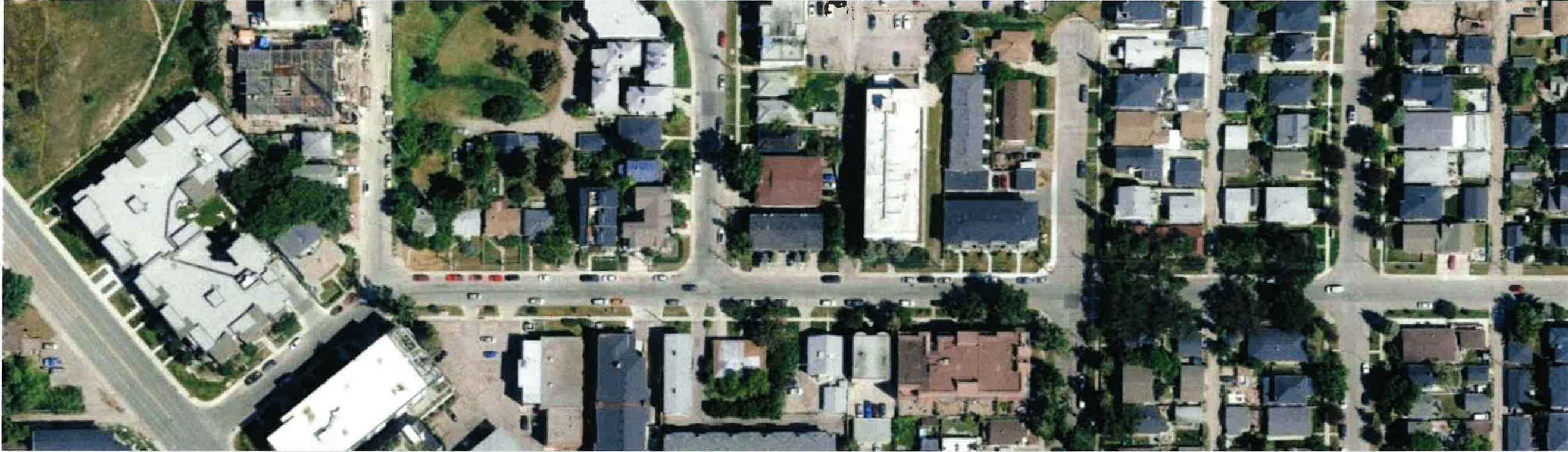




Calgary Planning Commission

Agenda Item: 7.2.8

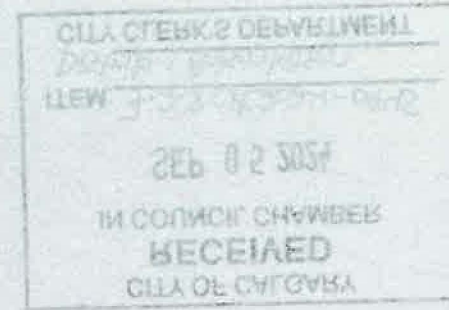


LOC2024-0076 / CPC2024-0945

Land Use Amendment

September 5, 2024

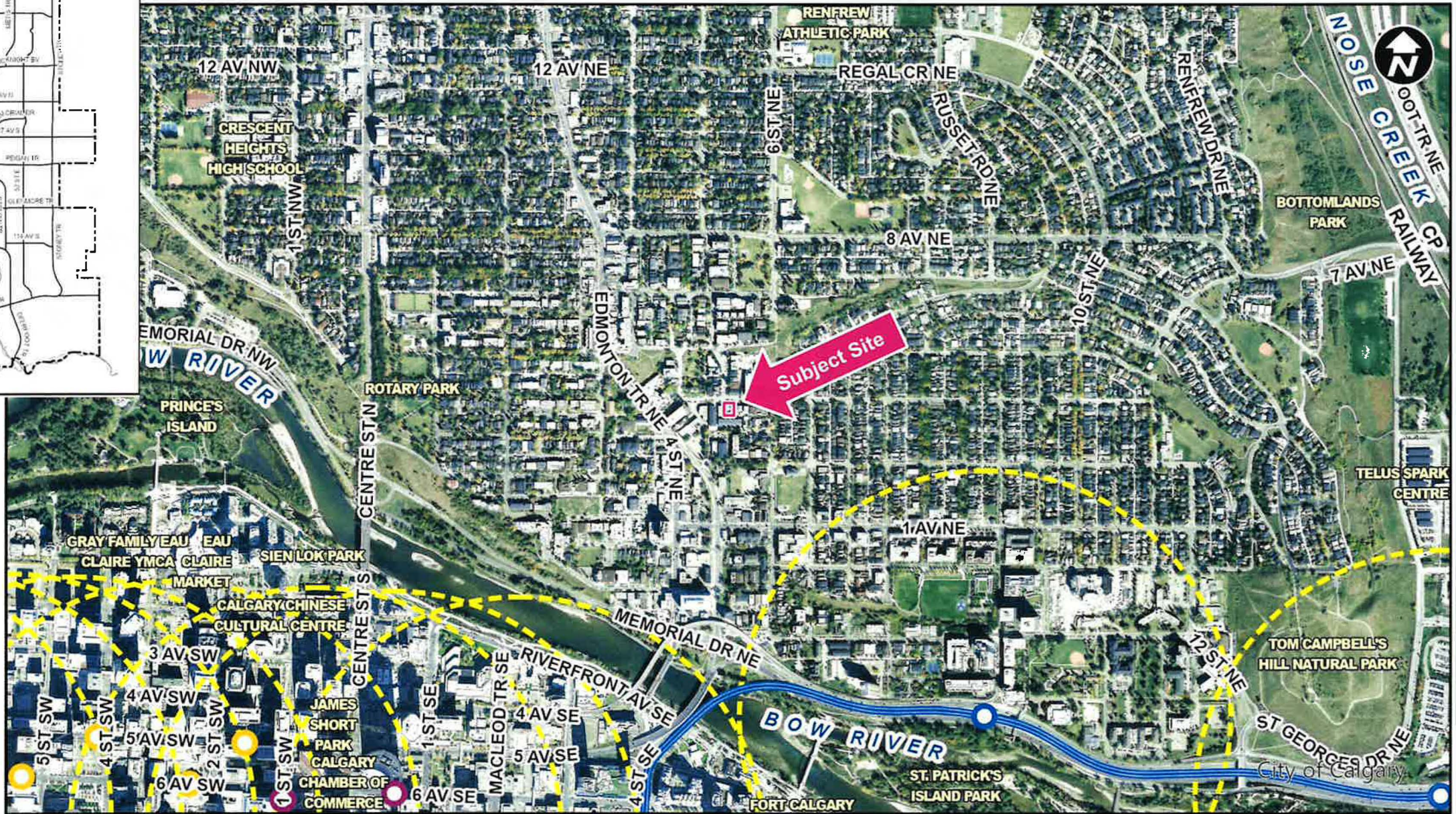
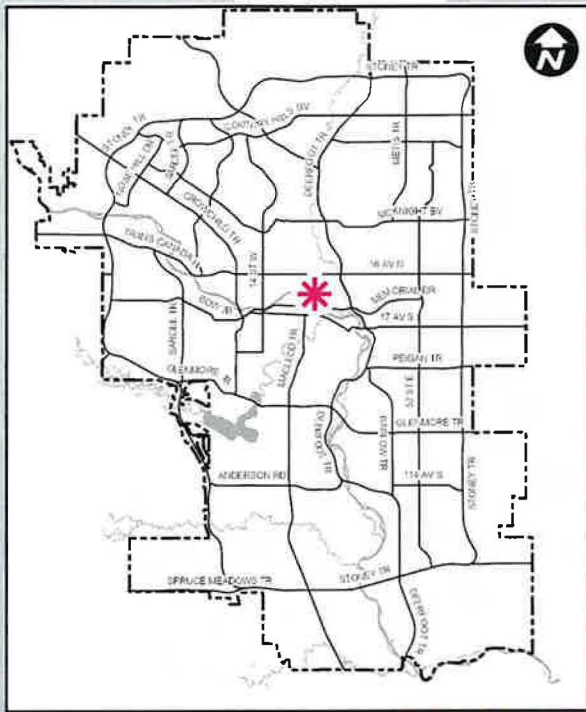
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
SEP 05 2024
ITEM: 7.2.8 CPC2024-0945
Distrib - Presentation
CITY CLERK'S DEPARTMENT



RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

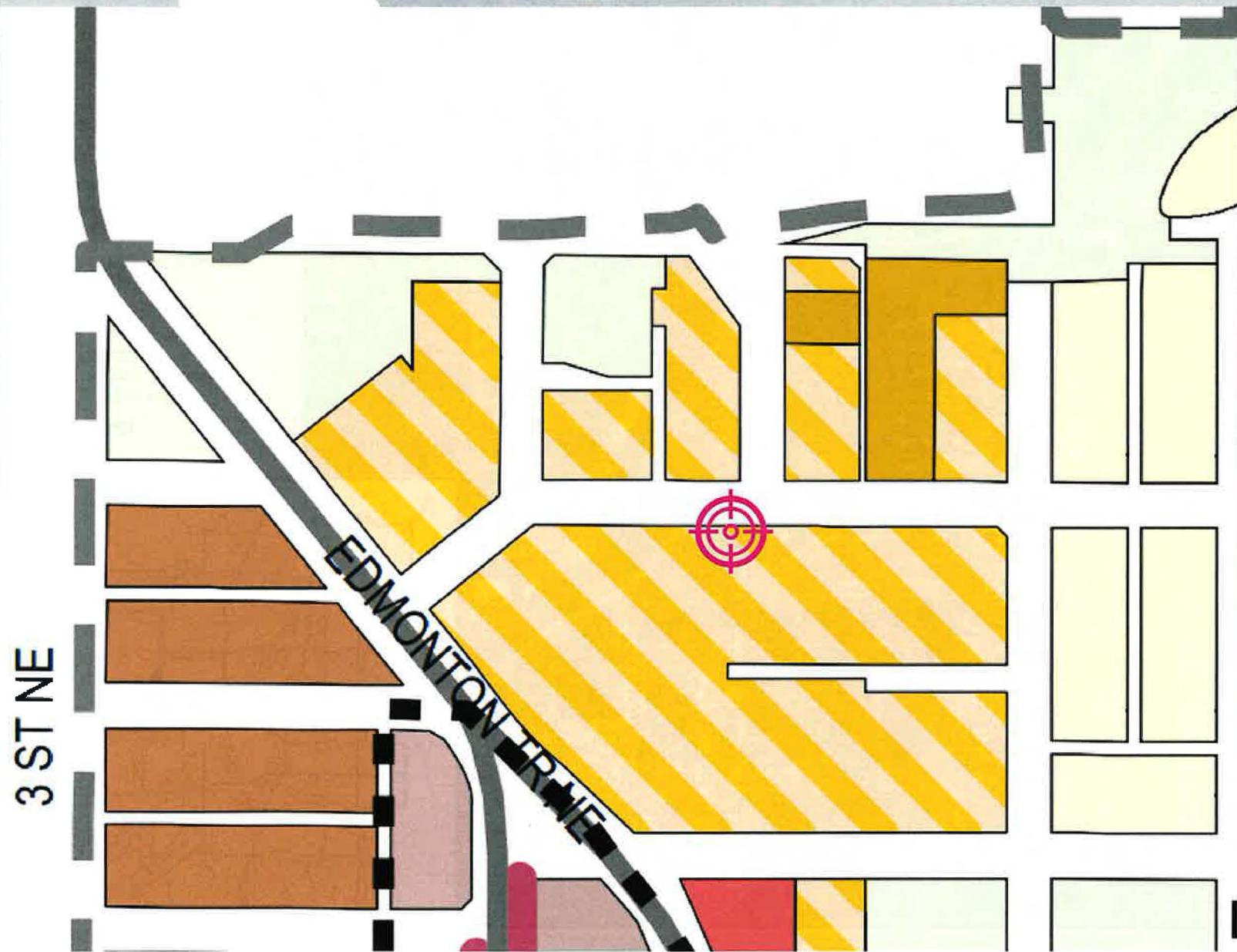
1. Give three readings to the proposed bylaw for the amendment to the Bridgeland-Riverside Area Redevelopment Plan (Attachment 2).






LEGEND

- 600m buffer from LRT station
- LRT Stations**
- Blue
- Downtown
- Red
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow

Bridgeland-Riverside ARP Policy Amendment - Context

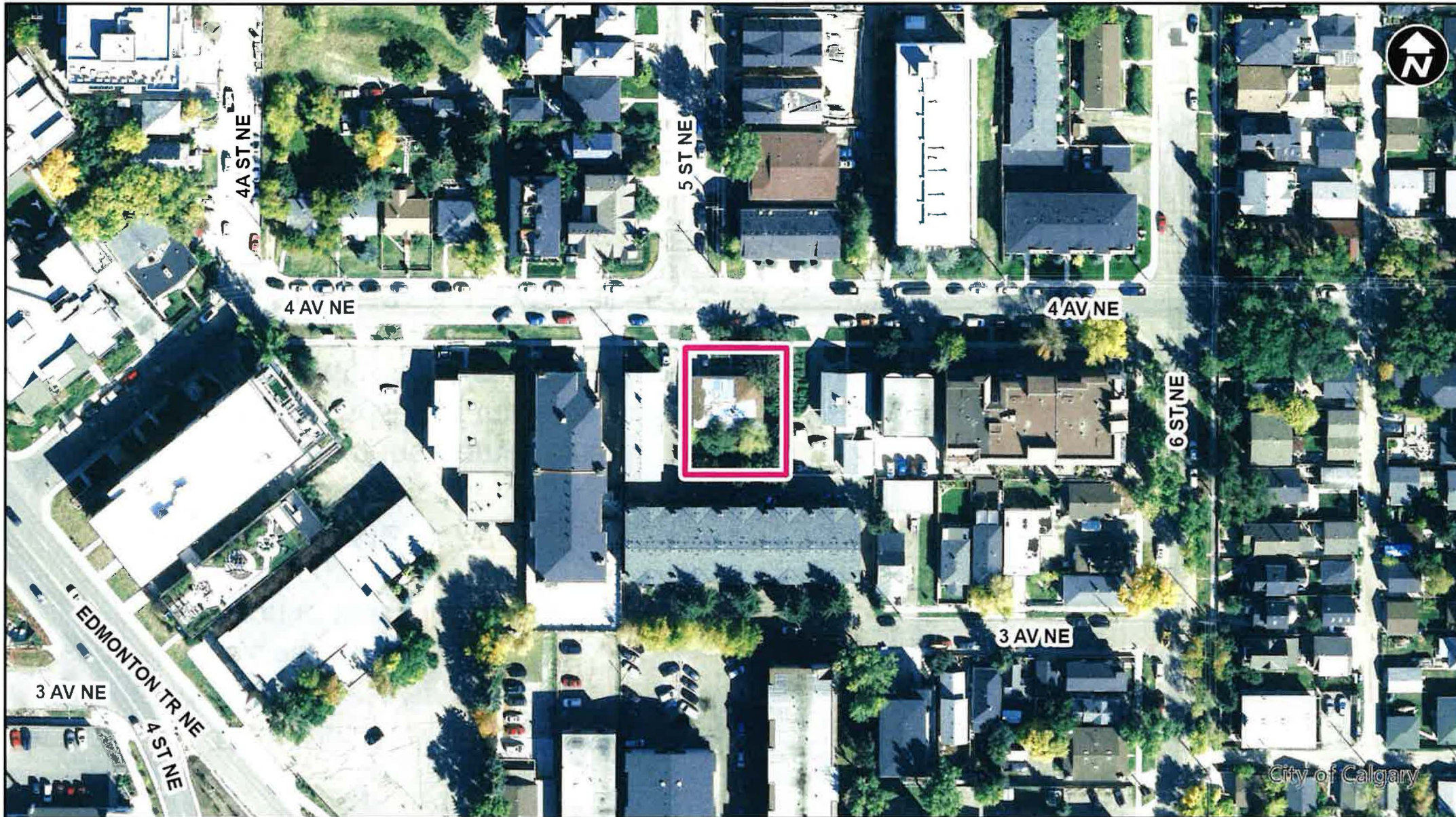


-  Plan Area Boundary
-  Developed Areas Guidebook applies
-  Active Frontage
-  Conservation
-  4-7 Storey Residential
-  4-6 Storey Residential
-  High Density Residential
-  Family Oriented Development
-  Urban Neighbourhood
-  Community - Centre
-  Community - Mid Rise
-  Neighbourhood Limited
-  General Commercial
-  Non Family Oriented Development
-  Institutional
-  Open Space
-  Park
-  Transit Supportive Mixed Use

 *Subject site*

6. That within the Family Oriented Redevelopment Area, the appropriate land uses are residential in nature and that the appropriate designation within the Land Use Bylaw would be RM-3, with exception to lands located at: 420 and 424 Edmonton Trail NE and 609, 611 and 617 - 4 Avenue NE; 512, 516, 520 Edmonton Trail NE and 502, 510, 512 - 4 Avenue NE; 515 - 4A Street NE.”

“8. That within the Family Oriented Redevelopment Area, if the development comprises of three or more units, parking shall be 1.25 spaces per unit with the exception of lands located at: 420 - 4 Street NE and 609 and 617 - 4 Avenue NE; 512, 516, 520 Edmonton Trail NE and 502, 510, 512 - 4 Avenue NE; 515 - 4A Street NE.”



Parcel Size:

0.07 ha
24 m x 30 m

Facing South

Site Photo

7





Existing District

The site is designated Multi-Residential – Contextual Medium Profile (M-C2) District

Requires a minimum of 9 parking stalls.

The Amendment is appropriate for reasons provided in the report including the following:

- It will allow the current land use bylaw to determine parking, in alignment with current Council priorities regarding parking and mobility
- It will allow for consistency in how parking is determined in other areas designated as M-C2 District
- The higher parking requirements are remnants of policies associated with the former Calgary General Hospital (demolished in 1998)

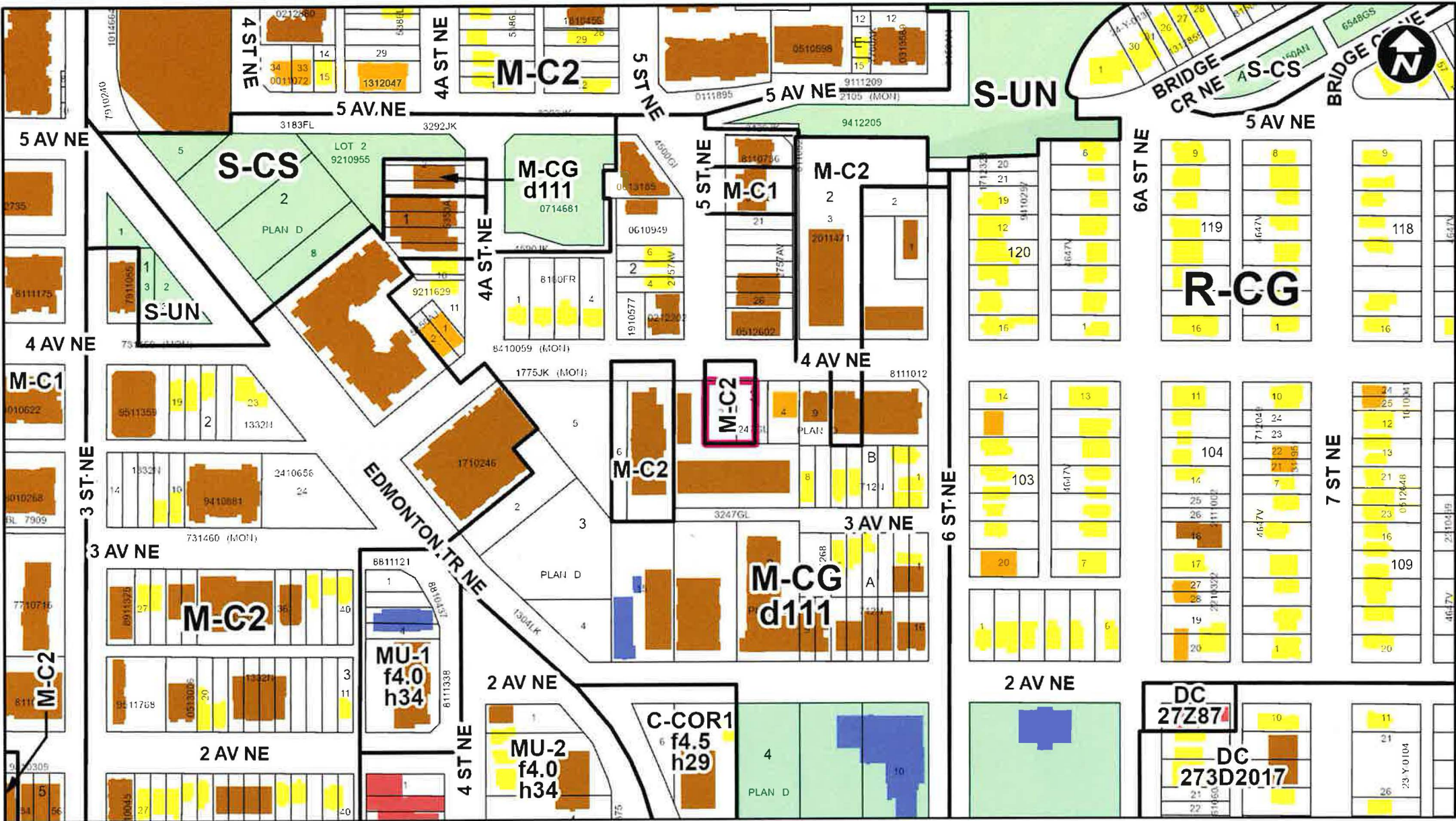
RECOMMENDATION:

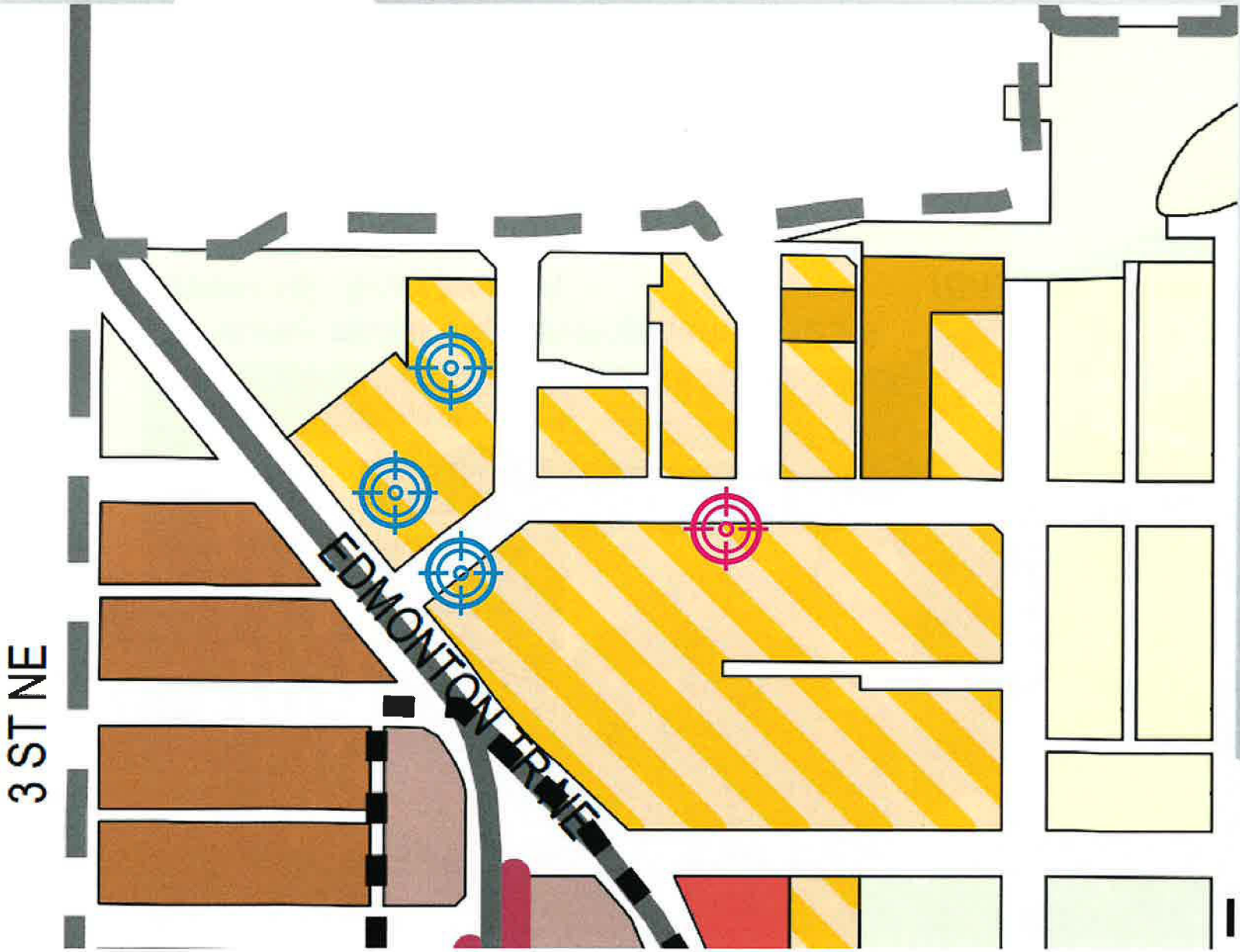
That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Bridgeland-Riverside Area Redevelopment Plan (Attachment 2).

Supplementary Slides

- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary





Plan Area Boundary	Community - Centre
Developed Areas Guidebook applies	Community - Mid Rise
Active Frontage	Neighbourhood Limited
Conservation	General Commercial
4-7 Storey Residential	Non Family Oriented Development
4-6 Storey Residential	Institutional
High Density Residential	Open Space
Family Oriented Development	Park
Urban Neighbourhood	Transit Supportive Mixed Use

Subject site

Previous amendment sites

Similar Amendments in the Policy Area 14



13 storey mixed use development at 123 4 Street NE (Era Condos)



4 storey residential development at 510 Edmonton Trail NE (Bridgeland Hill)

ARP Policy Family Oriented Redevelopment Area	Land Use Bylaw Regulations M-C2 Regulations
1.25 parking stalls per unit	0.625 stalls per unit and suite
Shall statement - No opportunity for relaxations	Parking is reduced by 25% for sites located within 200 metres of primary transit service.

“6. That within the Family Oriented Redevelopment Area, the appropriate land uses are residential in nature and that the appropriate designation within the Land Use Bylaw would be RM-3, with exception to lands located at: 420 and 424 Edmonton Trail NE and 609, 611 and 617 - 4 Avenue NE; 512, 516, 520 Edmonton Trail NE and 502, 510, 512 - 4 Avenue NE; 515 - 4A Street NE; **647 - 4 Avenue NE.**”

“8. That within the Family Oriented Redevelopment Area, if the development comprises of three or more units, parking shall be 1.25 spaces per unit with the exception of lands located at: 420 - 4 Street NE and 609 and 617 - 4 Avenue NE; 512, 516, 520 Edmonton Trail NE and 502, 510, 512 - 4 Avenue NE; 515 - 4A Street NE; **647 - 4 Avenue NE.**”