

**Policy Amendment and Land Use Amendment in Bridgeland/Riverside (Ward 9) at
 525 – 9 Street NE, Calgary, LOC2021-0215**

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).
2. Give three readings to the proposed bylaw for the redesignation of 0.04 hectares ± (0.10 acres ±) located at 525 – 9 Street NE (Plan 4647V, Block 121, Lot 8) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2022 APRIL 21:

That Council:

1. Give three readings to **Proposed Bylaw 32P2022** for the amendment to the Bridgeland-Riverside Area Redevelopment Plan (Attachment 2).
2. Give three readings to **Proposed Bylaw 82D2022** for the redesignation of 0.04 hectares ± (0.10 acres ±) located at 525 – 9 Street NE (Plan 4647V, Block 121, Lot 8) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for rowhouses in addition to the building types already allowed in the district (e.g., single detached, semi-detached, duplex dwellings, and secondary suites).
- The proposal represents an appropriate and moderate density increase of a residential site, allows for development that may be 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 Residential – Grade-Oriented Infill (R-CG) District would allow for greater housing choice within the community, and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-CG District would allow for greater housing options that may better accommodate the evolving needs of different age groups, lifestyles, and demographics.
- An amendment to the *Bridgeland-Riverside Area Redevelopment Plan* (ARP) is required to accommodate the proposal. No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

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DISCUSSION

This policy and land use amendment application in the inner-city community Bridgeland/Riverside, was submitted by Horizon Land Surveys on behalf of the landowner Daniele Norris on 2021 December 17. No development permit has been submitted at this time; however, as noted in the Applicant's submission (Attachment 3), the intent is to submit a future development permit for a rowhouse building.

A text amendment to the *Bridgeland-Riverside Area Redevelopment Plan* is required to accommodate the proposed R-CG District (Attachment 2).

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 this application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the community association was appropriate. In response, the applicant had discussions with neighbours and Bridgeland-Riverside Community Association (CA) about the proposal. 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 no letters of objection against the proposal. Although two letters of support were submitted from the public, the following concerns were raised in the letters:

- concerns related to parking availability and traffic safety;
- concerns about the density of the project;
- concerns about the street tree preservation; and
- concerns about building height and massing compared to the existing situation and community context.

The CA provided a comment on 2022 January 25 stating that they do not hold a position of either support or opposition on the application. See Attachment 5 for the full response.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. Following Calgary Planning Commission, notifications for 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.

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IMPLICATIONS

Social

The proposed land use amendment would allow for a wider range of housing types than the existing R-C2 District, and as such, the land use district may better accommodate the housing needs of different age groups, lifestyles, and demographics.

Environmental

This application does not include any actions that specifically address the objectives of the Climate Resilience Strategy. Further opportunities to align future development of this site with applicable climate resilience strategies may be explored at future development approval stages.

Economic

The ability to develop up to four rowhouse units with the option to include secondary suites or backyard suites would allow for more efficient use of land, existing infrastructure, and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 32P2022**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response Summary
6. **Proposed Bylaw 82D2022**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform