

## 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** Proposed

Land Use District: M-C1 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):<br>Marcel Design Studio Ltd | LOC Number (office use only): |
|---|-------------------------------|
| Applicant's Name:   |                               |
| 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.

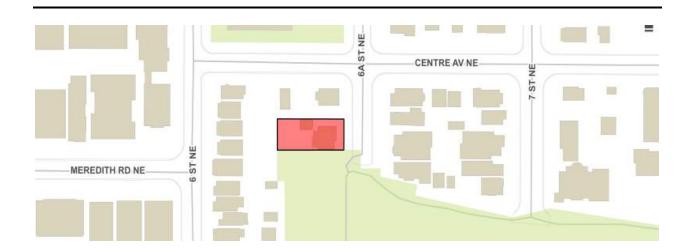
FOIP DISCLAIMER: The personal information on this form is being collected under the authority of The Freedom of Information and Protection of Privacy (FOIP) Act, Section 33(c). It will be used to provide operating programs, account services and to process payments received for said services. It may also be used to conduct ongoing evaluations of services received from Planning & Development. Please send inquiries by mail to the FOIP Program Administrator, Planning & Development, PO Box 2100, Station M, Calgary, AB T2P 2M5 or contact us by phone at 311.

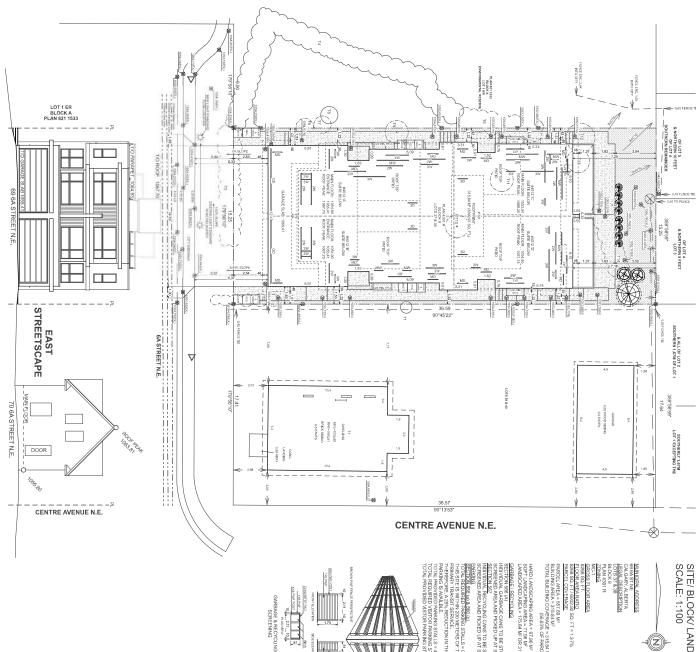


**Application Number:** LOC2023-0264 **Site Address:** 69 6A ST NE

Community: BRIDGELAND/RIVERSIDE

**Description:** 





SITE/ BLOCK/ LANDSCAPE PLAN SCALE: 1:100

LOT AREA = 557.69 M<sup>2</sup>



R AREA RATIO SQ. FT/ 6002.92 SQ. FT = 1.37% EL COVERAGE

D LANDSCAPING AREA = 97.86 M² T LANDCAPING AREA = 77.98 M² DSCAPED AREA = 175.84 M² OR 31.53% OF PARCEL

EQUATION 1: 179.37 M² / 45 M² = 3.98 TREES, 7.97 SHRUBS REQUIRED PROVIDED: 4 TREES, 8 SHRUBS A MINIMUM OF 1.0 TREES AND 2.0 SHRUBS MUST BE PLANTED FOR EVERY 45 M² OF LANDSCAPED AREA PROVIDED

GÄRBAGE CANS TO BE STORED IN AREA AND PICKED UP AT STREET

TION ISSUANA SECULA.

A REQUIRED PARKING TALLS = 0.625 x 8 = 5
SITE IS WITHIN 200 METERS OF THE
MARY TRANSIT SERVICE.
PREPORE, A 25% REDUCTION IN THE REQUIRED
ANGIS ANALIBLE.

ANGIS ANALIBLE. JUAL RECYCLING CANS TO BE STORED IN INED AREA AND PICKED UP AT STREET

PROVIDED SOD LANDSCAPING: 0 M2 PROVIDED MULCH LANDSCAPING: 77.98 M2

EQUATION 1:  $557.69 \text{ M}^2 \text{ X } 40\% = 223.07 \text{ M}^2 \text{ (REQUIRED LANDSCAPING)}$  EQUATION 2:  $223.07 \text{ M}^3 - 43.70 \text{ M}^2 = 179.37 \text{ M}^2$ 

IDSCAPING REQUIREMENTS: AW 551

ANDSCAPE CALCULATION

CONSTRUCTION SHALL BE DONE IN RDANCE WITH CURRENT ALBERTA BUIL MIS OF POSSESSION OF THESE DRAWIN RAL NOTES MUST BE READ PRIOR TO WING THESE DRAWINGS.

TEMS NOT INCLUDED IN LANDSCAPE CALCULATION (BYLAW 551(1)) 3ARAGE PAD = 36.50M² 2XTERIOR WASTE & RECYCLING AREA = 7.20 M²

BYLAW 552

PROVIDED HARD LANDSCAPING: 97.86 M<sup>2</sup> = 54.55% EQUATION 4: 179.37 M² X 40% = 71.74 M² THEREFORE, THE MAXIMUM HARD SURFACE IS 71.74 M²

NITRACTOR MUST CHECK ALL DRAWINGS R TO BUILDING PERMIT APPLICATION AND STRUCTION OF PROJECT CHANGES DURING CONSTRUCTION SHALL PORTED BY THE BUILDER TO THE DESIGNE A TO MAKING THAT CHANGE.

INER IS NOT RESPONSIBLE FOR AN DISCREPANCIES THAT ARE NOT TO THE DESIGNER PRIOR TO TON, THEY ARE THE RESPONSIBILIT

SEAM AND POST LOCATIONS WARRED ON SITE DURING CONSTRUCT

: MAXIMUM HARD SURFACED LANDSCAPE AREA IS 10% OF THE REQUIRED LANDSACPED AREA

JUBSECTION (2)

EQUIRED. 4 TREES MUST BE CONFEROUS ROUNED. 4 TREES, 1 CONFEROUS ROUNED. 4 TREES, 1 CONFEROUS (25%) ROVIDED: 1 CONFEROUS TREES, 3 DECIDIOUS TREES.

707AL SOFT LANDSCAPING: 77.98 M² POVIDED HARD LANDSCAPING: 97.88 M² POTAL LANDSCAPING PROVIDED: 175.84 M² = 98.03% OF REQUIRED LANDSCAPING

| 75mm CAL.  | TOWER POPLAR 75mm CAL. | POPULUS X CANESCENS | C  | -    | YES                |
|------------|------------------------|---------------------|----|------|--------------------|
| 50mm CAL.  | TOWER POPLAR           | POPULUS X CANESCENS | œ  | 2    | YES                |
| PLANT SIZE | COMMON NAME            | SCENTIFIC NAME      | 굒  | QΤΥ  | LOWER WATER QTYREF |
|            |                        |                     | 0, | SEE: | DECIDUOUS TREES    |

| 1                     | TREE           |                | LOWE               | CON               |
|-----------------------|----------------|----------------|--------------------|-------------------|
|                       | TREE SCHEDULE: | YES            | LOWER WATER QTYREF | CONIFEROUS SHRUBS |
| 1                     |                | 00             | PΤρ                | RUBS              |
| 5                     |                | D              | REF                | ļ "               |
| Totals Connect Holand |                |                | SCENTIFIC NAME     |                   |
| Links                 |                | SALPU          | VITIFIC            |                   |
|                       |                | RIBES ALPUNUM  | NAME               |                   |
|                       |                | APLINE CURRANT | COMMON NAME        |                   |
|                       |                | RANT           | WE                 |                   |
|                       |                | MIN. 600 SPR   | PLANT SIZE         |                   |

| Remove | In Subject Property  | 2.0 | -31 |      | Bush      | T14 |
|--------|----------------------|-----|-----|------|-----------|-----|
| Remove | In Subject Property  | 1.0 | 1.5 |      | Bush      | T14 |
| Remove | In Subject Property  | 2.5 | 2.0 |      | Bush      | T13 |
| Remove | In Subject Property  | 3.0 | 2.5 |      | Bush      | T12 |
| Remove | In Subject Property  | 2.0 | 1.5 | 0.15 | Deciduous | 7   |
| Remove | In Subject Property  | 3.0 | 2.0 | 0.10 | Deciduous | T10 |
| Remove | In Subject Property  | 3.0 | 2.0 | 0.10 | Deciduous | 79  |
| Remain | In City Property     | 1.5 | 1.5 |      | Bush      | 18  |
| Remove | In City Property     | 2.5 | 1.6 |      | Bush      | 17  |
| Remove | On Property Line     | 2.0 | 1.5 |      | Bush      | 16  |
| Remove | On Property Line     | 2.0 | 1.5 |      | Bush      | 75  |
| Remain | In City Property     | 2.0 | 1.5 |      | Bush      | T4  |
| Remove | On Property Line     | 2.0 | 1.5 |      | Bush      | Т3  |
| Remove | On Property Line     | 2.0 | 1.0 |      | Bush      | Т2  |
| Remain | In Adjacent Property | 1.5 | 1.0 |      | Bush      | 7   |
|        | Location             | (±) | (ر) | (ر)  | Variety   | No. |

|                            | ADDRESS: |  |
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| 69 6A ST NE<br>CALGARY, AB |  |
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# MARCEL DESIGN STUDIO LTD