



Application Notice LOC2023-0264

September 28, 2023

The City of Calgary has received an application for minor policy amendment at the land at the below address(es).

If you have questions or concerns related to this application, please contact the file manager directly at any point in the process.

Application Details

File Number: LOC2023-0264

File Manager: LOWANI MUBANGA lowani.mubanga@calgary.ca 587-215-2052

Address: 69 6A ST NE

Legal Description: 4301R;9;37,38

Community: BRIDGELAND/RIVERSIDE

Ward: 09

Application Description: Policy Amendment to Bridgeland - Riverside ARP

**Existing
Land Use District:** M-C1

**Proposed
Minor Policy Amendment**

Please note that any written submissions made in response to the application will form part of the official record, and upon final decision of the application the correspondence will be available for public viewing.

Please submit your response through the [Development Map link](#).

Comments are due by: October 27, 2023

This information is released and may only be used for the sole purpose of your organizations meeting to discuss the recommendations of comments to be made to the City of Calgary on this permit.

Applicant's Submission

Company Name (if applicable):

Marcel Design Studio Ltd

Applicant's Name:

LOC Number (office use only):

Date:

August 29, 2023

This is a Policy Amendment Application to obtain approval for an exception to the Bridgeland-Riverside Area Redevelopment Plan. The requested exception is from Part 2 (Policy 10 - page 13) of the ARP, which states that "within the Non-family Orientated Redevelopment Area, if the development comprises of the three or more units of non-senior citizen housing, parking shall be 1.25 spaces per unit with the exception of lands located at 123 4 Street NE". Figure 3 (Generalized Land Use) of the Bridgeland-Riverside ARP identifies the subject site as Non-Family Oriented Development.

It is requested that the required parking is reduced to 1 spaces per unit at 69 6A ST NE. This site is zoned M-C1 which allows a maximum density of 148 units per hectare. The size of this site would allow 8 units but due to site constraints of a sloping rear yard and the site being lane-less, 4 units is more appropriate and realistic. With that in mind, this site is also located with in 200 meters of several bus stops along Edmonton Trail NE and 4th ST NE. It is also walking distance to the downtown core as well as many amenities offered in the Bridgeland-Riverside area.

It is understood that Bridgeland has limited parking, but these stalls would be provided on site, in a private garage, therefore not adding to street parking. The suites would be provided mobility lockers and would be intended for those who work within the area.

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Site Address: 69 6A ST NE
Community: BRIDGELAND/RIVERSIDE

Description:



