

**Policy Amendment in Bridgeland/Riverside (Ward 9) at 647 – 4 Avenue NE,
 LOC2024-0076**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the amendment to the Bridgeland-Riverside Area Redevelopment Plan (Attachment 2).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024
 SEPTEMBER 5:**

That Council give three readings to **Proposed Bylaw 82P2024** for the amendment to the Bridgeland-Riverside Area Redevelopment Plan (Attachment 2).

HIGHLIGHTS

- This application is for a policy amendment to the *Bridgeland-Riverside Area Redevelopment Plan* (ARP) to exempt the subject parcel from the requirement of 1.25 parking spaces per unit, allowing Land Use Bylaw 1P2007 to determine the parking requirements.
- The proposed amendment provides better alignment with the requirements of the Land Use Bylaw and aligns with *Municipal Development Plan* (MDP) policies.
- What does this mean to Calgarians? The proposed amendment would support the development of a greater number of dwelling units in an inner-city area that is well-serviced with access to non-vehicular modes of transportation, including cycling, walking and local bus routes.
- Why does this matter? The proposed amendment would enable the development of housing that may otherwise be impacted by the requirement of surplus motor vehicle parking stalls.
- A development permit has been submitted and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This policy amendment application in the northeast community of Bridgeland/Riverside was submitted by Sphere Architecture on behalf of the landowners, Kanak Investments Inc., on 2024 March 10. The proposed amendments to two ARP policies pertain only to the approximately 0.07 hectare (0.18 acre) subject site, which is a single parcel located on the south side of 4 Avenue NE. The site is designated Multi-Residential – Contextual Medium Profile (M-C2) District, which allows Multi-Residential Development as a discretionary use.

A development permit (DP2023-08081) for 19 dwelling units was submitted on 2023 November 15 and is currently under review. The applicant has provided 10 parking stalls, meeting the parking requirements of Land Use Bylaw 1P2007; however, the subject site is within the Family Oriented Redevelopment Area of the ARP, which requires 1.25 parking spaces per unit, or 24 parking stalls based on the dwelling unit count proposed in the DP.

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As outlined in the Applicant Submission (Attachment 3), this application seeks to amend the ARP to allow Land Use Bylaw 1P2007 to determine the parking requirements and to align a policy of the ARP with the existing land use of the site. 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 policy amendment application, the applicant was encouraged to use the Applicant Outreach Toolkit to assess which level of outreach with relevant public groups and the respective community association was appropriate. In response, the applicant distributed one page information flyers to neighbours to gather feedback. A comprehensive summary is available for review in the Applicant Outreach Summary (Attachment 4).

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 17 responses from the public in opposition to the policy amendment noting the following areas of concern:

- impact on availability of street parking;
- potential to exacerbate traffic congestion; and,
- impacts to safety on the street given the anticipated increase in number of vehicles.

The Bridgeland-Riverside Community Association provided a letter of objection on 2024 August 20 identifying similar concerns (Attachment 5).

Administration considered the relevant planning issues specific to the application and has determined the amendment to be appropriate. The alignment of the parking rates with the Land Use Bylaw would allow for better use of the land. The building and site design, number of units and on-site parking is being reviewed and determined through the development permit process.

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

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IMPLICATIONS

Social

This policy amendment encourages development that promotes car-free living, which can promote walkability, reduce traffic congestion and increase access to amenities.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The proposed minor policy amendment would allow for a more efficient use of land, existing infrastructure and services by providing more compact housing in the community.

Service and Financial Implications

No anticipated financial impact.

RISK

No anticipated financial impact.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 82P2024**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
6. **CPC Member Comments**
7. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform