

# Bridgeland – Riverside and the application for 523 – 8 Street N.E.

LOC2017-0400

Presentation to city council

Nov 12'18

Deb Lee

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER

NOV 12 2018

ITEM: LOC2018-1051 #5.1.3  
*Rec'd for corporate record*  
CITY CLERK'S DEPARTMENT

## Area Re-Development Planning 2017 - 19

- Community Advisory Group – started summer 2017
- We described community's character & identified features of different areas – **the Bowl**
- Consensus reached on characteristics important to maintain
- Engaged and informed volunteer participation
- Original plan for revised ARP to go to council Q4 2018

## How does the ARP matter now ?

## Community contributions to evolving city needs over the years

- Early 1980's – supported Calgarians health care access by re-purposing land to build hospital parking lot
- 1998 - Calgary General Hospital imploded and re-development of the land with the Bridges project



Circa 1960's

3

## ... Our Community contributions

- Supporting traffic flow into and out of the downtown – 1980's
  - **East Memorial Drive** –changed from a 2 lane minor road (Riverside Blvd) to 6 lane freeway
  - Expansion for C train
  - **Edmonton Trail**- northbound road cut thru community
  - **4th Ave Flyover** – flow south into downtown with area re-purposed



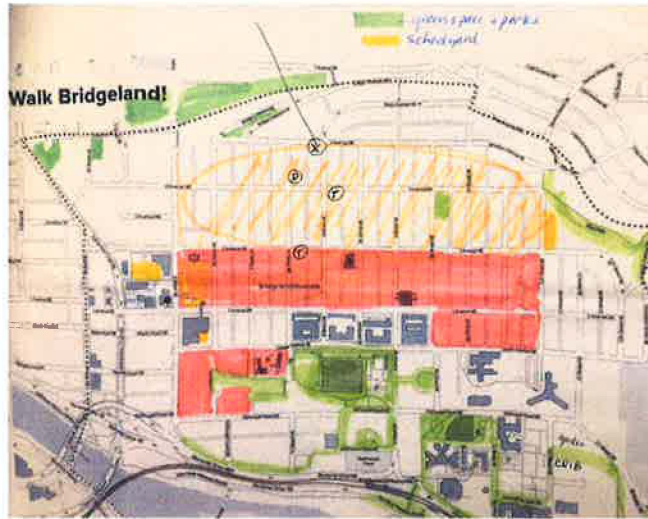
NA-2864-21917 Photo credit: John Colville

4

## .... Community contributions... 2017-18

### Mainstreets Project

Rezoning 14 blocks of residential streets from RC-2 to RCG/MCG with city's commitment for improvements to 1st Avenue and 4<sup>th</sup> Street



5

## Significance of Council decision making – now

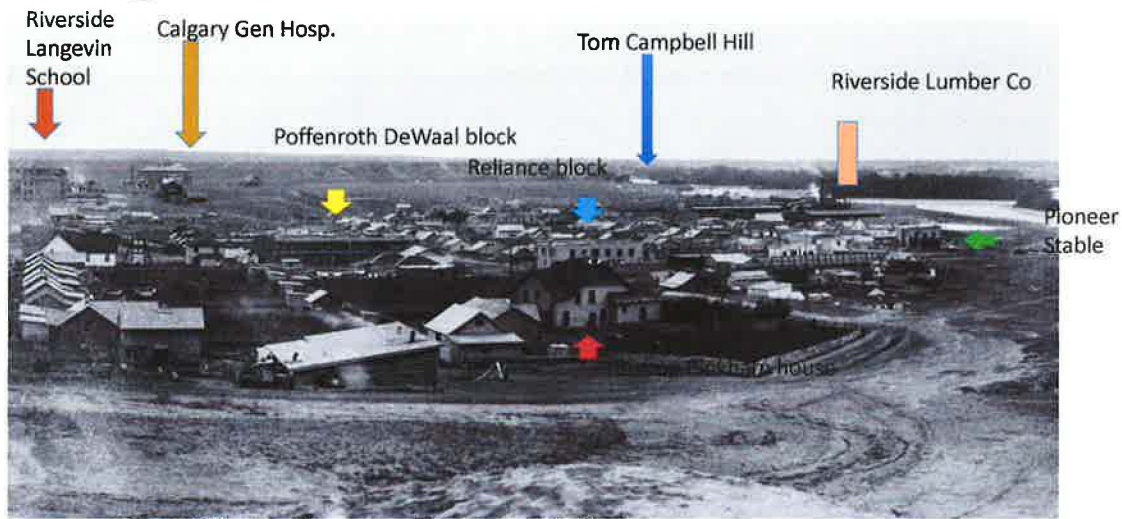
When council is well informed they are better prepared to make good decisions for individual communities

Here's some information....

6



## Two unique communities joined Calgary Bridgeland - 1907 and Riverside - 1910



Circa 1914.....Looking eastward from Meredith Road area

### The story.....

- Populated by workers and their families, many from European countries seeking work opportunities & quality of life
- Varied, small lots, modest homes (early ones built with plans from catalogue)
- Large families / small homes – reached highest population (6500) in late 1960's
- People from diverse cultures came together through the Bridgeland Riverside Athletic Association – the forerunner to community associations



## .... the story.....

- 1980's – hard work, sacrifice and resulting prosperity enabled many residents to move to suburbs leaving fewer children and an aging and declining population
- Loss of local businesses - such as Co-op store, Italian Centre, City Bakery eroded historical community character
- In the late 2000's Bridgeland became 'cool' and a desirable place to live. Developers saw the potential and built infills – originally following ARP guidelines with architectural controls



## Homes built following ARP architectural controls





## New homes led to young families and children



11

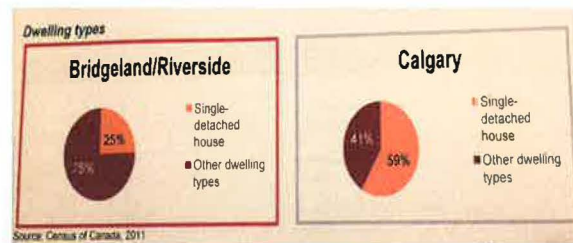
## Children create a vibrancy ... and have specific needs



12

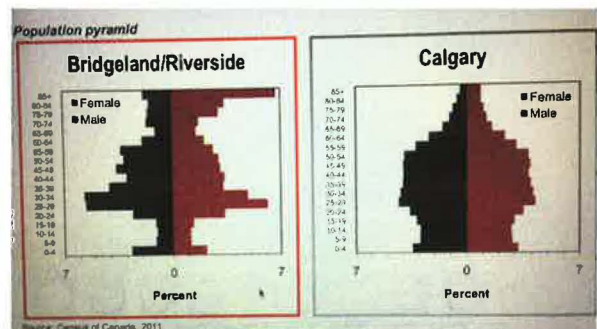
## Bridgeland - Riverside is a diverse and welcoming community

- **All kinds of housing** – Single Detached (700 - 3000+sf), Duplex, Secondary Suites, Laneways, 3-4 storey Apartment, Townhouse, High rise, Co-housing, shelters, all levels seniors subsidized
- **High number of subsidized housing units** – Seniors, Bridgeland Place, 816 McDougall, McPherson Place + attainable, Columbus Place, Silvera, etc. (2500 units)
- **Many Places of Worship** - Orthodox, Lutheran, Evangelical, Hindu, Buddhist, Muslim, etc.



## ... unique and evolving

- **Home to many social service agencies** such as Cdn National Institute for Blind, Calgary Women's Centre, Children's Cottage, Women's Emergency Shelter, Refugee Resettlement Centre, Rehabilitation Society... and a new health facility soon to be built
- **Unique demographics** – very high proportion of Seniors (22%), growing number of young professionals and emerging number of children (Families)





## Diversity in reality – 500 block 7A Street

- **Residences** – 18, SD / secondary suites, duplex
- **Ownership** - Rentals – 5, Owner occupied – 13
- **People** - teacher, chef, architect, bus driver, oil patch, home builder, human resources, retired nurse/ librarian/ engineer, LGBT
- **Origins** – French Canadian couple, Italian grandmother, Vietnamese former boat people, East Indians, Scottish, Philippines and descendants of original immigrants
- **Age range** – 3 years - 80+.      **Income range** - very wide

15

## ‘The Bowl’ has Real Character

- Heritage tree canopy & streetscape
- Walkable, interesting streets
- Variable homes -1910's, '40's, '60's, 2000's,
- yards, garden features,
- porches, balconies, verandahs
- hedges, front yards with wire, picket and wrought iron fences

**Feels good – accessible,  
human scale, fosters  
friendliness / connection**



16



## **What does Bridgeland - Riverside want ?**

### **Density done right and in the right place !**

- No more spot re-zoning until the ARP is complete so that a density solution is informed by local residents
- Take a longer term strategic approach to densification
- Policies promoting housing that is suitable for families
- Maintain human scale and enhance our unique community character

**We ask for the support of councillors for the above so that all can enjoy the human scale and unique character of 'the bowl'.**

17