

Planning and Development Services Report to
Calgary Planning Commission
2025 July 24

ISC: UNRESTRICTED
CPC2025-0681
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**Policy Amendment in Bridgeland/Riverside (Ward 9) at 523 – 9 Street NE,
LOC2025-0117**

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, 2025 JULY 24:

That Council give three readings to **Proposed Bylaw 71P2025** 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 *Bridgeland-Riverside ARP* (e.g. single detached, semi-detached and duplex dwellings) in the Conservation Area.
- The proposal represents an acceptable density increase of a residential site, allows for development that is compatible with the character of the existing neighbourhood and aligns 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 in the community and more efficient use of infrastructure and nearby amenities.
- Why does this matter? The proposed policy amendment would allow for greater housing options to accommodate the evolving needs of different age groups, lifestyles and demographics.
- The amendment to the ARP is required to allow the site to be developed with building forms already allowed under the existing land use designation of Residential – Grade Oriented Infill (R-CG) District. The site was redesignated to the R-CG District through Bylaw 21P2024 as part of Rezoning for Housing.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This policy amendment application to the ARP was submitted by Horizon Land Surveys on behalf of the landowner, Janssen Homes Ltd., on 2025 May 29. No development permit application has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), the applicant identified the intent to develop six dwelling units in the future on a parcel consolidated with the adjacent lot at 525 – 9 Street NE. The adjacent lot is already in alignment with the ARP. The proposed policy amendment will bring the site in alignment with the adjacent lot and the ARP so that any future development on a consolidated parcel is consistent with policy intent.

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The 0.04-hectare (0.10 acre) site is located on 9 Street NE, just south of 5 Avenue NE and is approximately 400 metres north of commercial uses and transit along 1 Avenue NE. The site is currently developed with a single detached dwelling and a detached garage with rear lane access.

A detailed planning evaluation of the application, including location maps and site context, 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 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 respective community association was appropriate. The applicant delivered post cards to residents within 100 metres of the subject site, conducted in-person door-to-door engagement with neighbours and contacted the Bridgeland-Riverside Community Association (CA) and Ward Councillor's office. 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:

- misalignment with existing policy intent;
- over densification of the site; and
- parking congestion.

The CA replied to Administration's standard circulation form and indicated an objection. The CA's comments can be found in Attachment 5. The areas of concern included:

- misalignment with existing policy intent;
- over densification of the site;
- strain on existing infrastructure; and
- cumulative impacts of higher density residential.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. Concerns related to increased density and traffic, building and site design, number of units, and parking will be addressed at the development permit stage.

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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 would accommodate site and building design that is adaptable to the functional requirements of evolving households and lifestyle needs.

Environmental

This application does not include any specific actions that 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 permit 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 71P2025**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
6. **CPC Member Comments**
7. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform