

**Policy and Land Use Amendment in Bridgeland/Riverside (Ward 9) at 10 – 11A Street NE, LOC2023-0408**

**RECOMMENDATIONS:**

That Calgary Planning Commission:

1. Forward this report (CPC2024-0279) to the 2024 April 09 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendments to the Bridgeland-Riverside Area Redevelopment Plan (Attachment 2); and
3. Give three readings to the proposed bylaw for the redesignation of 1.93 hectares  $\pm$  (4.77 acres  $\pm$ ) located at 10 – 11A Street NE (Plan 766JK, Lot 2) from Special Purpose – Community Institution (S-CI) District to Mixed Use – General (MU-1f4.5h40) District, Mixed Use – General (MU-1f4.5h55) District, Mixed Use – General (MU-1f4.5h86) District, and Special Purpose – Community Service (S-CS) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024 MARCH 7:**

That Council:

1. Give three readings to **Proposed Bylaw 20P2024** for the amendments to the Bridgeland-Riverside Area Redevelopment Plan (Attachment 2);
2. Give three readings to **Proposed Bylaw 116D2024** for the redesignation of 1.93 hectares  $\pm$  (4.77 acres  $\pm$ ) located at 10 – 11A Street NE (Plan 766JK, Lot 2) from Special Purpose – Community Institution (S-CI) District to Mixed Use – General (MU-1f4.5h40) District, Mixed Use – General (MU-1f4.5h55) District, Mixed Use – General (MU-1f4.5h86) District, and Special Purpose – Community Service (S-CS) District; and
3. Have any Major Development Permit for this site be reviewed by Calgary Planning Commission for decision as the Development Authority.

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, 2024 March 07:

**“Moved by** Councillor Carra

That with respect to Report CPC2024-0279, the following be approved, **after amendment**:

That Calgary Planning Commission:

1. Forward this report (CPC2024-0279) to the 2024 April 09 Public Hearing Meeting of Council; and

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That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendments to the Bridgeland-Riverside Area Redevelopment Plan (Attachment 2);
3. Give three readings to the proposed bylaw for the redesignation of 1.93 hectares  $\pm$  (4.77 acres  $\pm$ ) located at 10 – 11A Street NE (Plan 766JK, Lot 2) from Special Purpose – Community Institution (S-CI) District to Mixed Use – General (MU-1f4.5h40) District, Mixed Use – General (MU-1f4.5h55) District, Mixed Use – General (MU-1f4.5h86) District, and Special Purpose – Community Service (S-CS) District; and
4. **Have any Major Development Permit for this site be reviewed by Calgary Planning Commission for decision as the Development Authority.**

For: (7): Director Mahler, Councillor Carra, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, and Commissioner Weber

**MOTION CARRIED”**

### HIGHLIGHTS

- This application seeks to redesignate the subject property to allow for mixed-use and multi-residential redevelopment, including market and below-market rent, at this Transit Oriented Development (TOD) site.
- The proposal would support demographic diversity, creating a more complete community for people of all ages, and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP)
- What does this mean to Calgarians? This application allows for more housing and employment opportunities with access to alternative transportation modes and enables more efficient use of existing infrastructure.
- Why does this matter? This provides additional housing choice for varying income levels within close proximity to transit and employment opportunities. The proposal provides for more efficient use of existing infrastructure and contributes to creating vibrancy and improvements to public amenities such as sidewalks and walkways at this TOD site.
- Amendments to the *Bridgeland-Riverside Area Redevelopment Plan* (ARP) are required to accommodate this proposal.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this application.

### DISCUSSION

This application, in the northeast community of Bridgeland/Riverside, was submitted by S2 Architecture on behalf of the landowner, The City of Calgary, on 2023 December 20. The approximately 1.93 hectare (4.77 acres) site is located on the eastern edge of the community, and is an approximately 400 metres (a six-minute walk) from the Bridgeland/Riverside LRT station.

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The site is the current location for the Canadian National Institute for the Blind (CNIB). As noted in the Applicant Submission (Attachment 3), the policy and land use amendment would facilitate a future redevelopment for a higher density mixed-use community incorporating the CNIB offices, residential housing (including market and below market housing), and some retail/commercial uses. No development permit has been submitted at this time. However, the concept was reviewed at a preliminary level by the Urban Design Review Panel (Attachment 4), with further review to be provided through the development permit process.

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

The application is proceeding to a 2024 April 9 Public Hearing of Council as it meets the goals of placing a high priority on the development of non-market housing as part of the evaluation of City-owned land contained in the *Home is Here: The City of Calgary's Housing Strategy*.

**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 the public/interested parties and respective community association was appropriate. In response, the applicant attended a Bridgeland-Riverside Community Association meeting, discussed the application with adjacent residents, and hosted a public open house on site on 2023 November 29 where approximately 40 people were in attendance. The Applicant Outreach Summary can be found in Attachment 5.

**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 ten letters of opposition and one letter of support regarding the proposed land use. The majority of the concerns were around the height of the 27-storey building, noting it was too tall in comparison with other buildings in this area (at 16 storeys), and it could set a precedent for future development the area. Traffic and parking were also mentioned as concerns. The letter of support noted it was a great opportunity to densify close to transit.

The Bridgeland-Riverside Community Association provided a letter of objection on 2024 February 26 (Attachment 6), identifying the following concerns:

- height and density – this proposal is higher than any building in the neighbourhood and would set a precedent and noted the buildings close to the LRT station are a maximum of 16 storeys;

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- views and shadowing from Tom Campbell's Hill;
- access and infrastructure concerning predominantly traffic and limited access to the eastern part of Bridgeland/Riverside;
- safety – especially considering the concentration of seniors in the area;
- lack of services and amenities with increased population; and
- parking.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate as it meets the goals of the MDP to increase density near transit, and provide housing diversity near the LRT station. The building massing, parking, upgrades to key pedestrian and cycling routes identified through the Transportation Impact Assessment (TIA) and connections to the LRT station will be reviewed at the development permit stage.

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

## **IMPLICATIONS**

### **Social**

The proposal allows for revitalization of an existing social service organization on the site, provides for a variety of housing choices in mixed-use and multi-residential building forms and accommodates housing needs within convenient walkable distance to transit and local services. The inclusion of market and below market housing will meet the needs of a diversity of household incomes. The proposal enables this site to become a vibrant node with higher density mix use development near the LRT station and encourages social integration to the East Riverside area.

### **Environmental**

Increasing density by having more people live near the primary transit network helps achieve the goal of zero carbon neighbourhoods contained in the *Calgary Climate Strategy – Pathways to 2050*. Opportunities to enhance the development on this site with applicable climate strategies, including electric vehicle charging, energy efficiency, and a potential connection to district energy, have been identified and shared with the applicant and will be pursued at the development permit stage. Providing increased density near transit achieves the goals for zero carbon neighbourhoods in the strategy. Policies have been included in the policy amendment to reflect these opportunities and the need for further assessment through the development permit stage.

### **Economic**

The proposal enables a greater variety of housing choice to accommodate a diversity of incomes, supports business by increasing the population close to main shopping streets, and provides employment opportunities within the community of Bridgeland/Riverside. Redevelopment of this site makes more efficient use of existing infrastructure while increasing

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density near a transit station.

**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 20P2024**
3. Applicant Submission
4. Urban Design Review Panel Comments
5. Applicant Outreach Summary
6. Community Association Response
7. **Proposed Bylaw 116D2024**
8. **CPC Member Comments**
9. **Public Submission**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform