



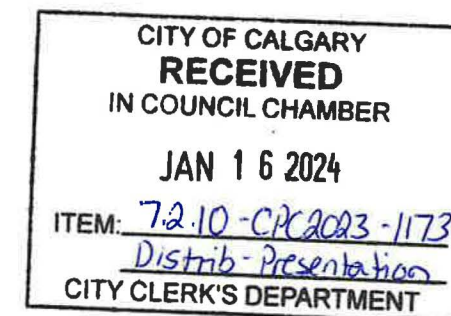
Public Hearing of Council

Agenda Item: 7.2.10



LOC2023-0264 / CPC2023-1173 Policy Amendment

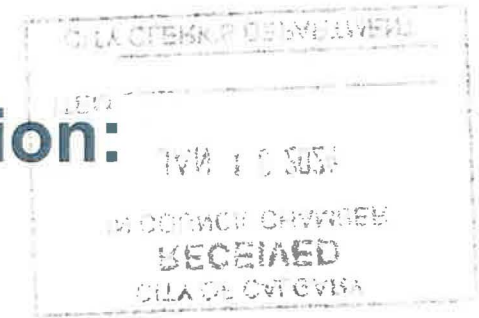
January 16, 2024

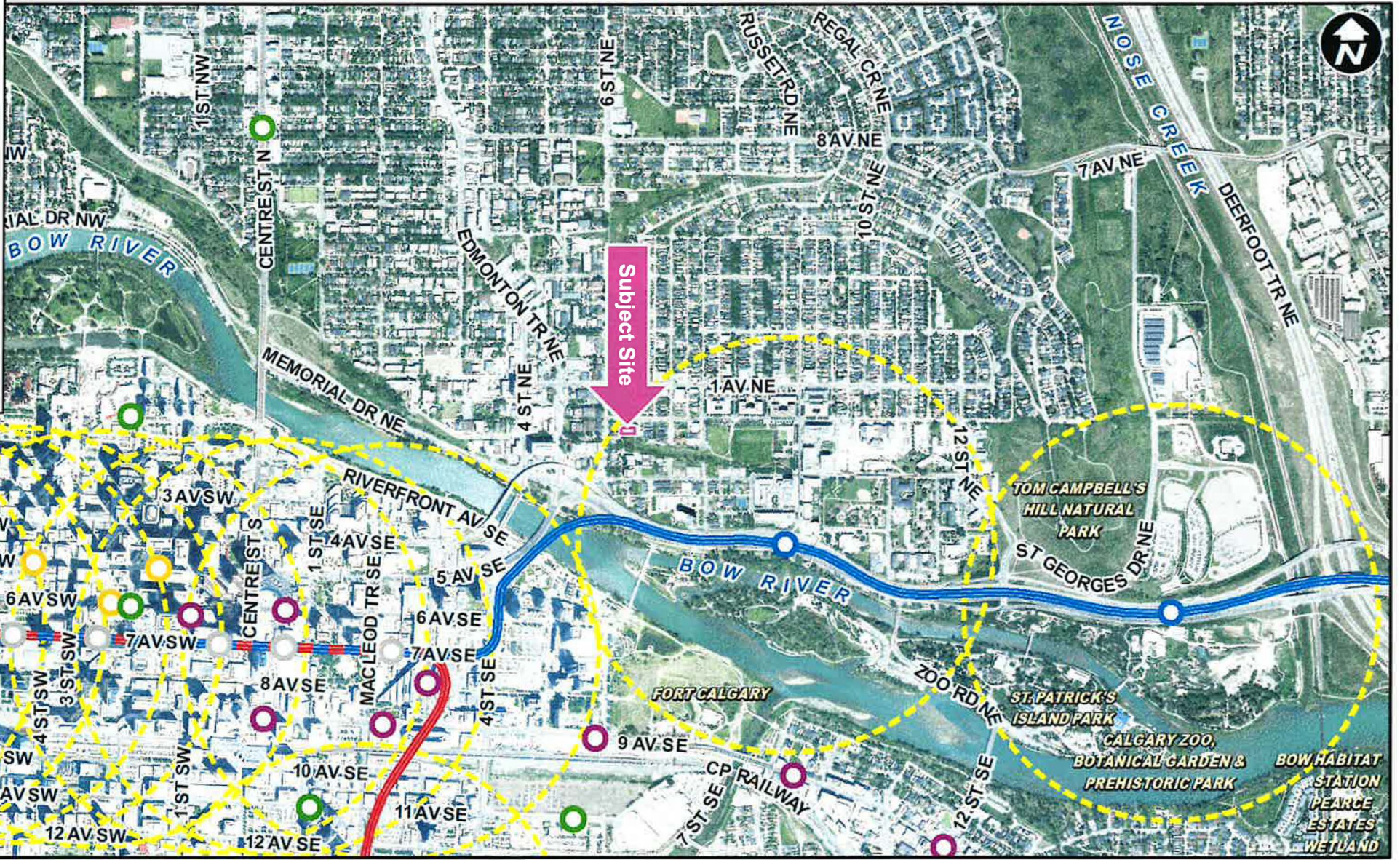
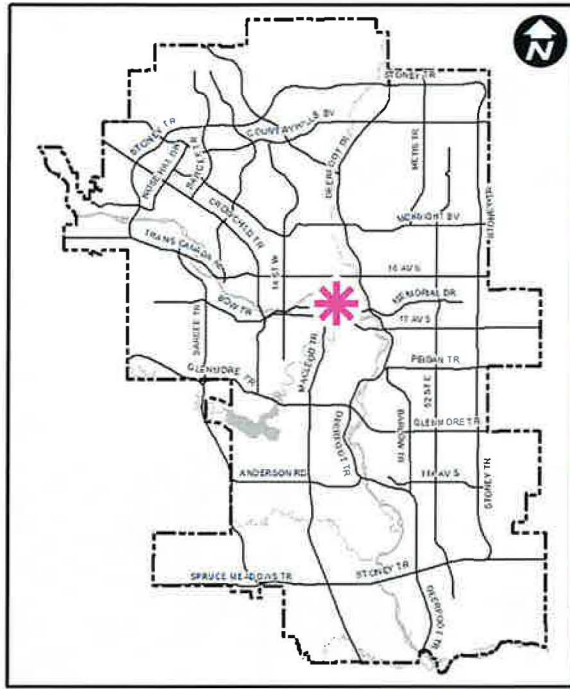


Calgary Planning Commission's Recommendation:

That Council:

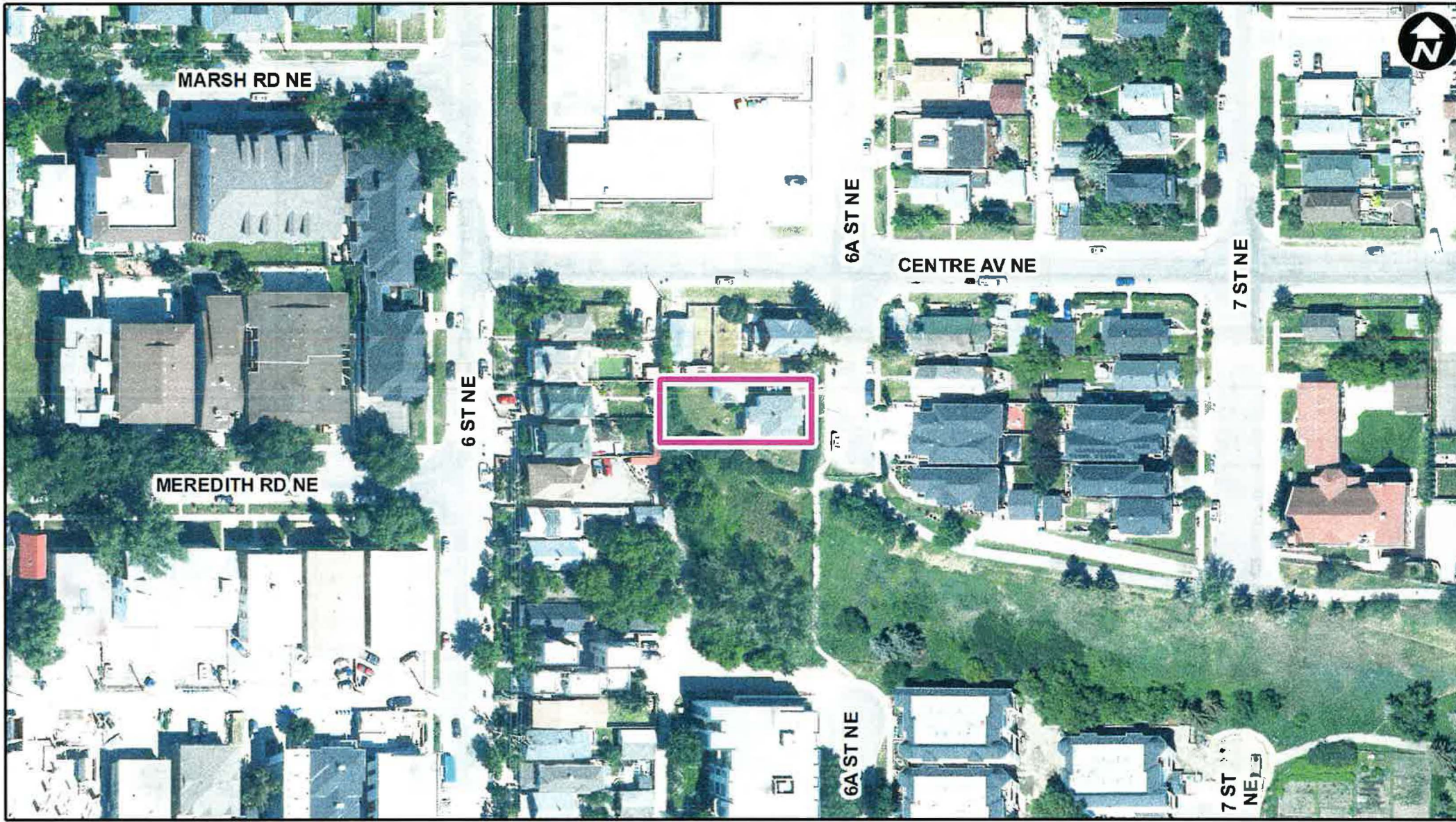
Give three readings to **Proposed Bylaw 3P2024** for a policy amendment to the Bridgeland-Riverside Area Redevelopment Plan.





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

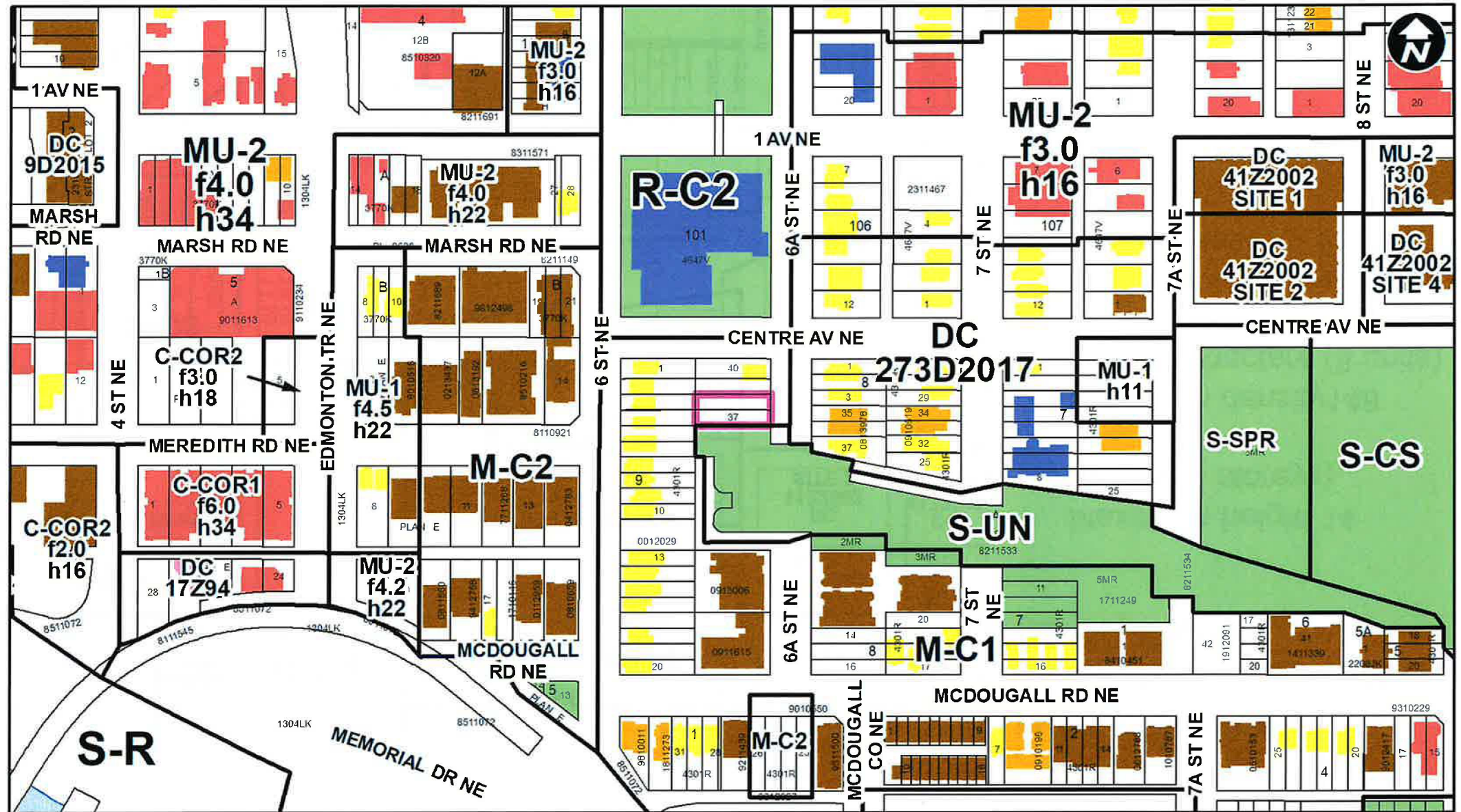


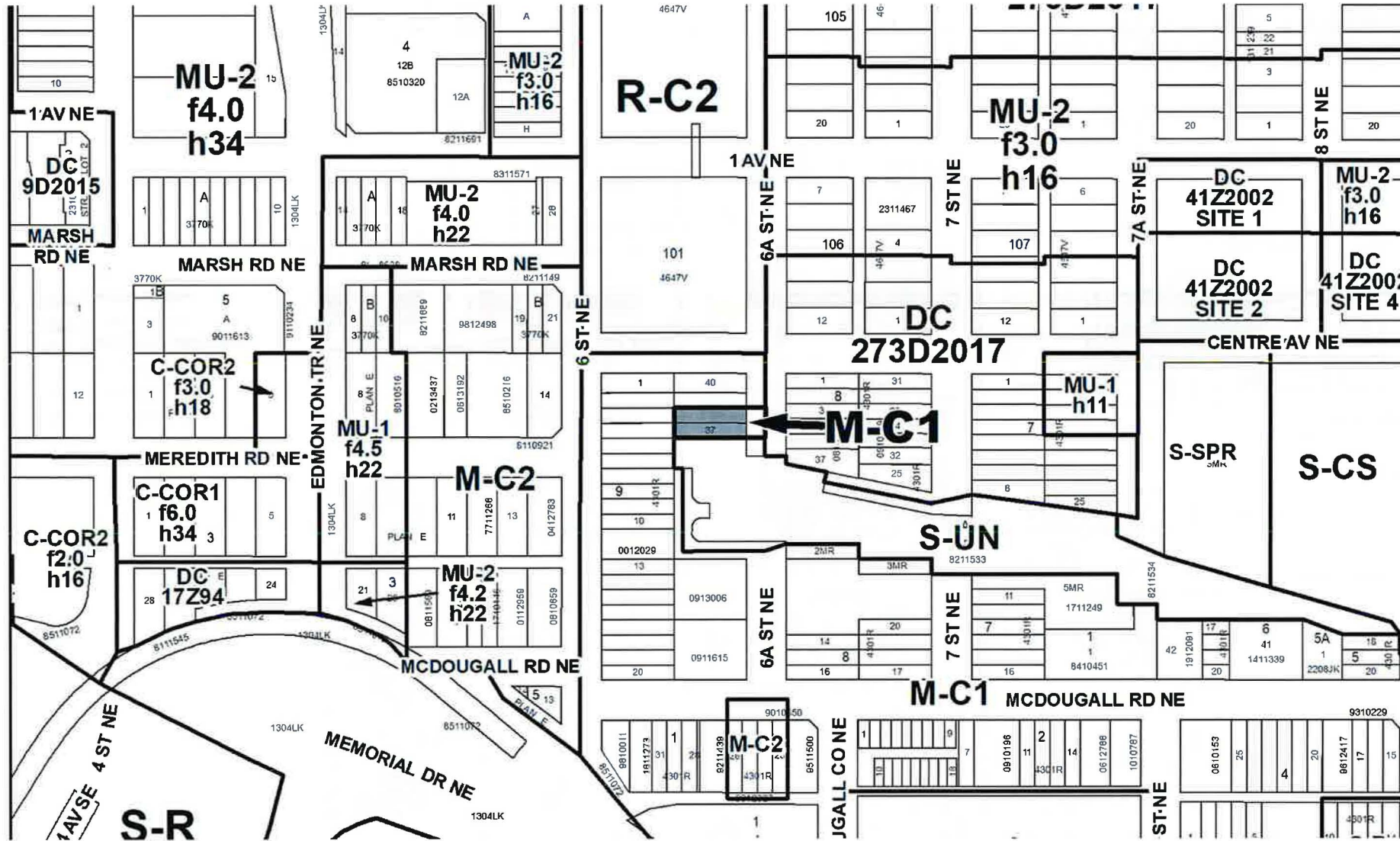
Parcel Size:

**0.06 ha
15m x 36m**

Surrounding Land Use

- 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





Multi-Residential – Contextual Low Profile (M-C1) District

- Maximum height 14 metres (4 storeys)
- Maximum density 148 units per hectare (8 units)
- Requires a minimum of 4 parking stalls for 8 units

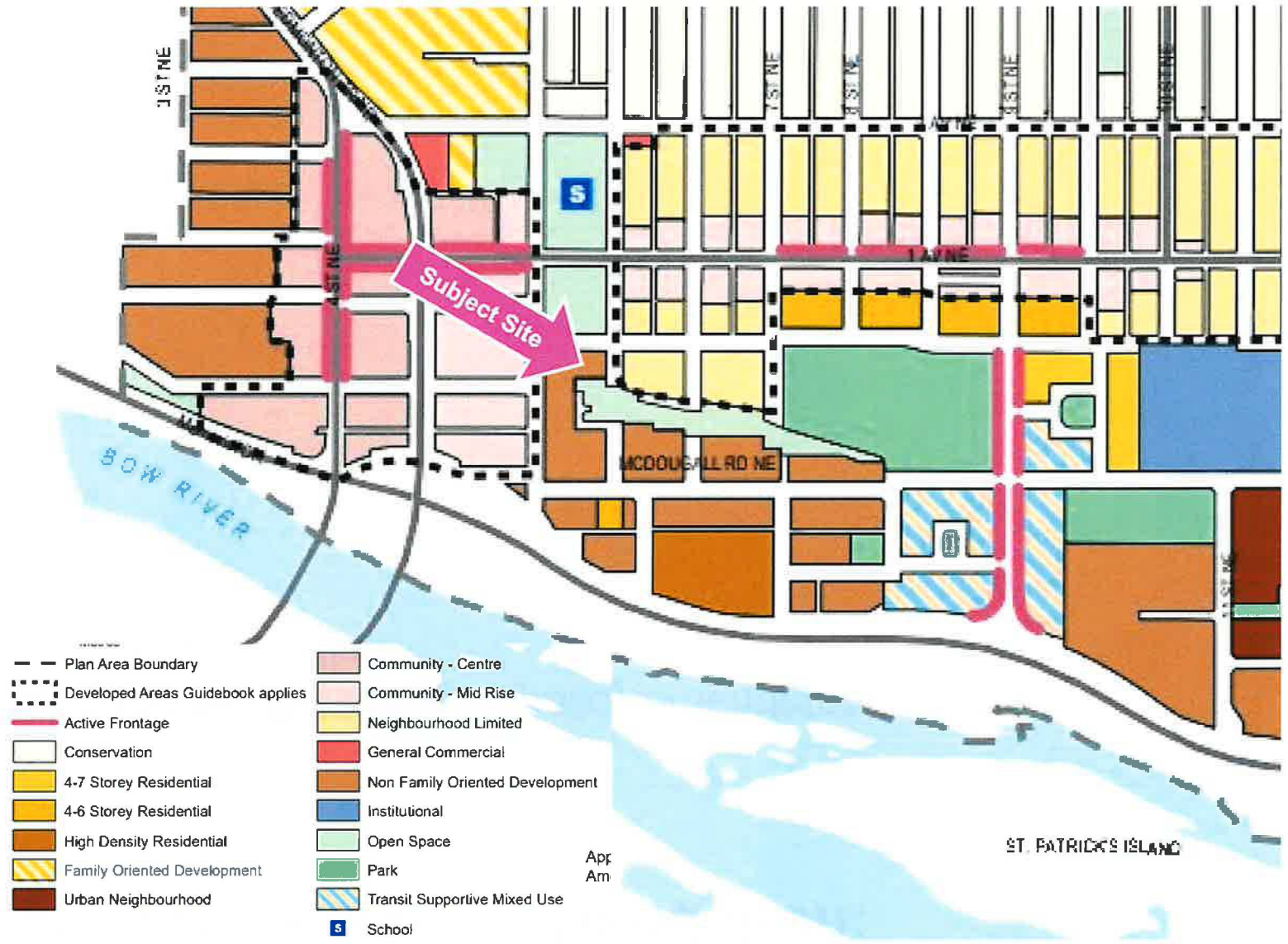
Proposed Amendment – Bridgeland-Riverside Area Redevelopment Plan

Current

10. That within the Non-Family Oriented Redevelopment Area, if the development comprises of 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.

Proposed

10. That within the Non-Family Oriented Redevelopment Area, if the development comprises of 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 **and 69 – 6A Street NE.**



Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 3P2024** for a policy amendment to the Bridgeland-Riverside Area Redevelopment Plan.



Supplementary Slides

ARP Policy Non-Family Oriented Redevelopment Area	Land Use Bylaw Regulations M-C1 Regulations
1.25 parking stalls per unit	0.625 stalls per unit and suite
Shall statement - No opportunity for relaxations	Parking can be reduced by 25% for sites located within 600 metres of an LRT Platform

Facing West



Facing North



Facing East



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)

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-C1 District
- The higher parking requirements are remnants of policies associated with the former Calgary General Hospital (demolished in 1998)