

Applicant Submission

Company Name (if applicable):

Marcel Design Studio Ltd

Applicant's Name:

Alex Dobrin

Date:

August 29, 2023

LOC Number (office use only):

This is a Policy Amendment Application to obtain approval for an exception to the Bridgeland-Riverside Area Redevelopment Plan. The requested exception is from Part 2 (Policy 10 - page 13) of the ARP, which states that "within the Non-family Orientated Redevelopment Area, if the development comprises of the three or more units of non-senior citizen housing, parking shall be 1.25 spaces per unit with the exception of lands located at 123 4 Street NE". Figure 3 (Generalized Land Use) of the Bridgeland-Riverside ARP identifies the subject site as Non-Family Oriented Development.

It is requested that the required parking is reduced to 1 spaces per unit at 69 6A ST NE. This site is zoned M-C1 which allows a maximum density of 148 units per hectare. The size of this site would allow 8 units but due to site constraints of a sloping rear yard and the site being lane-less, 4 units is more appropriate and realistic. With that in mind, this site is also located with in 200 meters of several bus stops along Edmonton Trail NE and 4th ST NE. It is also walking distance to the downtown core as well as many amenities offered in the Bridgeland-Riverside area.

It is understood that Bridgeland has limited parking, but these stalls would be provided on site, in a private garage, therefore not adding to street parking. The suites would be provided mobility lockers and would be intended for those who work within the area.

FOIP DISCLAIMER: The personal information on this form is being collected under the authority of The Freedom of Information and Protection of Privacy (FOIP) Act, Section 33(c). It will be used to provide operating programs, account services and to process payments received for said services. It may also be used to conduct ongoing evaluations of services received from Planning & Development. Please send inquiries by mail to the FOIP Program Administrator, Planning & Development, PO Box 2100, Station M, Calgary, AB T2P 2M5 or contact us by phone at 311.