

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Bridgeland-Riverside along 9 Street NE, just south of 5 Avenue 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 development is characterized by low-density residential development in the Residential – Grade-Oriented Infill (R-CG) District.

The site is located approximately 400 metres (a seven-minute walk) north of commercial uses and transit 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 200 metres (a three-minute walk) to the southeast.

A kindergarten to Grade 12 school, Delta West Academy, is located approximately 600 metres (a ten-minute walk) to the east, and the Assumption of the Blessed Virgin Mary Ukrainian place of worship is located approximately 700 metres (a 12-minute walk) northwest on 6 Street NE.

Community Peak Population Table

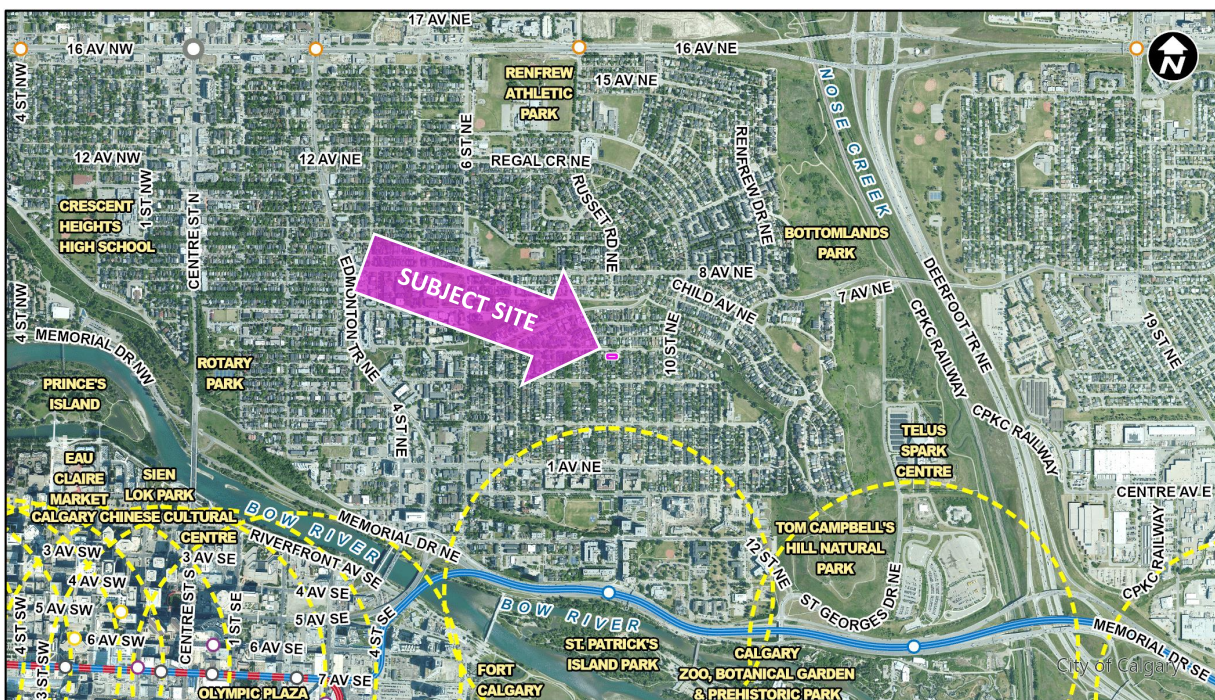
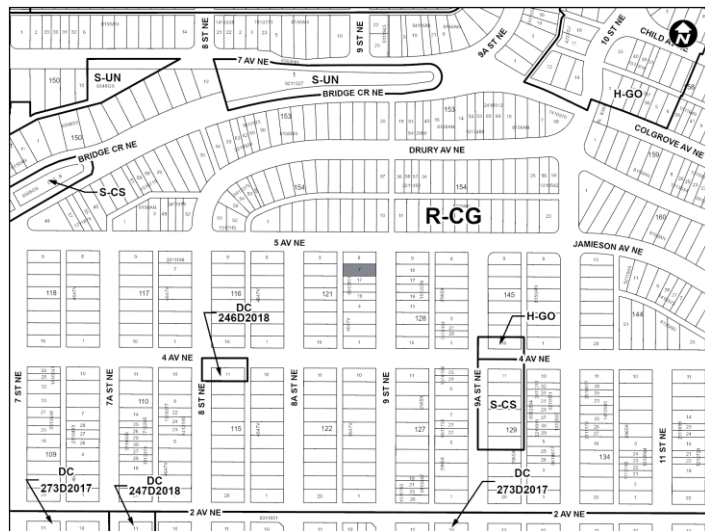
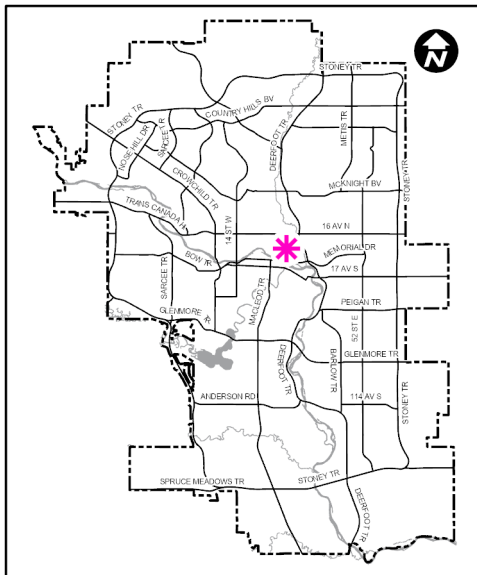
As identified below, the community of Bridgeland/Riverside reached its peak population in 2019.

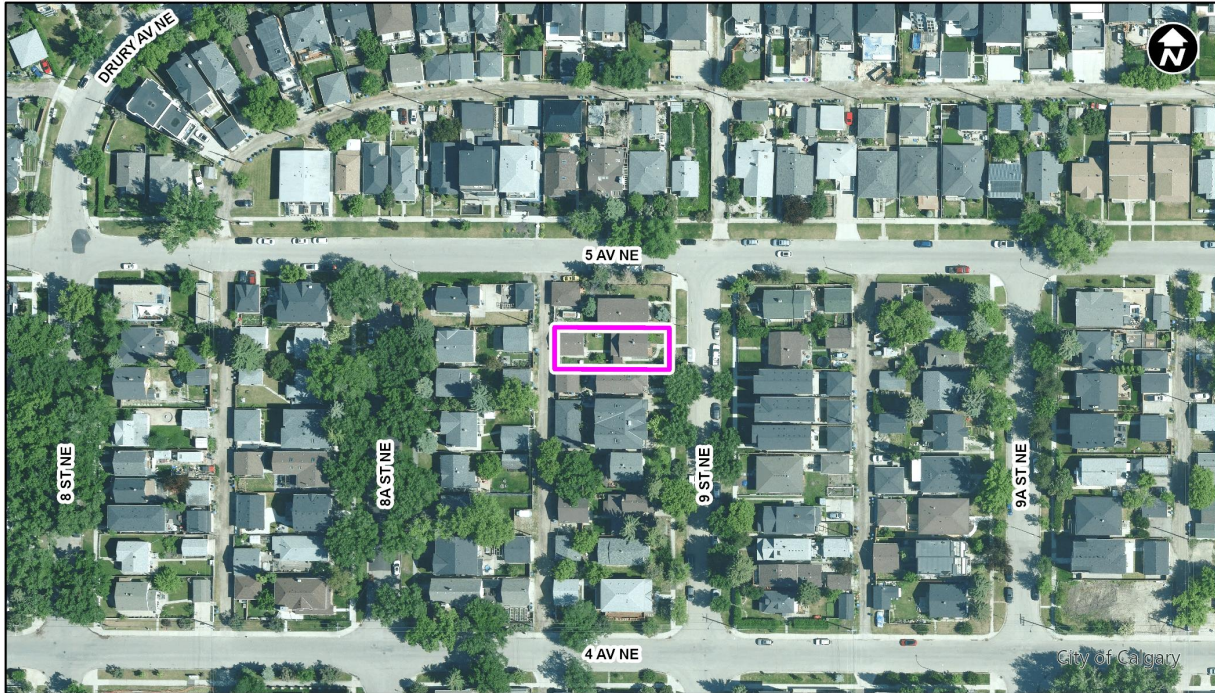
Bridgeland-Riverside	
Peak Population Year	2019
Peak Population	6,835
2019 Current Population	6,835
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 up to four dwelling units.

Secondary suites (one backyard suite or 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.

The rules of the existing R-CG District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping and parking.

Transportation

The subject site is located along 9 Street NE, approximately 400 metres (a seven-minute walk) north of 1 Avenue NE and 500 metres (a nine-minute walk) south of 8 Avenue NE, both of which include existing on-street bikeways that form part of the Always Available for All Ages and Abilities (5A) Network.

The site is also located near various transit stops providing regular bus services. The site is 400 metres (a seven-minute walk) away from the eastbound stop for Route 90

(Bridgeland/University of Calgary) and approximately 600 metres (a 10-minute walk) from the eastbound stop for Route 90 (Bridgeland/University of Calgary) along 1 Avenue NE. The site is also located approximately 450 metres (an eight-minute walk) from the eastbound stop along Child Avenue NE with Routes 17 (Renfrew/Ramsay) and 19 (16 Avenue North), and 500 metres (a nine-minute walk) from their westbound stop. This well connected network of mobility options provides access to jobs, services, educational facilities and many other destinations across Calgary.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, storm and sanitary sewer mains are available to service the subject site. Details of site servicing, as well as appropriate stormwater management, are being considered and reviewed as part of a development permit review process.

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.

Municipal Development Plan (Statutory – 2009)

The site is within the 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 deliver 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). In the Conservation area, the appropriate land uses are residential in nature and align with the previous Residential – Low Density (R-2) District such as single detached, semi-detached and duplex dwellings. 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.

Part 2, Policy 2 in the Residential – Implementation section of the ARP identifies addresses exempt from R-2 District alignment, enabling those listed addresses to develop a broader range of low-density housing in addition to building types allowed in the Conservation Area. A text amendment to the ARP is required to enable the development of rowhouse buildings, townhouses, and stacked townhomes at the subject site.