

Planning & Development Report to  
Calgary Planning Commission  
2019 November 07

ISC: UNRESTRICTED  
CPC2019-1352

**Policy Amendment and Land Use Amendment in Bridgeland - Riverside (Ward 9)  
at 520 - 5 Street NE, LOC2019-0116**

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**EXECUTIVE SUMMARY**

This application was submitted by the landowner, Mainstreet Equity Corp on 2019 July 23. The land use amendment proposes the redesignation of a 0.07 hectares  $\pm$  (0.17 acres  $\pm$ ) parcel from Multi-Residential – Contextual Grade-Oriented (M-CGd111) District to Multi-Residential – Contextual Low Profile (M-C1) District to allow for:

- the approval of one existing dwelling unit that was built without previous approvals;
- a maximum building height of 14 metres (an increase from the current maximum of 12 metres);
- a maximum of 11 dwelling units (an increase from the current maximum of 8 units); and
- the uses listed in the M-C1 District.

An amendment to the *Bridgeland-Riverside Area Redevelopment Plan* is required to accommodate the proposed land use amendment. The proposed land use amendment is consistent with the applicable policies of the *Municipal Development Plan*. A development permit has been submitted with this application.

**ADMINISTRATION RECOMMENDATION:**

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

1. **ADOPT**, by bylaw, the proposed amendments to the Bridgeland-Riverside Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.07 hectares  $\pm$  (0.17 acres  $\pm$ ) located at 520 - 5 Street NE (Condominium Plan 1511130) from Multi-Residential – Contextual Grade-Oriented (M-CGd111) District **to** Multi-Residential – Contextual Low Profile (M-C1) District; and
4. Give three readings to the proposed bylaw.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

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**BACKGROUND**

This application was submitted by the landowner, Mainstreet Equity Corp on 2019 July 23, and has outlined their proposal in the Applicant's Submission (Attachment 1). This application proposes to change the land use designation of the site from Multi-Residential – Contextual Grade-Oriented (M-CGd111) District to Multi-Residential – Contextual Low Profile (M-C1) District.

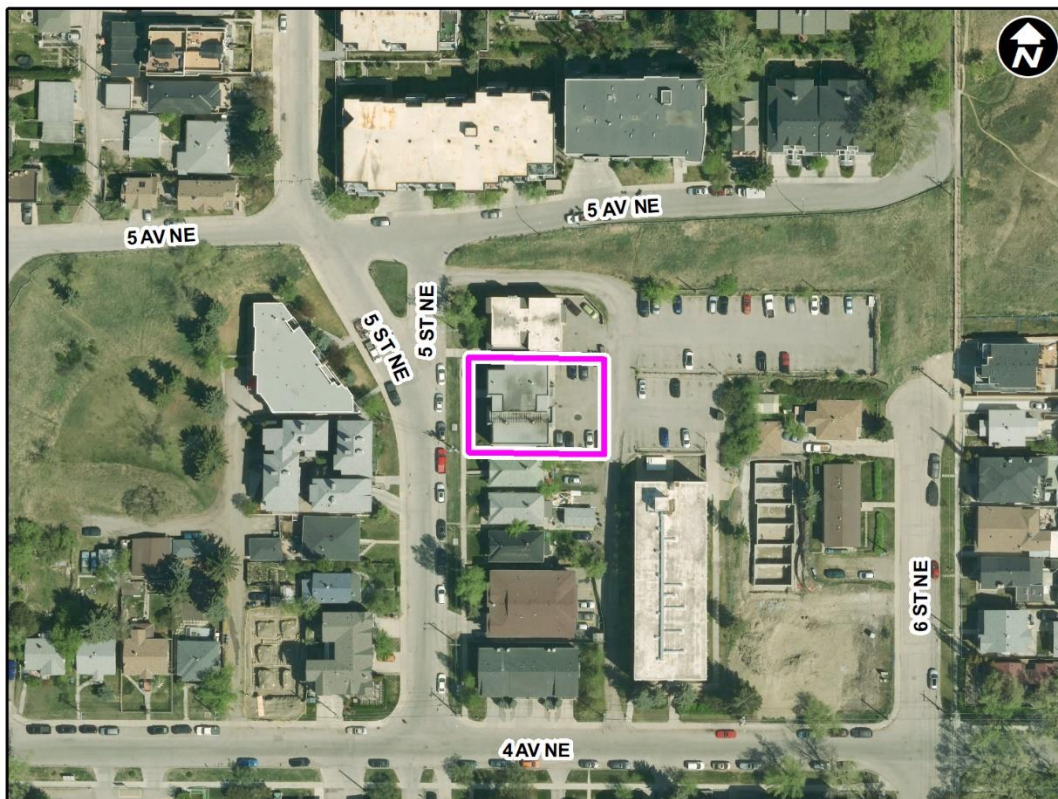
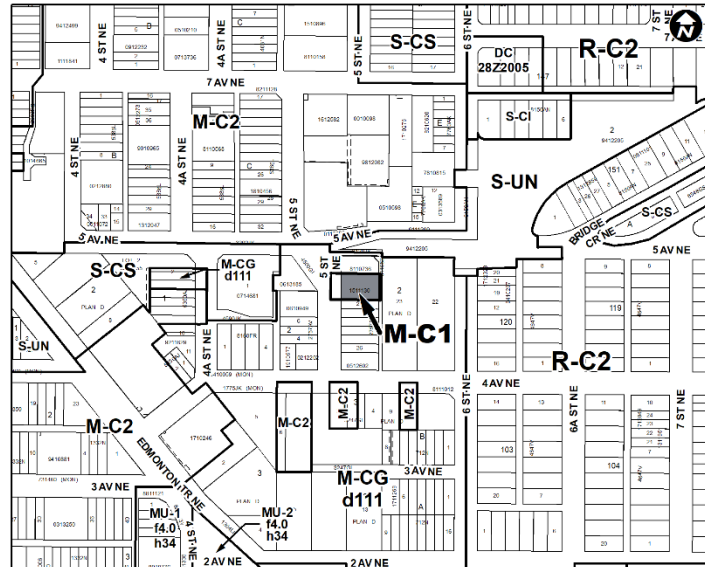
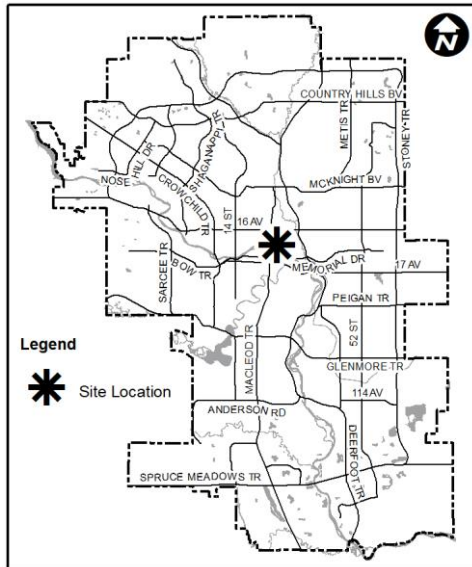
A Development Permit (DP2019-0631) has been submitted concurrent with this application (Attachment 3). The development permit is proposing the approval of one existing dwelling unit that was built without previous approvals (i.e. without development permit or building permit). Upon acquiring the property, the current owner discovered that the additional unit was constructed by a previous owner without approvals, and thus does not comply with the Land Use Bylaw. The proposed redesignation would bring the subject site into compliance with Land Use Bylaw 1P2007. The associated development permit is ready to be approved pending Council's decision on the subject item.

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Location Maps



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### Site Context

The parcel is located in the community of Bridgeland-Riverside within northeast Calgary. The site is currently developed with a four-storey, 11 unit apartment building (one of the units is lacking any approvals). The site is approximately 0.07 hectares (0.17 acres) with an irregular shape. A mix of medium density residential uses surrounds the subject site, with commercial areas along Edmonton Trail NE and 1 Avenue NE within a five-minute walking distance to the west and south.

As identified in *Figure 1*, below, the community of Bridgeland-Riverside reached its peak population in 2018.

*Figure 1: Community Peak Population*

<b>Bridgeland-Riverside</b>	
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

The proposal represents a part of the process to update City approvals for a building type that is compatible with the established building form of the existing neighbourhood.

### Planning Considerations

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

#### **Land Use**

This application proposes to change the land use designation of the site from Multi-Residential – Contextual Grade-Oriented (M-CGd111) District to Multi-Residential – Contextual Low Profile (M-C1) District to allow for the formal approval of the unapproved addition of one dwelling unit, thus bringing the site into compliance with Land Use Bylaw 1P2007.

The proposed Multi-Residential – Contextual Low Profile (M-C1) District allows multi-residential development of low height and medium density and is intended to be in close proximity or adjacent to low density residential development. The M-C1 District allows for a maximum building height of 14 metres. There is no listed maximum floor area ratio. The M-C1 District

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does have a density limit of 148 units per hectare which will allow for a maximum of 11 units on the subject parcel. Given the context of the site, this land use redesignation will support local services and businesses and be complementary to the nearby residential neighbourhood.

### ***Environmental***

There are no known outstanding contamination concerns associated with the lands or proposal. As such, an Environmental Site Assessment was not required.

### ***Transportation***

A Transportation Impact Assessment and parking study was not required as part of this land use amendment. Vehicular accesses to the subject site should remain from back lane. Public Transit with bus stops are available within 400 metres on Edmonton Trail NE.

### ***Utilities and Servicing***

Service(s) exist to the site. Water, sanitary and storm deep utilities exist within the adjacent road right-of-way. Servicing requirements will be determined at the time of future redevelopment.

### **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 online.

The Bridgeland-Riverside Community Association responded via email on 2019 August 02 stating, "We have no comment on this application." One letter of objection from an adjacent landowner was received, and a small number of enquiries were responded to by Administration. The letter of objection cited concerns related to:

- future redevelopment of the site;
- increased population density;
- the potential for future obstruction of views;
- the steep grade of 5 Street NE;
- traffic and parking congestion; and
- poor pedestrian accessibility.

Administration considered the relevant planning issues raised by the letters of opposition and has determined the proposal to be appropriate.

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 the date of the Public Hearing will be advertised.

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**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* (SSPR) which directs population growth in the region to cities and towns, and promotes the efficient use of lands.

***Interim Growth Plan (2018)***

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment and policy 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 site is located within the borders of the Edmonton Trail Urban Main Street as shown on Map 1: Urban Structure of the *Municipal Development Plan* (MDP) and as defined through policy (two blocks on either side of a Main Street). Urban Main Streets are intended to have a mix of uses and achieve a minimum density of 200 people and jobs per hectare (overall). This application is supported by MDP policy.

***The Bridgeland-Riverside Area Redevelopment Plan (Statutory – 1980)***

The site is within the Family Oriented Development policy category of the *Bridgeland-Riverside ARP*. The ARP states that within that area, the appropriate land uses are residential in nature and that the appropriate designation within the Land Use Bylaw would be RM-3 (a reference to the former Land Use Bylaw 2P80). When the current Land Use Bylaw 1P2007 was adopted, sites were converted to new districts. The RM-3 District was converted to the M-CGd111 District for this site.

Given that the site exceeds the density allowed under the current M-CGd111 District and that the District was the implementation of ARP policy, the application is not supported by the *Bridgeland ARP*. However, since the MDP supports higher intensity for the area, overall planning policy would support the application and an amendment to the ARP (as shown in Attachment 2). The proposed amendment would change the policy category applicable to the site from 'Family Oriented Development' to '4-6 Storey Residential' and reduce the parking requirement specified in the ARP.

The *Bridgeland-Riverside Area Redevelopment Plan* is currently under review by Administration. The local area planning process does not prohibit applications from being submitted. A full update to the local area plan is anticipated by Q1 2020.

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**Social, Environmental, Economic (External)**

The proposed land use district provides for residential opportunities that may accommodate the needs of different demographic categories.

**Financial Capacity**

***Current and Future Operating Budget***

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

***Current and Future Capital Budget***

The proposed amendment does not trigger capital infrastructure investment and therefore 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):**

This application aligns with the policy of the *Municipal Development Plan* and will allow for the approval of one existing dwelling unit that was built without previous approvals.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Proposed Amendments to the Bridgeland-Riverside Area Redevelopment Plan
3. Development Permit (DP2019-0631) Summary