

**Policy Amendment in Bridgeland/Riverside (Ward 9) at 69 – 6A Street NE,
 LOC2023-0264**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the amendment to the Bridgeland-Riverside Area Redevelopment Plan (Attachment 2).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023
 NOVEMBER 16:**

That Council give three readings to **Proposed Bylaw 3P2024** for the amendment to the Bridgeland-Riverside Area Redevelopment Plan (Attachment 2).

HIGHLIGHTS

- This application seeks a minor policy amendment to the *Bridgeland-Riverside Area Redevelopment Plan (ARP)* to exempt the subject parcel from the requirement of 1.25 parking spaces per unit, allowing Land Use Bylaw 1P2007 to determine the parking requirements.
- The proposed amendment provides better alignment with the requirements of the Calgary Land Use Bylaw and aligns with *Municipal Development Plan (MDP)* policies.
- What does this mean to Calgarians? The proposal would allow for more efficient use of the land in a Transit Oriented Development area.
- Why does this matter? The proposed policy amendment would allow for a more efficient use of the land and help encourage and support ridership by generating higher levels of transit use around the Bridgeland/Memorial LRT Station.
- A development permit has been submitted and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This minor policy amendment application in the northeast community of Bridgeland/Riverside was submitted by Marcel Design Studio on behalf of the landowners, Charan Kamal and Hatinder Kaur Dullat, on 2023 September 12. The approximately 0.06 hectare (0.14 acre) site is a single parcel located on the west side of 6A Street NE. The site is designated Multi-Residential – Contextual Low Profile (M-C1) District which includes Multi-Residential Development as a discretionary use.

A development permit (DP2023-04709) for four dwelling units and four secondary suites was submitted on 2023 July 13 and is currently under review. The applicant provided four parking stalls, meeting the parking requirements of Land Use Bylaw 1P2007. However, the subject site is within the Non-Family Oriented Redevelopment Area of the ARP, which requires 1.25 parking spaces per unit, or five parking stalls. As outlined in the Applicant Submission (Attachment 3), this application seeks to amend the ARP to exempt the subject site from the requirement of 1.25 parking spaces per unit and allow Land Use Bylaw 1P2007 to determine the parking requirements.

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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 minor policy amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with relevant public groups and the respective community association was appropriate. In response, the applicant sent letters to 39 residents within proximity of the subject site and contacted and met with the ward councillor to discuss the application. A comprehensive summary is available for review in the Applicant Outreach Summary (Attachment 4).

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners. Administration received 14 responses from the public, one was neutral and 13 were in opposition noting the following areas of concern:

- impact on availability of street parking;
- potential to exacerbate traffic congestion given the proximity to Riverside School; and
- impacts to safety on the street given the increase in number of vehicles.

The Bridgeland-Riverside Community Association provided a letter of objection on 2023 October 03 identifying similar concerns (Attachment 5).

Administration considered the relevant planning issues specific to the application and has determined the amendment to be appropriate. The alignment of the parking rates with the Land Use Bylaw would allow for better use of the land. The building and site design, number of units and on-site parking will be reviewed and determined at the development permit stage.

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

This policy amendment encourages development that is oriented towards pedestrians and public transportation, which can promote walkability, reduce traffic congestion, and increase access to amenities.

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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 minor policy amendment 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 proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 3P2024**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
6. **CPC Member Comments**
7. **Public Submission**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform