

Background and Planning Evaluation

The subject site is located in the community of Bridgeland/Riverside at the southwest corner of 5 Avenue NE and 9 Street NE. Surrounding development is characterized by a mix of single and semi-detached homes with the predominant land use being the Residential – Contextual One / Two Dwelling (R-C2) District. The site is approximately 0.04 hectares in size. A rear lane exists along the western portion of the site.

The property is currently developed with a two-storey single detached dwelling with a detached garage accessed from 5 Avenue NE, and an accessory residential building adjacent to the rear lane. The proposal allows for a range of building types that have the ability to be compatible with the established building form of the existing neighbourhood.

The proposal generally meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Community Peak Population Table

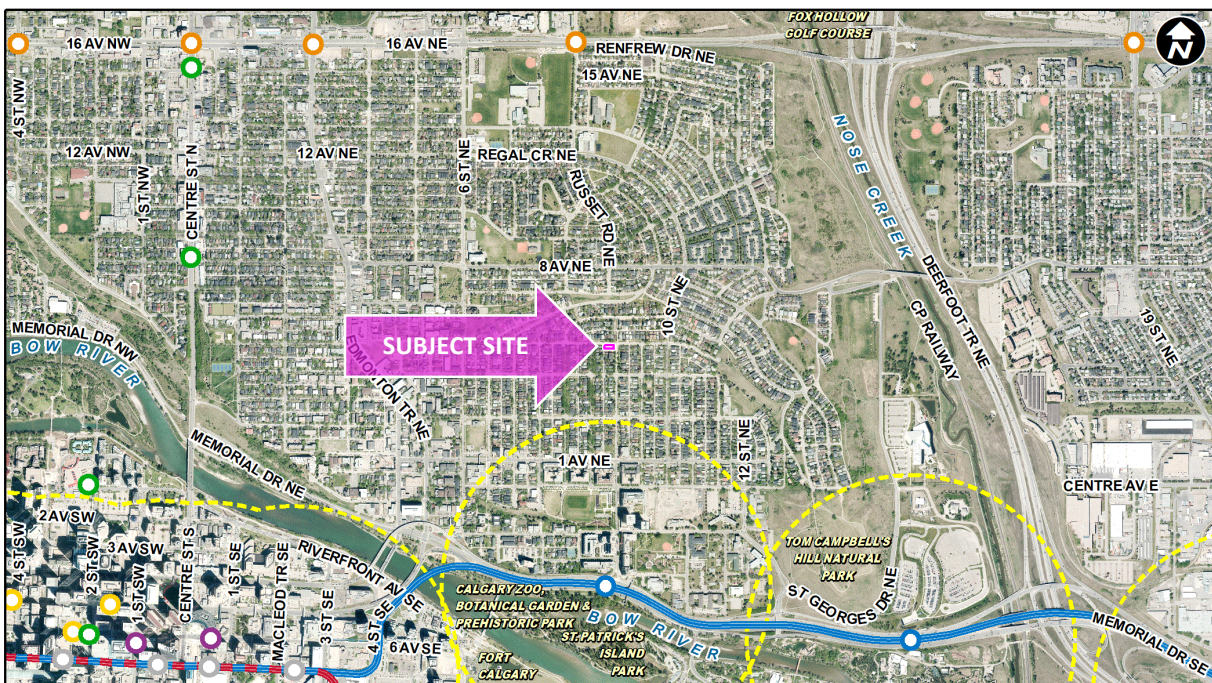
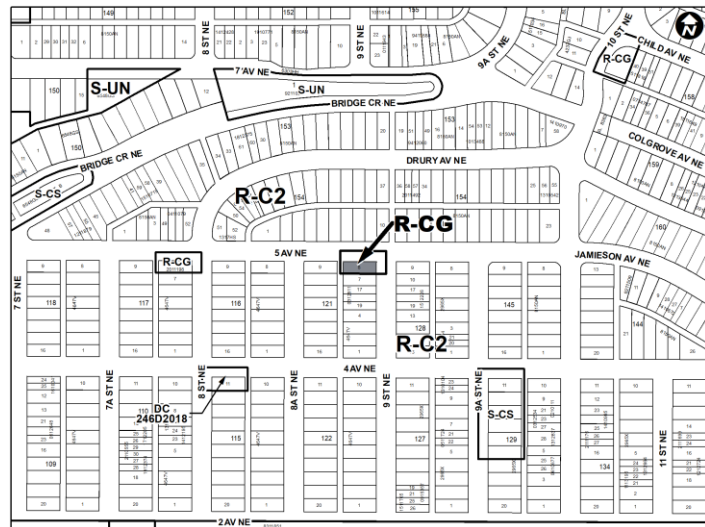
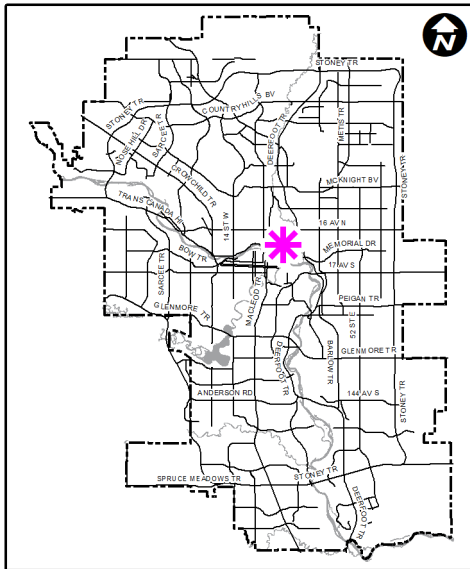
As identified below, the community of Bridgeland/Riverside reached its peak population in 2019.

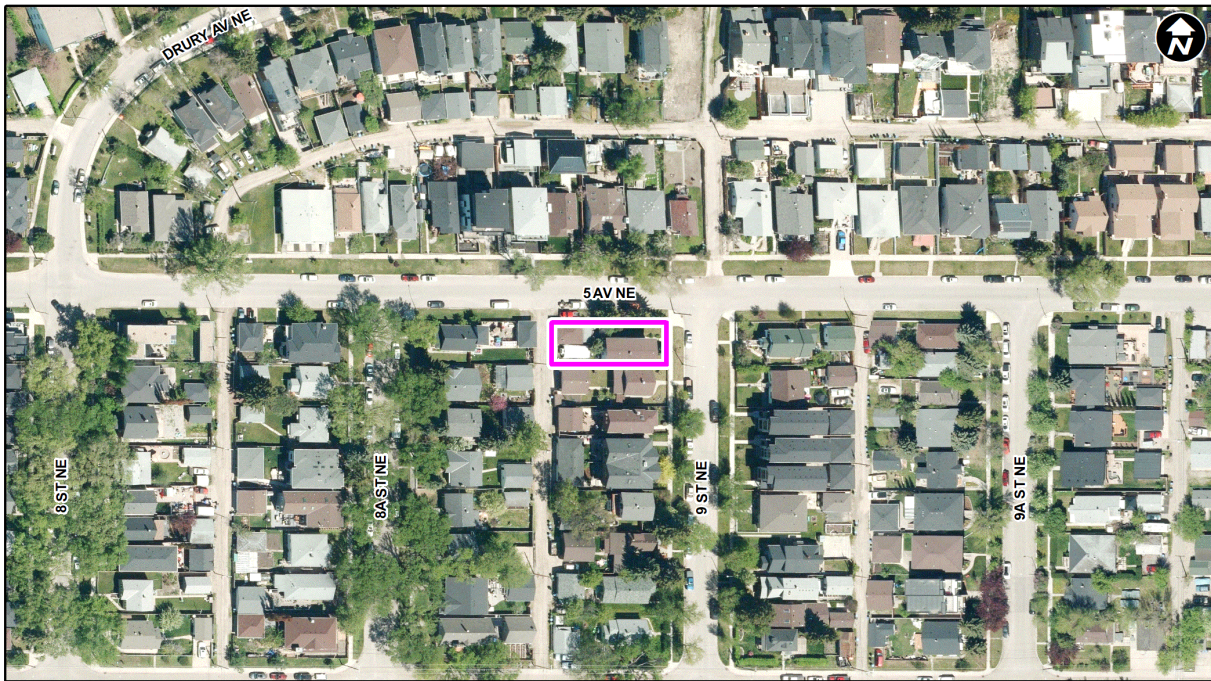
Bridgeland/Riverside Community	
Peak Population Year	2019
Peak Population	6,835
2019 Current Population	4,442
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 existing R-C2 District primarily allows for single detached, semi-detached, duplex dwellings and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units. Secondary suites are permitted uses within the R-C2 District.

In addition to the residential uses allowed in the R-C2 District, the proposed R-CG District allows for the additional low-density housing form of rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the subject site parcel area, this would allow up to four dwelling units.

Secondary suites (one backyard suite or one secondary suite per dwelling unit) are also allowed in the R-CG District. Secondary suites do not count towards allowable density and may not require motor vehicle parking stalls, subject to the rules of the R-CG District.

Development and Site Design

If approved by Council, the rules of the proposed R-CG District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping, and parking. Given the specific context of this corner site, additional items that would be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along both 9 Street NE and 5 Avenue NE;
- improving pedestrian connections along 9 Street NE by ensuring vehicle access to the site is from the rear lane; and

- mitigating shadowing, overlooking, and privacy concerns.

Transportation

Pedestrian and vehicular access to the site is available via 5 Avenue NE and 9 Street NE and the adjacent rear lane. Both 5 Avenue NE and 9 Street NE are classified as Residential Streets as per the Calgary Transportation Plan. Parking in the area is not restricted.

The area is served by Calgary Transit Route 90 (University of Calgary) with a bus stop on 1 Avenue NE, providing service every 30 minutes during peak hours. The area is also serviced by both Route 19 (16 Avenue NE) and Route 17 (Renfrew) with bus stops on 8 Avenue NE, providing service every 30 minutes during the peak hours. The site is located within a 900 metre radius from the Bridgeland-Memorial LRT Station. On-street parking adjacent to the site is unregulated on 5 Avenue NE and 9 Street NE. A Transportation Impact Analysis was not required in support of the land use redesignation application.

Environmental Site Considerations

At this time, there are no known outstanding environmental concerns associated with the site or the proposal.

Utilities and Servicing

Water, sanitary and storm sewer servicing is available. Servicing requirements will be determined at the time of development.

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 *Bridgeland-Riverside Area Redevelopment Plan* (ARP) builds on the principles of the IGP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Developed – Residential – Inner City area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities, and transit.

Such development 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 R-CG District provides for a modest increase in density in a form that is sensitive to existing low density residential development in terms of height, scale, and massing.

Climate Resilience Strategy (2018)

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

Bridgeland-Riverside Area Redevelopment Plan (Statutory – 1980)

This application was reviewed against the applicable policies of the [Bridgeland-Riverside ARP](#), being the applicable local area plan. The Land Use Policy map of the ARP identifies the parcel as being “Conservation/Infill.” An ARP amendment to change the classification to “Low Density - Townhousing” is proposed due to the land use amendment. Given that the proposed redesignation is supported by the MDP, the associated ARP amendment is also supported by Administration.