

Background and Planning Evaluation

Background and Site Context

The site is located at 118 – 8 Street NE along 1 Avenue NE, the historic main street and commercial core of Bridgeland/Riverside and is bounded by 8 Street NE and 8A Street NE. 1 Avenue NE is a Neighbourhood Main Street that contains a variety of commercial and residential developments. The site was developed with a three-storey mixed use building with commercial at-grade and residential dwelling units above, based on a pre-existing Direct Control District ([Bylaw 41Z2002](#)), which allows Medical clinic and Financial institution uses at grade.

The lands to the north are designated Mixed Use – Active Frontage (MU-2f3.0h16) District. To the east is a parcel designated Mixed Use – Active Frontage (MU-2f3.0h10) District that fronts onto a public plaza. Lands to the west and south are designated Direct Control District and are part of The Bridges development. Langevin School is located approximately 280 metres (a five-minute walk) to the west.

Community Peak Population Table

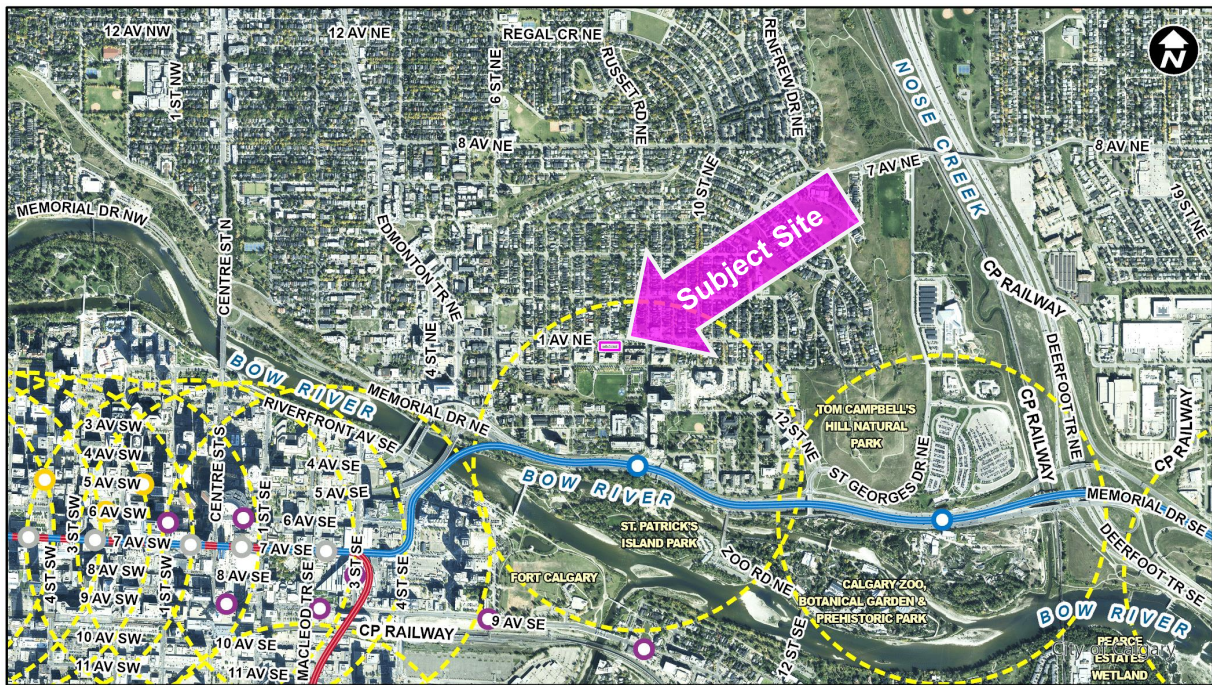
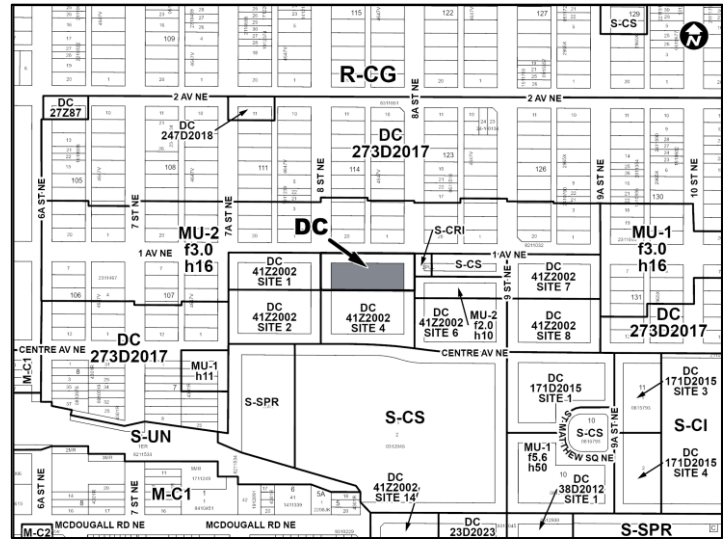
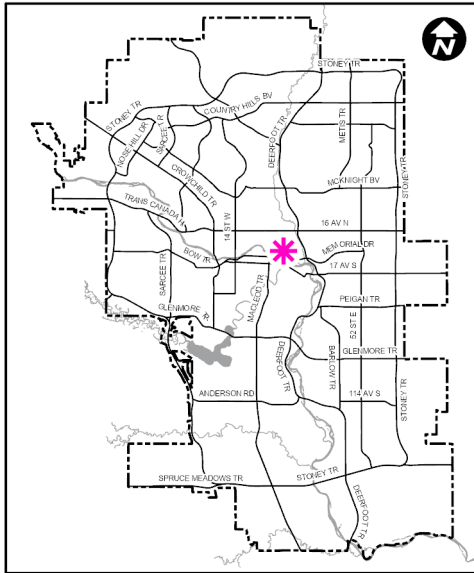
As identified below, the community of Bridgeland/Riverside reached its peak population in 2019.

Bridgeland/Riverside	
Peak Population Year	2019
Peak Population	6,835
2019 Current Population	6,835
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 Mixed Use – Active Frontage (MU-2) District promotes mixed-use development with commercial and retail uses at grade with residential above and is intended to be located along commercial streets.

The proposed Direct Control (DC) District would accommodate the Health Care Service and Financial Institution uses on the ground floor, with a façade length of up to 15 metres, while retaining all other uses and rules of the MU-2 District. Both uses are currently permitted within an existing building where they are not on the ground floor. The Direct Control District removes the rule that prohibits these uses on the ground floor and ensures that an application for these uses on the ground floor is a discretionary review. This allows the Development Authority to ensure the active frontage policies are respected.

The previous land use district in effect at the time of the building approval listed Medical clinics (now Health Care Service) as a permitted use in existing buildings and did not restrict the location or width of individual storefront façades. In 2018 the land was redesignated to the current MU-2 District, which introduced the location-based restriction for Health Care Service and Financial Institution, where they must not be located on the ground floor of a building facing a commercial street, and the limitation for storefront façade widths to be a maximum of 9.0 metres.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration and the use of a DC District is necessary to provide for the applicant's proposed development due to unique characteristics. The proposal accommodates the applicant's intent for additional uses on the ground floor and flexibility for wider facades. The same result could not have been achieved with a standard land use district in the Land Use Bylaw.

The proposed DC District includes a rule that allows the Development Authority to relax Sections 6, 9 and 10 of the DC District Bylaw. Section 6 incorporates the rules of the base district in Bylaw 1P2007 where the DC District does not provide for specific regulation. Sections 9 and 10 include location and façade width rules. Retaining the ability to relax these rules allows for alternative measures to be considered. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way that they would be in a standard district. This may include the location of uses within buildings, façade width for uses facing a street, and setback areas.

Development and Site Design

As shown in the proposed DC District, Section 10 (4) Façade Width for Uses Facing a Street introduces façade rules for an individual Health Care Service and Financial Institution in an existing building located at grade. The façade width may be increased to a maximum of 15.0 metres when the windows are transparent and signage or other images or window treatments are limited to ensure visibility from the street.

Transportation

Pedestrian access to the site is available from 1 Avenue NE, 8 Street NE and 8A Street NE. Access to the Always Available for All Ages and Abilities (5A) Network is available from an on-street bikeway on 1 Avenue NE. Vehicular access is from 8 Street NE and 8A Street NE.

The site is well served by Calgary Transit with bus stops for Route 90 (Bridgeland/University of Calgary) located within 70 metres (a one-minute walk) of the development on 1 Avenue NE. The parcel is also located within 500 metres walking distance to the Bridgeland – Memorial LRT Station.

A Transportation Impact Assessment (TIA) and parking study was not required in support of this land use amendment application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and stormwater sewer lines are available to serve future redevelopment on the site. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed as part of any future development permit application.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns 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.

Growth Plan (2022)

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The site is within a Neighbourhood Main Street area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). Neighbourhood Main Streets provide a strong social function and typically support a mix of uses within a pedestrian friendly environment. The proposed redesignation supports a pedestrian-friendly, mixed-use development that complies with the MDP.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#).

Bridgeland-Riverside Area Redevelopment Plan (Statutory – 1980)

The site is located within the Community – Mid Rise area with an Active Frontage requirement on Figure 3: Generalized Land Use, according to the [Bridgeland-Riverside Area Redevelopment Plan](#) (ARP). The site is also located within the Local Commercial and Mixed Use area identified in Figure 19: Conceptual Land Use Plan in the [Bow Valley Centre Concept Plan](#) (Concept Plan), which is Part 2 Section 9 of the ARP, and housed in a separate document. Both the ARP and Concept Plan identify the site as being intended for pedestrian oriented, mixed-use development with at-grade retail and residential units above.

The proposal meets the intent of the ARP and Concept Plan, as it continues to support mixed-use development with at-grade commercial and residential units above. It will maintain the intent of active frontages along a Main Street in alignment with the applicable ARP policies.