

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northeast community of Bridgeland/Riverside on the south side of 4 Avenue NE. The site has an area of approximately 0.07 hectares (0.18 acres) and is approximately 24 metres wide and 30 metres deep. The site is currently developed with a single detached dwelling and attached garage accessed from 4 Avenue. A private driveway servicing the neighbouring parcel (643 – 4 Avenue NW) borders the subject site to the south and west. A development permit for a Multi-Residential Development (DP2023-08081) is currently under review.

The subject site is designated Multi-Residential – Contextual Medium Profile (M-C2) District. The surrounding area is primarily Multi-Residential – Contextual Grade-Oriented (M-CGd111) District, with several large parcels designated Multi-Residential – Contextual Low Profile (M-C1) District and M-C2 District nearby. Large greenspaces designated Special Purpose – Community Service (S-CS) District and Special Purpose – Urban Nature (S-UN) District are located one block north of the subject site.

The subject site is located approximately 180 metres (a three-minute walk) east of Edmonton Trail NE and approximately 300 metres (a five-minute walk) north of 1 Avenue NE. These streets are classified by the *Municipal Development Plan* (MDP) as Urban and Neighbourhood Main Streets respectively. Edmonton Trail NE is also part of the Primary Transit Network as per the MDP. These streets host a wide range of commercial and retail services and accommodate a variety of Multi-Residential Developments.

The site is 550 metres (a nine-minute walk) south of Riverside School (Calgary Board of Education, K-9), and 350 metres (a six-minute walk) south of Bridgeland Park, a community greenspace.

Community Peak Population Table

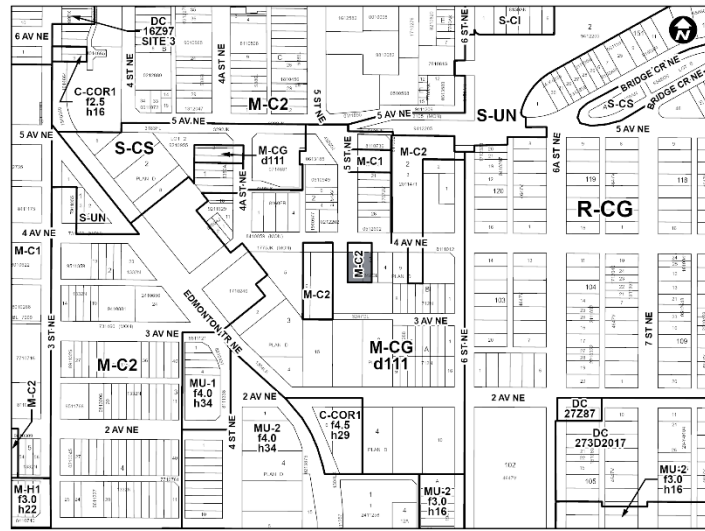
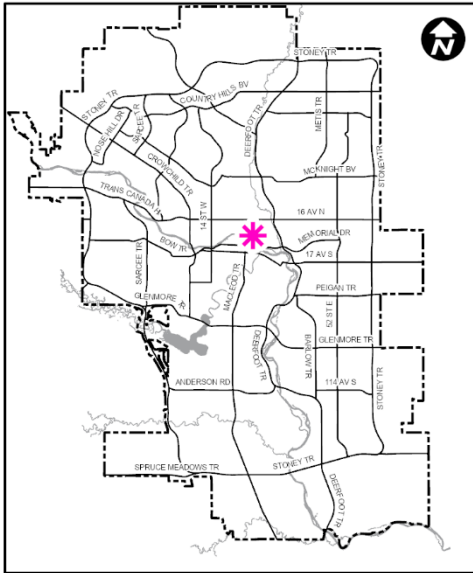
As identified below, the community of Bridgeland/Riverside reached its peak population in 2019.

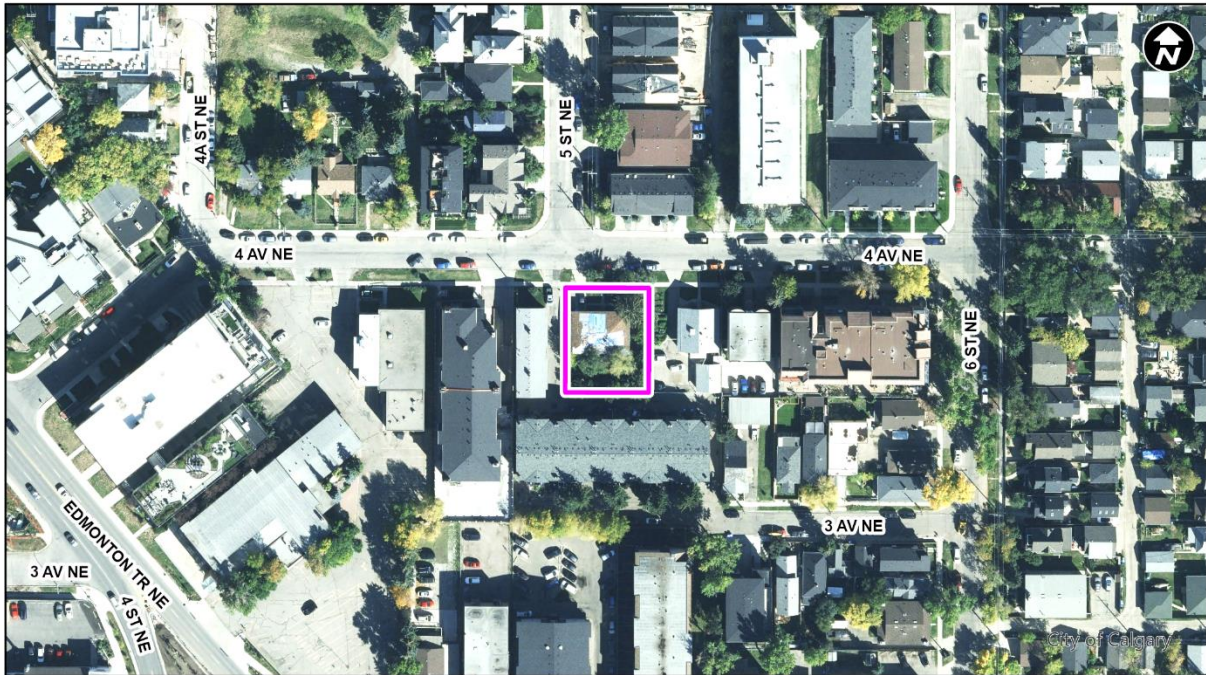
Bridgeland/Riverside	
Peak Population Year	2019
Peak Population	6,835
2019 Current Population	6,835
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 M-C2 District is intended to allow for multi-residential developments in a variety of forms that have higher numbers of dwelling units and traffic generation than low density residential districts, as well as the building forms allowed in the lower density multi-residential districts. The M-C2 District allows for a maximum building height of 16 metres, and there is no maximum density.

Under the M-C2 District the minimum motor vehicle parking stall requirement is 0.625 stalls per dwelling unit. As such, the minimum number of stalls required for the proposed development is nine. At this time, the development proposal includes 10 parking stalls, thereby meeting the requirements of the Land Use Bylaw (LUB). However, the Bridgeland-Riverside Area Redevelopment Plan (ARP) requires 1.25 parking spaces per unit for development comprising three or more units in the Family Oriented Redevelopment Area, which means a total of 24 parking stalls would be required for the proposed development. The proposed amendment, if approved, will exempt the subject site from the requirement of 1.25 parking spaces per unit, allowing the current LUB to determine the parking for the proposed development.

While the subject site does not directly front onto Edmonton Trail, its proximity to the Urban Main Street, existing and ongoing residential intensification between Edmonton Trail and the subject site and the subject site's proximity to the downtown core makes the M-C2 land use district appropriate and the district's affiliated motor vehicle parking stall requirement adequate.

A land use amendment application (LOC2015-0155) was approved in 2017 to redesignate the site from M-CGd111 to M-C2 without a policy amendment to the ARP. A policy amendment is being undertaken now to better align the ARP policy with the approved land use. More information on this is provided in the Legislation and Policy section below.

Development and Site Design

If approved by Council, the rules of the current M-C2 District, applicable policies of the ARP and the MDP will provide guidance for future site redevelopment including appropriate uses, building massing, height, landscaping, parcel coverage and parking. Items that would be considered through the development permit review process include, but are not limited to:

- the layout and configuration of dwelling units and any proposed secondary suites;
- site access and provision of parking;
- façade and building articulation;
- mitigation of shadowing, privacy and visual overlook; and,
- appropriate building setbacks and landscaping requirements.

Transportation

The subject site is located approximately 300 metres (a five-minute walk) north of 1 Avenue NE, which is identified as an on-street bikeway as per the City of Calgary [Pathways and Bikeways Map](#). This on-street bikeway connects to other bikeways and provides access to the downtown core and to the Bow River Pathway system which is approximately 800 metres (an eight-minute walk, or four-minute bike ride) from the site. The subject site is also located near various transit stops providing regular service. Route 90 (University of Calgary) is located along 1 Avenue NE which is within 300 metres (a five-minute walk) of the subject site. Routes 4 (Huntington), 5 (North Haven) and 69 (Deerfoot Centre) are located along Edmonton Trail NE, which is within 300 metres (a five-minute walk) from the subject site. This well-connected network of mobility options provides access to jobs, services, educational facilities, and many other destinations across Calgary. The site is also within 1200 metres of East Village and the local shops and services in the area.

A Transportation Impact Assessment was not required as part of this application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water and sanitary sewer mains are available to service the subject site. Details of site servicing, as well as appropriate stormwater management, is being considered and reviewed as part of a development permit review process.

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 policy 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 City of Calgary [Municipal Development Plan](#) (MDP) identifies this site as part of the Developed Residential – Inner City area as identified in Map 1: Urban Structure. Section 2.2 of the MDP encourages future growth of the city in a way that fosters a more compact efficient use of land, creating complete communities and allowing for greater mobility choices. Section 3.4.2 of the MDP identifies opportunities to create a high level of residential intensification along and near Urban Boulevard street types, such as Edmonton Trail. These sections of the MDP support an increase in residential density in this area of Bridgeland/Riverside while supporting a reduction in motor vehicle parking requirements by emphasizing a walkable pedestrian environment.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at development approval stages.

Bridgeland-Riverside Area Redevelopment Plan (Statutory – 1980)

The [Bridgeland-Riverside Area Redevelopment Plan](#) (ARP), approved in 1980 (Bylaw 11P80), provides direction, policies and guidelines for development in the Bridgeland/Riverside community. The subject site falls within the Family Oriented Redevelopment Area, as depicted in Figure 3: Generalized Land Use. The ARP contains policies for higher parking requirements than the requirements contained in Land Use Bylaw 1P2007 (LUB). The higher parking requirements in the ARP were intended to help manage parking issues associated with the former Calgary General Hospital and although the hospital was demolished in 1998, remnants of policies that were influenced by and created to address these parking issues remain.

Section 3.8 states that within the Family Oriented Redevelopment Area, if the development comprises of three or more units, parking shall be 1.25 spaces per unit. A policy amendment is required because the policy statement contains the word "shall". The proposed amendment, if approved, will exempt the subject site from this requirement, allowing the current LUB to determine the parking for the proposed development. This will allow for consistency with other multi-residential development proposals across the city.

This policy was previously amended to accommodate several developments in the Family Oriented Redevelopment Area, including 420 – 4 Street NE, 609 and 617 – 4 Avenue NE. The proposed policy amendment is further supported because the current ARP policy does not align with current Council priorities regarding parking and mobility. Impacts of aligning with the M-C2 district's parking requirements should be minimal and mitigated given the site's proximity to on-street bikeways, the Bow River Pathway system and proximity to transit stops providing access to four bus routes.

The Family Oriented Redevelopment Area is identified as a location amenable to family living with the appropriate land use designation being RM-3. This is a designation from land use bylaw 2P80, which translates roughly to M-CGd111 under the current LUB. By including the subject

site in the list of similar properties exempt from the RM-3 land use recommendation, development allowed under the M-C2 land use district will be more in alignment with the related land use policy in the ARP.