

Planning & Development Report to
Calgary Planning Commission
2019 November 07

ISC: UNRESTRICTED
CPC2019-1301

Policy Amendment and Land Use Amendment in Bridgeland / Riverside (Ward 9) at 717, 721, and 723 McDougall Road NE, LOC2017-0405

EXECUTIVE SUMMARY

This application was submitted by Sharon Wang Architect on 2017 December 27 on behalf of the landowner, Zong Tang. The application proposes to change the designation of the subject site from Multi-Residential – Contextual Low Profile (M-C1) District to Multi-Residential – Contextual Medium Profile (M-C2) District to allow for:

- a multi-residential development (e.g. townhouses, apartment buildings);
- a maximum building height of 16 metres (an increase from the current maximum of 14 metres);
- a maximum building floor area of approximately 2,775 square metres based on a floor area ratio (FAR) of 2.5; and
- the uses listed in the M-C2 District.

The proposal aligns with applicable policies of the *Municipal Development Plan*. However, an amendment to the *Bridgeland-Riverside Area Redevelopment Plan* is required to accommodate this proposal.

A concurrent development permit was submitted, reviewed and is ready to be approved pending Council's decision on this land use amendment application.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed amendment to the Bridgeland-Riverside Area Redevelopment Plan (Attachment 1); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.11 hectares ± (0.27 acres ±) located at 717, 721 and 723 McDougall Road NE (Plan 4301R, Block 1, Lots 23 to 26) from the Multi-Residential – Contextual Low Profile (M-C1) District to Multi-Residential – Contextual Medium Profile (M-C2) District; and
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This redesignation application was submitted by Sharon Wang Architect on 2017 December 27, on behalf of Zong Tang. Their proposal is outlined in the submitted Applicant's Submission

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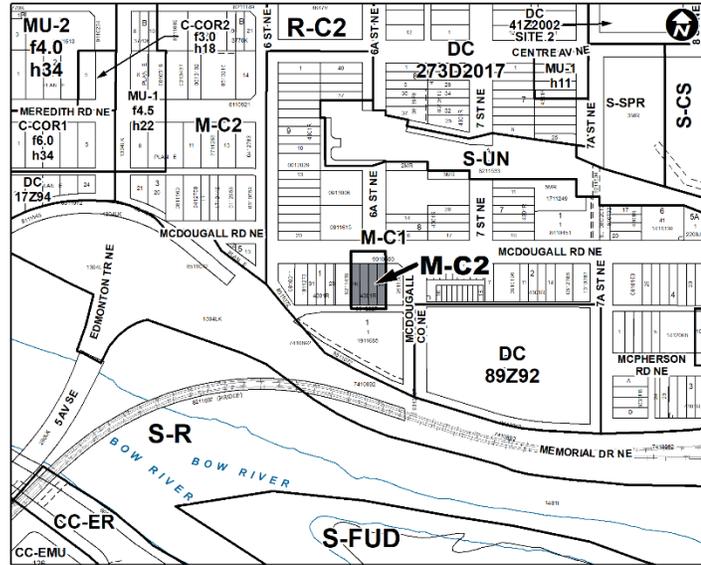
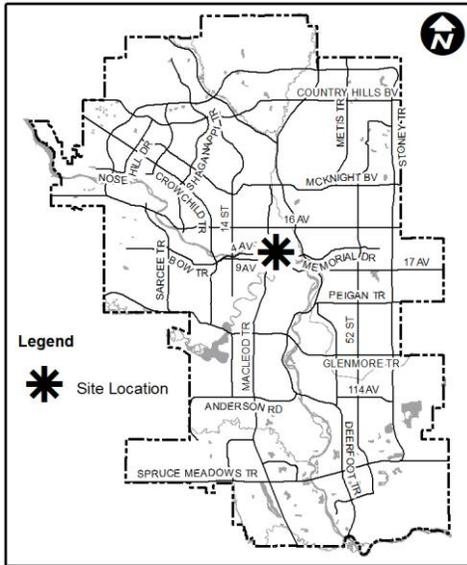
(Attachment 2). A Development Permit (DP2017-5863) was submitted concurrently with this land use amendment application for a five storey multi-residential building with 25 residential units. See Attachment 3 for a full summary. The development permit is ready to be approved pending Council's decision on the subject land use amendment.

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Location Maps



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Site Context

Bridgeland / Riverside is a community with a mix of housing types ranging from single detached dwellings to mid-rise multi-residential developments. The subject site, 717, 721 and 723 McDougall Road NE, has a frontage of approximately 30 metres with a depth of approximately 36 metres for a total area of approximately 1080 square metres. The site is located within an area of Bridgeland / Riverside that has seen redevelopment in recent years. Approximately five sites along this road have had multi-residential redevelopment completed in recent years.

Immediately to the east and west are four unit multi-residential developments, with a relatively new low profile multi-residential development also located directly to the north of the site across McDougall Road NE. Directly to the south of the subject site, a recent road closure and land use amendment application (LOC2018-0252) was approved to close a portion of the residual road right-of-way from the construction of the 4 Avenue NE flyover. This land was redesignated Multi-Residential – Contextual Low Rise (M-C1) District and a future development permit will allow for development up to 14 metres in height.

As identified in *Figure 1*, the community of Bridgeland / Riverside has seen an increase in population, reaching its peak population in 2018.

Figure 1: Community Peak Population

Bridgeland / Riverside	
Peak Population Year	2018
Peak Population	6,529
2018 Current Population	6,529
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: The City of Calgary 2018 Civic Census

Additional demographic and socio-economic information may be obtained online through the [Bridgeland / Riverside](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This application was initially made to redesignate the site to the Multi-Residential – High Density Low Rise (M-H1) District. Through the review of the application, Administration determined the M-H1 District would not be appropriate for this site and negotiated with the applicant to lower the height, number of units and the massing of the building to better suit the immediate context. The applicant decided to amend this land use redesignation application to the Multi-Residential – Contextual Medium Profile (M-C2) District which is encouraged and supported by Administration and in keeping with the applicable policies as discussed in the Strategic Alignment section of this report.

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Planning Consideration

The following sections highlight the scope of technical planning analysis conducted by Administration.

Land Use

The existing Multi-Residential – Contextual Low Profile (M-C1) District allows for medium density residential development with a maximum of 148 units per hectare, or 16 units on this site, and a maximum height of 14 metres.

The proposed Multi-Residential – Contextual Medium Profile (M-C2) District is intended to allow for a slightly higher intensity multi-residential development. The M-C2 District removes the maximum allowable units on the site and introduces a maximum floor area ratio (FAR) of 2.5 – or 2,775 square metres of developable area on this site. This added flexibility allows for a greater variety in unit sizes. The M-C2 District has a maximum height of 16 metres, two metres higher than the existing 14 metre maximum height.

Development and Site Design

A development permit (Attachment 3) was submitted concurrent with this land use amendment application on 2017 December 27. A 25-unit, five storey multi-residential building has been proposed which has three units addressing McDougall Road NE at-grade, as well as two units addressing the rear lane with a significant setback at the fourth floor to reflect the immediate context. Landscaping, green roofs and rooftop amenity spaces have been incorporated into the design in order to appropriately address the requirements of Land Use Bylaw 1P2007.

Environmental

An Environmental Site Assessment was not required as part of this application. There are no known environmental concerns on the parcel or in the immediate area.

Transportation

A Transportation Impact Assessment and parking study were not required as part of the review of this application. Vehicular access to the parcel will be provided via the rear lane. Calgary Transit bus service is located approximately 280 metres from the subject site on 1 Avenue NE. Additionally, the parcel is located approximately 480 metres from the Bridgeland / Memorial LRT Station located to the southeast at Memorial Drive NE and 9 Street NE.

The parcel is located along McDougall Road NE which is classified as a local road in the *Calgary Transportation Plan*. Parking is limited along McDougall Road NE under the residential parking zone.

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Utilities and Servicing

Water, sanitary and storm water mains are available to service the site. The specific servicing arrangements and stormwater management are being reviewed and evaluated in detail as part of the related development permit application.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application was advertised on-line. An applicant led public meeting was held in conjunction with the Bridgeland / Riverside Community Association (BRCA) on 2019 May 06.

Administration received 13 letters of concern from nearby residents for the original application for the M-H1 District. These letters identified concerns with the height, over developing the area, parking and loss of neighbourhood character. The site was notice posted again on 2019 March 13 with the new proposed land use district of M-C2. This proposal received two letters in opposition citing height as the main concern for the proposal.

The BRCA submitted two letters with comments and concerns for both the M-H1 and M-C2 proposals (Attachment 4). The main concerns for the M-H1 proposal were the height, overdevelopment of the site, and significant parking relaxations. Once the proposal was amended to the M-C2 District, the BRCA submitted another letter outlining that while the proposal is closer to the scale of the existing neighbourhood, the applicant has not proposed a land use that they feel improves their community in a significant way. The BRCA also identified concerns about the level of community engagement for the application.

Administration considered relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate with the height increase of 2 metres above the current allowable maximum height. Compliance with relevant policies and bylaws, as well as site design, the compatibility of discretionary uses with surrounding neighbourhood context, traffic, and access were reviewed as part of the development permit process.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation and date of Public Hearing will be advertised.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan (SSRP)* which directs population growth in the region to Cities and Towns and promotes efficient use of land.

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Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed policy and land use amendment builds on the principles of the *interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential Developed Inner City area of the *Municipal Development Plan* (MDP). The Residential Developed Inner City area is supportive of moderate intensification in a form and nature that reflects the scale and character of the neighbourhood. In general, the MDP policies encourage redevelopment in the inner-city areas that is similar in scale and built form to existing development, and that contributes to a greater housing mix overall. The proposed policy and land use amendment complies with the policies of the MDP.

Bridgeland-Riverside Area Redevelopment Plan (Statutory – 1980)

The *Bridgeland-Riverside Area Redevelopment Plan* (ARP) supports residential intensification through renovation, redevelopment, conversion, and infill that is sensitive to the existing neighbourhood. The ARP encourages a variety of housing forms that accommodate different age groups, household types, and income levels. The policies of the ARP encourage redevelopment that is contextually sensitive to the existing character of the community.

In the ARP, the subject site is identified as Non-Family Oriented Development. The Non-Family Oriented Development policies are intended to provide for a range multi-residential development with a minimum parking requirement of 1.25 stalls per unit.

An amendment to Figure 3: Generalized Land Use of the ARP (Attachment 1) from Non-Family Oriented Development to 4-6 Storey Residential is required to accommodate this land use redesignation and subsequent development permit.

The proposed M-C2 land use designation aligns with the 4-6 Storey Residential typology which is intended to accommodate multi-residential development of heights no more than 6 storeys.

The *Bridgeland-Riverside Area Redevelopment Plan* is currently under review by Administration. A full update of the local area plan is anticipated in 2020. The proposed amendment to the ARP aligns with the work done to date on the draft updated *Bridgeland-Riverside Area Redevelopment Plan*.

Social, Environmental, Economic (External)

The proposal will allow for additional residential intensity which will facilitate a more compact urban form that makes efficient use of land and existing infrastructure. The proposed land use and policy amendment also encourages housing diversity and housing options.

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Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets.

Current and Future Capital Budget

The proposed amendments do not trigger capital infrastructure investment and there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies of the *Municipal Development Plan* and the *Bridgeland-Riverside Area Redevelopment Plan* as amended. The proposed M-C2 land use district allows for a modest increase in intensity and additional housing types while still respecting the existing context immediately adjacent to the site.

ATTACHMENTS

1. Proposed Amendment to Bridgeland-Riverside Area Redevelopment Plan
2. Applicant's Submission
3. Development Permit (DP2017-5863) Summary
4. Community Association Letters