



Public Hearing of Council

Agenda Item: 7.2.13



LOC2024-0076 / CPC2024-0945 Policy Amendment

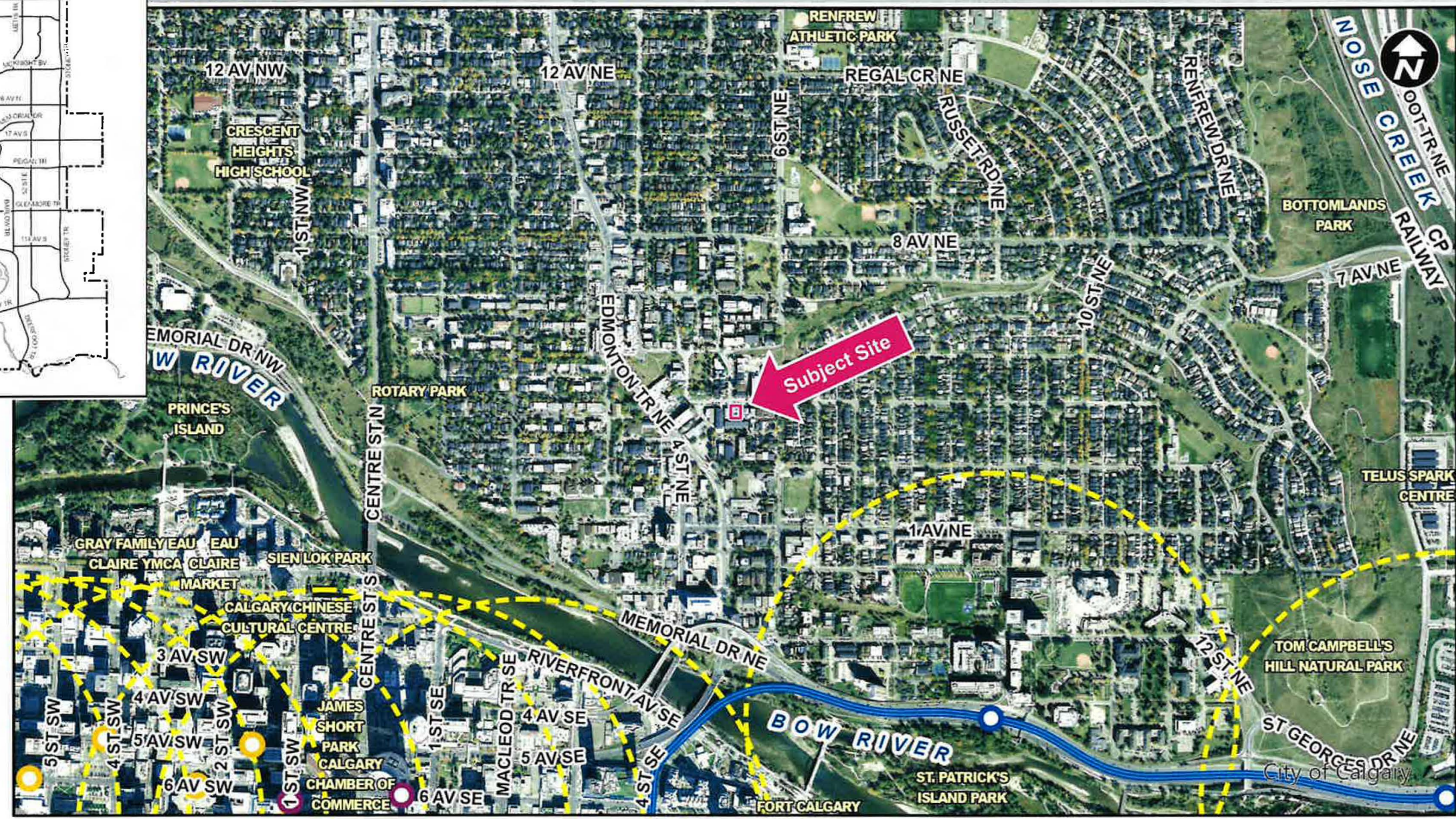
November 12, 2024

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
NOV 12 2024
ITEM: 7.2.13 CPC2024-0945
Distrib - Presentation
CITY CLERK'S DEPARTMENT

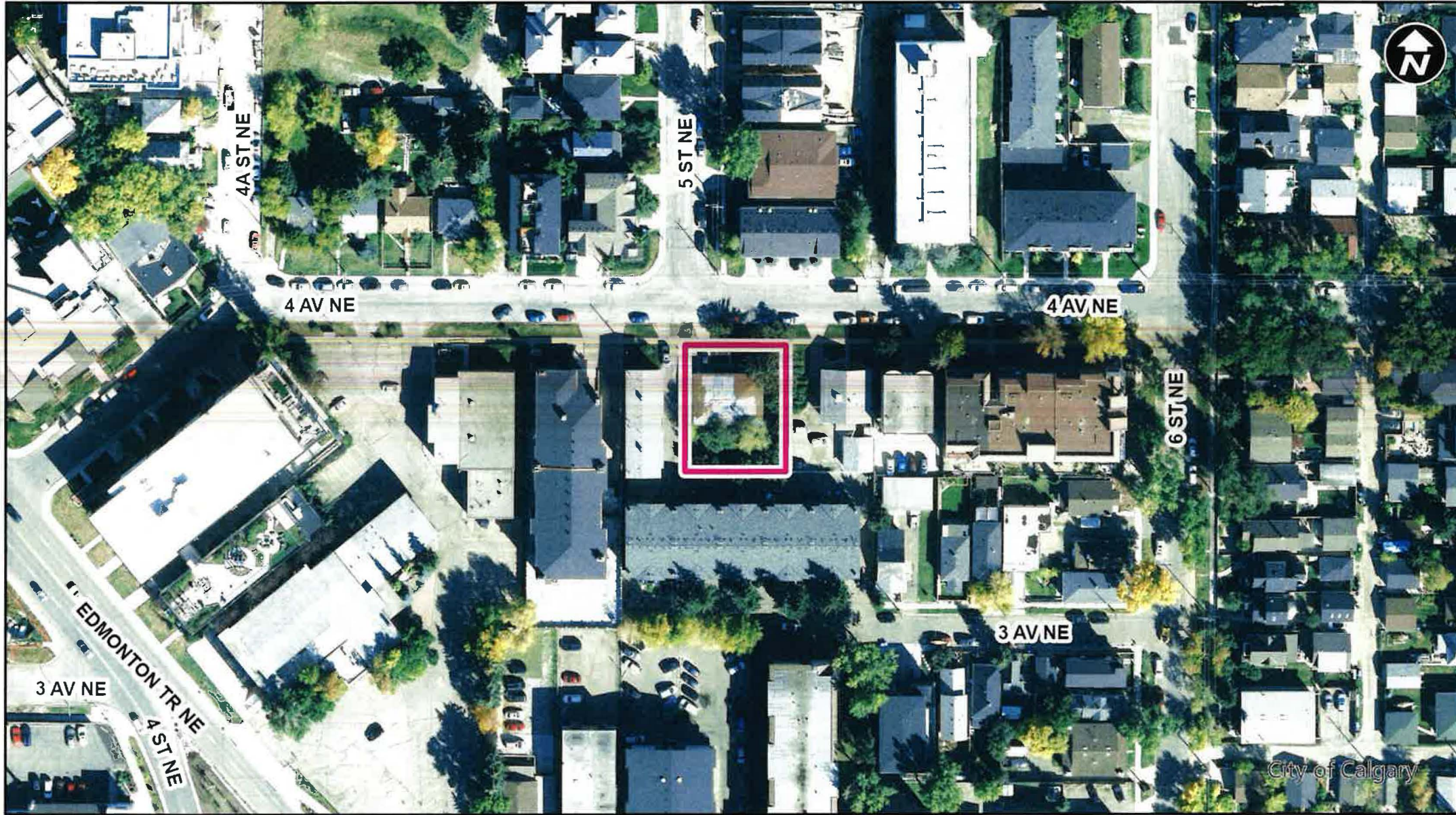
Calgary Planning Commission's Recommendation:

That Council:

Give three readings to the **Proposed Bylaw 82P2024** for the amendments 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



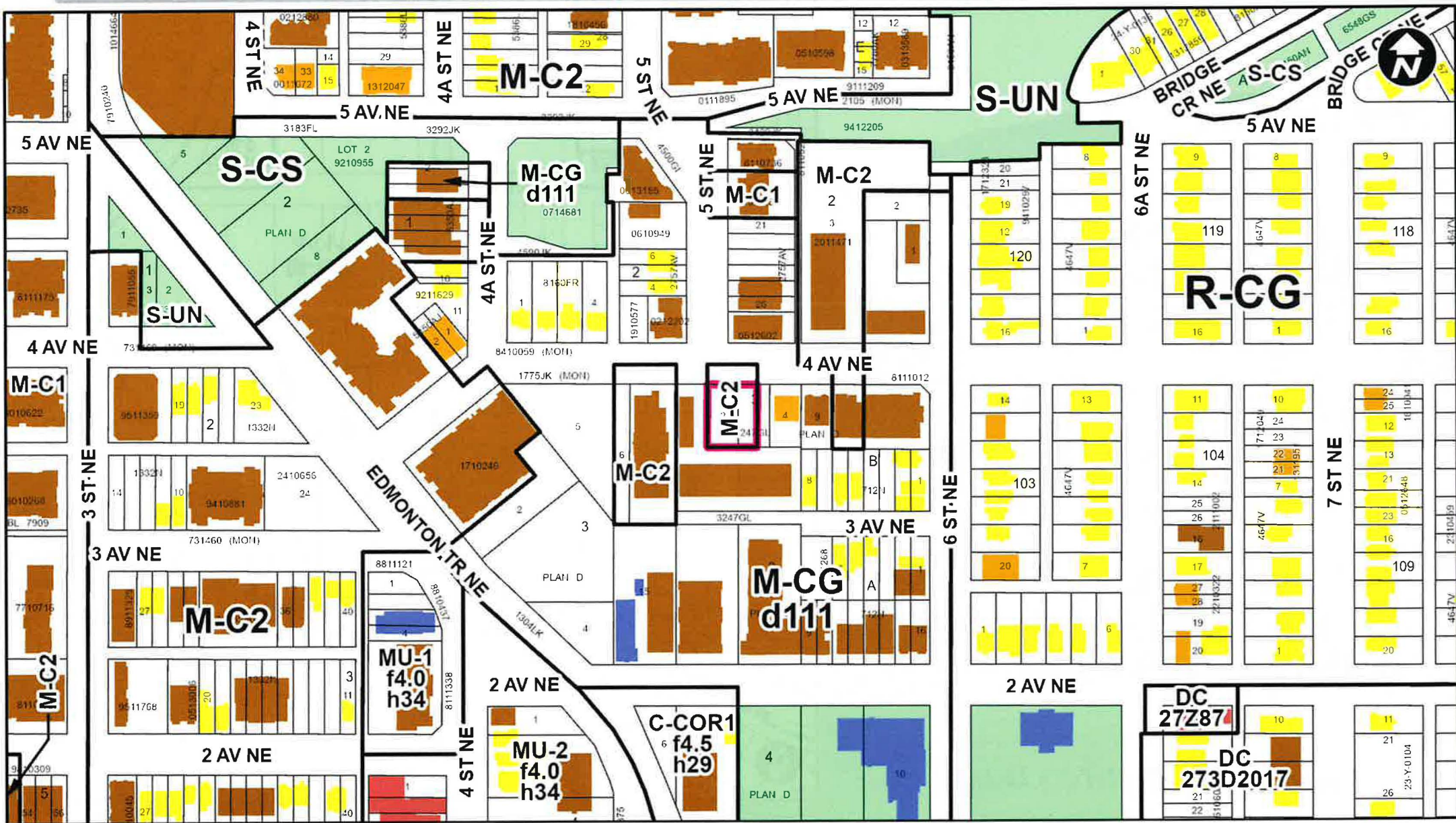
Parcel Size:

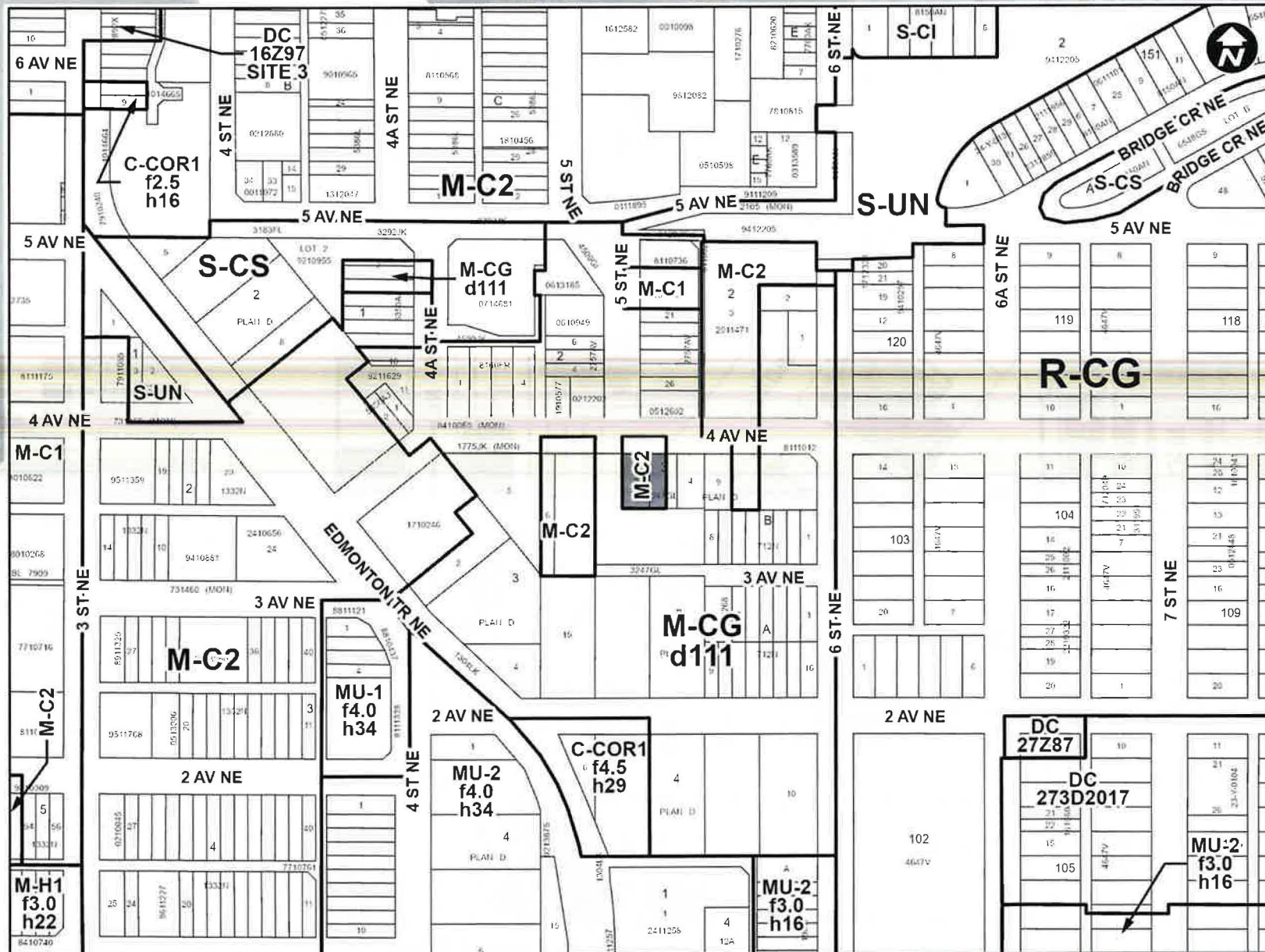
0.07 ha
24 m x 30 m

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





Existing Land Use District

- The site is designated Multi-Residential – Contextual Medium Profile (M-C2) District
- Maximum building height of 16 metres
- Requires a minimum of 9 parking stalls based on the rules of Land Use Bylaw 1P2007.

Bridgeland-Riverside ARP Policy Amendment - Context



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.

Calgary Planning Commission's Recommendation:

That Council:

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Supplementary Slides



Facing South

Site Photo 11





--- 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 13



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



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

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.**”



October 29

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)