

**Land Use Amendment in Bridgeland/Riverside (Ward 9) at 35 – 11A Street NE,  
 LOC2024-0074**

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**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.57 hectares ± (1.4 acres ±) located at 35 – 11A Street NE (Plan 2411141, Block 3, Lot 1) from Mixed Use – General (MU-1f4.0h50) District to Mixed Use – General (MU-1f4.6h52) District.

**HIGHLIGHTS**

- This application proposes to redesignate the site to increase the allowable height and density to accommodate a mixed-use development.
- The proposal aligns with the goals and policies of the *Municipal Development Plan* (MDP) and *Bridgeland-Riverside Area Redevelopment Plan* (ARP) including supporting higher residential densities in areas that are well-served by existing infrastructure, public amenities, and transit.
- 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? The proposal would enable additional commercial and housing diversity that may contribute to the vibrancy of the area and reduce overall servicing cost to Calgarians.
- A development permit for a mixed-use development has been submitted and is under review.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This application, in the northeast community of Bridgeland/Riverside, was submitted by Casola Koppe Architects on behalf of the landowner, Silvera For Seniors, on 2024 March 9. The approximately 0.57 hectare (1.4 acre) site is located on the southwest corner of McDougall Road NE and 11A Street NE, approximately 400 metres (a six-minute walk) from the Bridgeland/Riverside LRT station. The site is currently vacant. Several previously existing single storey multi-residential buildings were demolished and cleared from the site in preparation for redevelopment.

The subject site was redesignated to the Mixed Use – General (MU-1f4.0h50) District on 2021 July 27 as part of a comprehensive policy amendment, outline plan, and land use application (LOC2020-0079) that subdivided an approximately 2.51 hectare (6.20 acres) city block to allow for new community park space and mixed-use/multi-residential development in a Transit Oriented Development context. As noted in the Applicant Submission (Attachment 2), this application proposes an amendment to a portion of the 2021 land use approval to facilitate a mixed-use development with a maximum building height of 52 metres (an increase from the current maximum of 50 metres) and a maximum floor area ratio (FAR) of 4.6 (an increase from the current maximum FAR of 4.0).

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A development permit (DP2024-04157) for a 16-storey mixed-use development with 378 residential units and street-oriented businesses facing McDougall Road NE was submitted on 2024 June 10 and is under review. As part of the land use amendment review process, the schematic design was reviewed by the Urban Design Review Panel on 2024 May 1. The panel endorsed the application and supports the land use amendment, noting the project's strengths across all six urban design elements evaluated by UDRP.

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 the public/interested parties and respective community association was appropriate. In response, the applicant discussed the application with adjacent residents of Silvera For Seniors properties and hosted a public open house at the Bridgeland-Riverside Community Hall on 2024 April 16 where approximately 53 people were in attendance. The Applicant Outreach Summary can be found in Attachment 3.

**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 three letters in opposition to this application. The letters of opposition cited the following concerns:

- increase in vehicle traffic and on-street parking congestion;
- building height, potential shadow impacts, and loss of views for neighbouring properties;
- increase in density;
- increase in crime;
- construction nuisances;
- energy efficiency of proposed development;
- loss of community character; and
- loss of existing trees.

The Bridgeland-Riverside Community Association (CA) expressed its support for the project in comments submitted on 2024 April 23 (Attachment 4). The CA considered the additional two-metre variance to be minimal and recognized that the proposal aligns with the East Riverside Master Plan. However, concerns were raised regarding potential traffic congestion and the adequacy of area utility infrastructure to support new development.

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Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The land use amendment represents a modest increase in building height and FAR and remains consistent with the goals of the ARP to accommodate mixed-used, transit-oriented development within the Urban Neighbourhood policy area.

The building massing, site design, number of units and amenity provision are being reviewed through the development permit submission. Information associated with parking demands and transportation demand management identified through the Transportation Impact Assessment (TIA) are being further reviewed with the development permit.

Following Calgary Planning Commission, notifications for Public Hearing of Council for the 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 a variety of housing choices in mixed-use and multi-residential building forms and accommodates housing needs within convenient walkable distance to transit services. 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 and LEED (Leadership in Energy and Environmental Design) certification, have been identified and shared with the applicant and will be pursued at 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 density near a transit station.

### **Service and Financial Implications**

No anticipated financial impact.

### **RISK**

There are no known risks associated with this proposal.

**Planning and Development Services Report to  
Calgary Planning Commission  
2024 July 18**

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CPC2024-0738  
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**ATTACHMENTS**

- 1. Background and Planning Evaluation
- 2. Applicant Submission
- 3. Applicant Outreach Summary
- 4. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform