

**Policy Amendment in Bridgeland-Riverside (Ward 9) at 528 – 8A Street NE,
 LOC2024-0230**

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
 DECEMBER 12:**

That Council give three readings to **Proposed Bylaw 17P2025** for the amendment to the Bridgeland-Riverside Area Redevelopment Plan (Attachment 2).

HIGHLIGHTS

- This application seeks a policy amendment to the *Bridgeland-Riverside Area Redevelopment Plan* (ARP) to allow for rowhouses, townhouses, and stacked townhouses in addition to the building types already allowed under the ARP (e.g. single detached, semi-detached and duplex dwellings).
- The proposal represents an appropriate density increase of a residential site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed policy amendment would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed policy amendment would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit for a new three-unit rowhouse building and detached garage has been submitted and is currently 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 Horizon Land Surveys on behalf of the landowner, Hung Quoc Le, on 2024 September 12. The approximately 0.04 hectare (0.10 acre) site is located at the southeast corner of 5 Avenue NE and 8A Street NE. It is currently developed with a single detached dwelling and detached garage with rear lane access.

The proposed policy amendment is intended to accommodate a rowhouse as indicated in the Applicant Submission (Attachment 3). A development permit (DP2024-05541) for a new three-unit rowhouse building and detached garage has been submitted and is currently under review.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

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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 land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the Community Association was appropriate. In response, the applicant delivered letters to residents within 100 metres of the subject site and contacted the Community Association and Ward Councillor's office for comment. The Applicant Outreach Summary can be found in 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 two letters of opposition from the public. The letters of opposition included the following areas of concern:

- contravention of restrictive covenants registered on title;
- safety concerns with additional vehicle traffic;
- further restriction of on-street parking; and
- lack of support for increased density.

The Bridgeland-Riverside Community Association provided a letter in opposition on 2024 November 21 (Attachment 5) noting a lack of support for the increase in density and that locations for density increases within the community should be reevaluated.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, on-site parking, landscaping and waste management will be reviewed and determined at the development permit stage.

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

IMPLICATIONS

Social

The proposed policy amendment would allow for additional housing types and accommodates site and building design that is adaptable to the functional requirements of evolving households and lifestyle needs.

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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 policy amendment would allow for a more efficient use of land, existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
- 2. Proposed Bylaw 17P2025**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
- 6. CPC Member Comments**
- 7. Public Submissions**
- 8. Confidential Public Submission**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform