

**Planning and Development Services Report to  
Calgary Planning Commission  
2025 April 10**

**ISC: UNRESTRICTED  
CPC2025-0365  
Page 1 of 4**

**Development Permit in Bridgeland/Riverside (Ward 9) at 10 – 11A Street NE,  
DP2024-09004**

**RECOMMENDATION:**

That Calgary Planning Commission APPROVE Development Permit DP2024-09004 for New: Dwelling Units (2 buildings, 2 phases) at 10 – 11A Street NE (Plan 766JK, Lot 2), with conditions (Attachment 2).

**HIGHLIGHTS**

- This application proposes a new multi-residential development with 447 dwelling units, including market and below-market rent, across two buildings, one 17 storeys (53 metres in height) tall and the other 27 storeys (86 metres in height) tall.
- The proposed development advances and aligns with the goals and policies of the *Municipal Development Plan* (MDP) and *Bridgeland-Riverside Area Redevelopment Plan* (ARP) including supporting higher residential densities in areas that are well-served by existing infrastructure, public amenities and transit.
- What does this mean to Calgarians? This application would provide more housing options in close proximity to primary transit, a Neighbourhood Main Street and local amenities.
- Why does this matter? By providing more housing choice for varying income levels within existing developed areas near transit and employment opportunities, Calgary can support the development of a complete community in Bridgeland/Riverside.
- The design has been carefully considered and generally aligns with Land Use Bylaw 1P2007, with only minor relaxations required.
- Council directed major development permits on the site be referred to the Calgary Planning Commission for decision at the 2024 April 9 Public Hearing through land use and policy amendment file, LOC2023-0408.

**DISCUSSION**

This application, in the northeast community of Bridgeland/Riverside, was submitted by S2 Architecture on behalf of the landowner, The City of Calgary, on 2024 December 23. The approximately 1.93 hectare (4.77 acre) site is located on the eastern edge of the community and is an approximately 400 metres (a six-minute walk) from the Bridgeland/Memorial LRT Station. The site is the current location for the Canadian National Institute for the Blind (CNIB).

The development permit proposes a total of 447 dwelling units across two phases, featuring a mix of one-bedroom, two-bedroom, and three-bedroom units. Twenty percent of all units will be designated as non-market housing for a 21-year period, after which 10 percent of all units will remain as non-market housing on a perpetual basis. Refer to Development Permit Plans (Attachment 3) and the Applicant Submission (Attachment 4) for further information.

As part of the review process, this application was reviewed by the Urban Design Review Panel (UDRP) on 2025 February 05. The applicant has refined the design to respond to some of UDRP's recommendations and provided written rationale in response to others. The applicant's response to UDRP comments is included in Attachment 5.

**Development Permit in Bridgeland/Riverside (Ward 9) at 10 - 11A Street NE,  
 DP2024-09004**

---

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

**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 development permit application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with relevant public groups and the community association was appropriate. In response, the applicant attended a Bridgeland-Riverside Community Association meeting on 2025 January 30, discussed the application with adjacent residents, and hosted a public open house on-site on 2025 February 6 where approximately 32 people were in attendance. The Applicant Outreach Summary can be found in Attachment 6.

**City-Led Outreach**

In keeping with Administration's standard practices, this application was circulated to relevant public groups, notice posted on-site and published [online](#). Administration received 19 letters of opposition, three letters of support and three impartial letters from the public.

The letters of opposition included the following areas of concern:

- incompatibility with neighbourhood character (especially height);
- on-site parking capacity and off-site impacts;
- building density, height, and shadowing;
- obstruction of sightlines and views;
- impacts on neighbourhood traffic, crime, and noise;
- limited community access leading to traffic congestion along 12 Street NE;
- servicing capacity; and
- building aesthetics.

The letters of support included comments in support of the need for additional housing.

The Bridgeland-Riverside Community Association provided a letter in response to the application on 2025 February 3 (Attachment 7) with the following comments:

- concern about access/egress into the community, with a focus on improving existing traffic patterns;
- need for public amenities and improved community connections to be included in the development design;
- acknowledgement that the taller tower's orientation has been adjusted to angle away from Tom Campbell's Hill, minimizing view impacts; and
- request for an examination of sidewalks and crossings to ensure public safety.

**Development Permit in Bridgeland/Riverside (Ward 9) at 10 - 11A Street NE,  
DP2024-09004**

---

Administration considered the relevant planning issues specific to the proposed development and has determined the proposal to be appropriate. Building height and massing are in accordance with the directions of Council through the approved Mixed Use – General (MU-1) Districts and the 2024 ARP amendments, which were specifically designed to guide future development for this Transit-Oriented Development site. As part of the development, improved community connections will be incorporated, including new sidewalks widened to 2.0 metres, a 3.0 metre pathway along the east and south edges of the site, and new curb extensions/traffic calming measures to enhance pedestrian safety. The McDougall Road NE and 12 Street NE intersection will also be upgraded, with The City and local developers sharing responsibility for these improvements to address traffic and community access concerns.

Following Calgary Planning Commission, Commission's decision will be advertised in accordance with the *Municipal Government Act*.

## **IMPLICATIONS**

### **Social**

The proposal supports the revitalization of an existing social service organization on the site while offering increased housing options within a convenient, walkable distance to transit and local services. By including both market and below-market housing, it addresses the needs of households with diverse income levels. This development will transform the site into a vibrant node with higher-density growth near the LRT station, fostering social integration in the East Riverside area.

### **Environmental**

The application proposes increased density near primary transit and includes 24 electric vehicle parking stalls, with 10% of vehicle parking stalls designed to be electric vehicle-capable. These measures support Program F and Program G of the *Calgary Climate Strategy – Pathways to 2050*.

### **Economic**

The proposed development will provide 447 residential dwelling units, supporting local businesses in the Bridgeland Business Improvement Area. It also offers additional highly transit-accessible housing options close to downtown and other employment hubs along the LRT line. Redeveloping this site promotes 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.

**Planning and Development Services Report to  
Calgary Planning Commission  
2025 April 10**

**ISC: UNRESTRICTED  
CPC2025-0365  
Page 4 of 4**

**Development Permit in Bridgeland/Riverside (Ward 9) at 10 - 11A Street NE,  
DP2024-09004**

---

**ATTACHMENTS**

1. Background and Planning Evaluation
2. Conditions of Approval
3. Development Permit Plans
4. Applicant Submission
5. Applicant Response to Urban Design Review Panel Comments
6. Applicant Outreach Summary
7. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform