;
- A revised Attachment 3; and
- A revised Attachment 5.”

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for grade-oriented development in a range of housing forms at a scale consistent with low density residential districts.
- The proposal represents an appropriate density increase of a residential site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Housing – Grade Oriented (H-GO) District will allow for greater housing choices within the community and a more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed H-GO District will accommodate more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.

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- An amendment to the *Bridgeland-Riverside Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use.
- A development permit has not been submitted at this time.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This application, located in the northeast community of Bridgeland-Riverside, was submitted by the landowner (Jaydan Tait) on 2023 March 8. The application proposes a change in the land use district to Housing – Grade-Oriented (H-GO) District.

The approximately 0.04 hectare (0.10 acre) site is a single parcel located at the northeast corner of the intersection of 9A Street NE and 4 Avenue NE. The site is approximately 170 metres (three-minute walk) north of the 1 Avenue NE Main Street area (as identified in the Calgary Municipal Development Plan), meeting the location criteria of the H-GO District established in Land Use Bylaw 1P2007. The proposed H-GO District would allow for the development of grade-oriented multi-residential buildings of low height and low density that share a common amenity space. The intent of the application is to allow for a rowhouse style development with 3 dwelling units in 1 building, with one of these units containing 1 secondary suite, and 1 additional unit located on top of a 3-car garage (Accessory Residential Building), as identified in the Applicant Submission (Attachment 3).

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

**ENGAGEMENT AND COMMUNICATION**

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

**Applicant-Led Outreach**

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the Applicant Outreach Toolkit to assess which level of outreach with relevant public groups and respective community association was appropriate. In response, the applicant spoke with nearby residents about the application. The Applicant Outreach Summary can be found in Attachment 4.

**City-Led Outreach**

In keeping with Administration's practices, this application was circulated to relevant public groups, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners. Administration received 4 letters of opposition and 1 letter of support from the public. The letters of opposition included the following areas of concern:

- not enough on-site parking and impacts to on-street parking availability;
- location not appropriate for higher density;
- impact of increased density on aging infrastructure;
- building height permitted by H-GO District impacting neighbouring views; and
- increased traffic impacts on the residential street.

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The letter of support stated that this was a great location for a townhouse/rowhouse style development, noting its location across the street from a park on a corner lot. The Bridgeland-Riverside Community Association provided comments submitted online via DMap on 2023 April 06 (Attachment 5). The comments identify the following concerns:

- subject site only meets one of the qualifying H-GO location criteria as established in the Land Use Bylaw 1P2007;
- size of lot too small to accommodate H-GO style development; and
- appropriateness of redesignation to H-GO instead of the Residential – Grade-Oriented Infill (R-CG) District, more commonly used to date.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units, impact on existing infrastructure, and on-site parking will be reviewed through the Development Permit process.

Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

## **IMPLICATIONS**

### **Social**

The social implications include housing affordability as the H-GO district allows for the development of a mix of housing types which can increase the diversity of housing options in the area. The H-GO district encourages development that is oriented towards pedestrians and public transportation, which can promote walkability, reduce traffic congestion, and increase access to amenities. This can benefit social well-being by providing residents with more opportunities for social interaction and physical activity.

### **Environmental**

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

### **Economic**

The proposed land use would allow for a more efficient use of land, existing infrastructure and services, and provide more compact housing in the community.

### **Service and Financial Implications**

No anticipated financial impact.

### **RISK**

There are no known risks associated with this application.

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**ATTACHMENTS**

1. Background and Planning Evaluation
2. **Proposed Bylaw 36P2023**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
6. **Proposed Bylaw 100D2023**
7. **CPC Member Comments**
8. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform