

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Bridgeland-Riverside on the southeast corner of 5 Avenue NE and 8A Street NE. The site is approximately 0.04 hectares (0.10 acres) in size and is approximately 12 metres wide by 33 metres deep. It is currently developed with a single detached dwelling and detached garage accessed from the rear lane.

Surrounding lands are designated Residential – Grade-Oriented Infill (R-CG) District and are characterized by single detached dwellings and four-unit housing forms.

The site is located approximately 400 metres (a seven-minute walk) north of commercial uses on 1 Avenue NE, which is identified as a Neighbourhood Main Street in the *Municipal Development Plan* (MDP). Normie Kwong Park on 9A Street NE is located approximately 250 metres (a four-minute walk) to the southeast.

Delta West Academy is located approximately 700 metres (a 12-minute walk) to the east and the Assumption of the Blessed Virgin Mary Ukrainian Catholic Parish is located approximately 600 metres (a 10-minute walk) northeast on 6 Street NE.

Community Peak Population Table

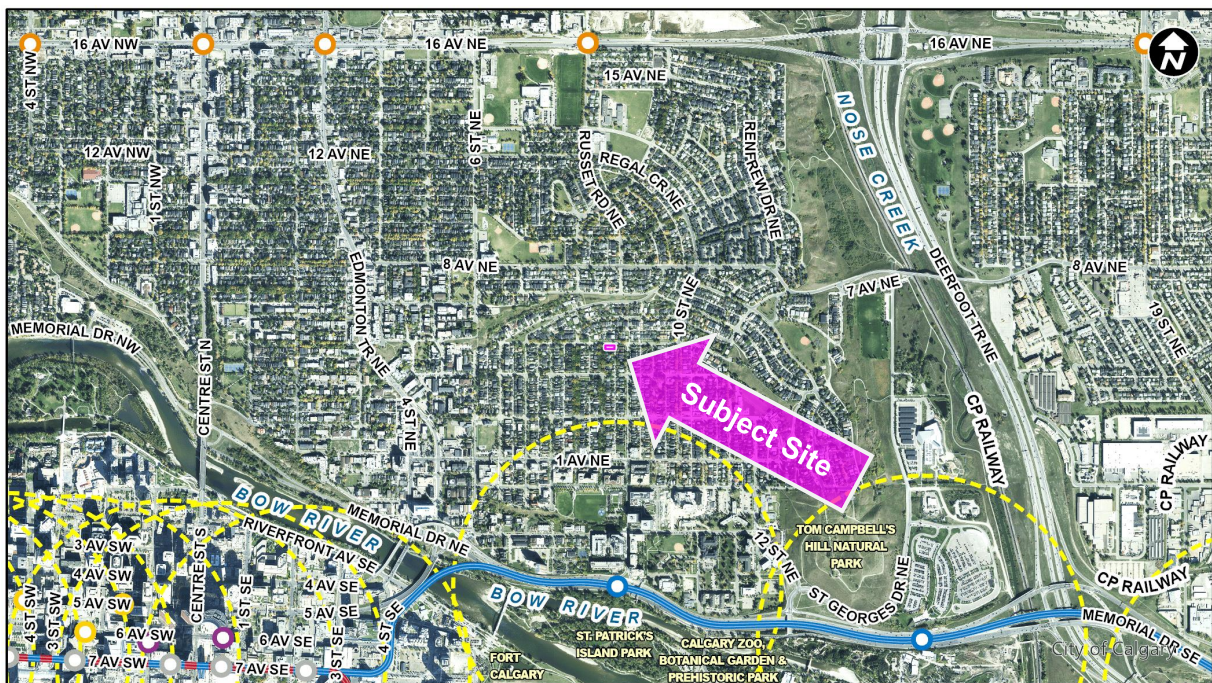
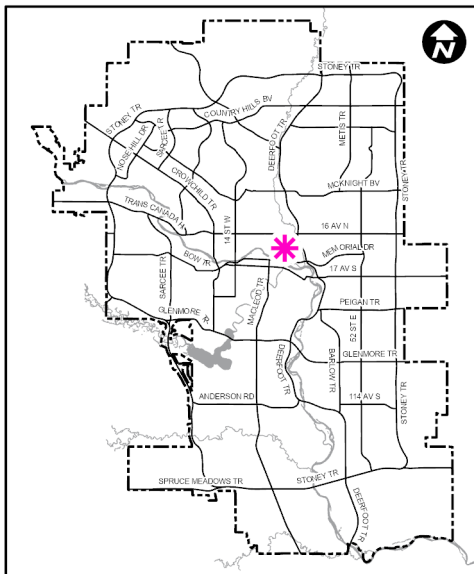
As identified below, the community of Bridgeland-Riverside reached its peak population in 2019.

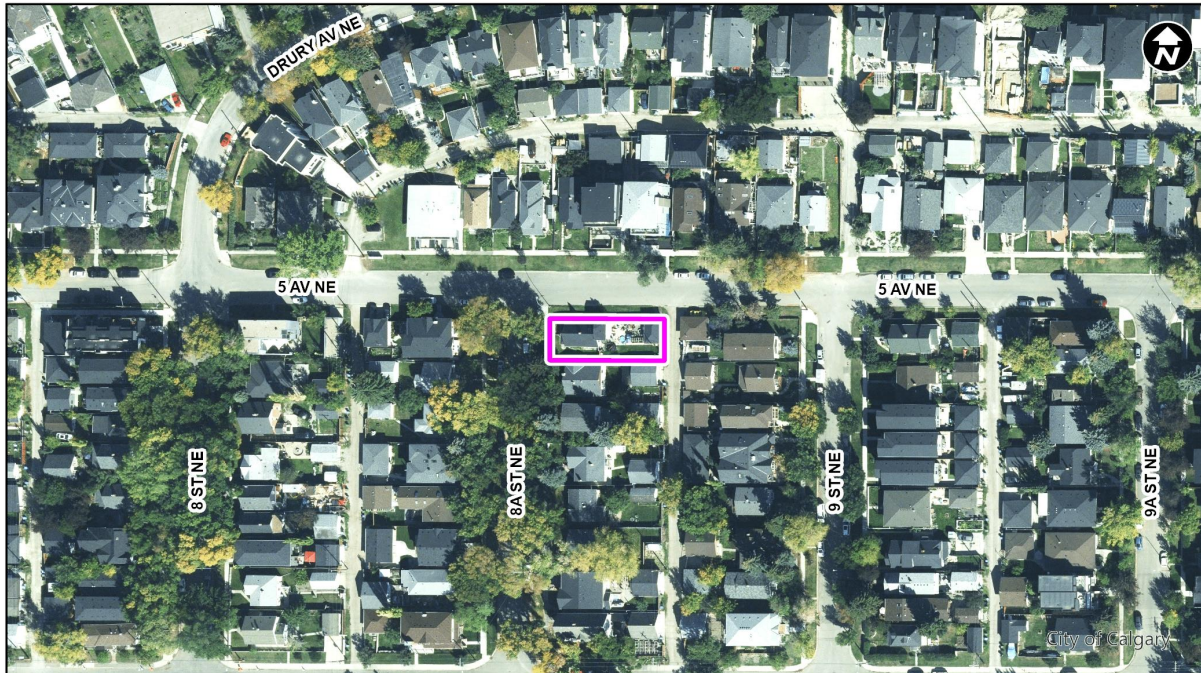
Bridgeland-Riverside	
Peak Population Year	2019
Peak Population	6,835
2019 Current Population	6,835
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the subject site parcel area, this would allow for up to four dwelling units.

Secondary suites (one backyard suite and one secondary suite per dwelling unit) are also allowed in the R-CG District and do not count towards allowable density. The parcel would require 0.5 parking stalls per dwelling unit and per secondary suite.

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 site is within the Developed Residential – Inner City area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience.

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 subsequent development approval stages.

Bridgeland-Riverside Area Redevelopment Plan (Statutory – 1980)

The site is located within the Conservation area as identified on Figure 3: Generalized Land Use of the [Bridgeland-Riverside Area Redevelopment Plan](#) (ARP). Per Part 2 of the ARP, in the Conservation area, the appropriate land uses are residential in nature and the appropriate designation within the Land Use Bylaw would be R-2. Additional policies applicable to the Conservation area encourage the upgrading of existing housing and support sensitive infill development of a residential nature where rehabilitation is not feasible.

As such, a text amendment to Policy 2 of the Residential – Implementation section in Part 2 of the ARP is required to enable the development of rowhouses, townhouses and stacked townhouses on the subject parcel.