

Planning & Development Report to  
Calgary Planning Commission  
2019 November 07

ISC: UNRESTRICTED  
CPC2019-1351

## Policy Amendment and Land Use Amendment in Bridgeland - Riverside (Ward 9) at 612 - 4 Avenue NE, LOC2019-0083

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### EXECUTIVE SUMMARY

This application was submitted by Amrit Design Drafting Services on 2019 May 31 on behalf of the landowner, Mainstreet Equity Corp. The land use amendment proposes the redesignation of a 0.38 hectare  $\pm$  (0.94 acre  $\pm$ ) parcel from Multi-Residential – Contextual Grade-Oriented (M-CGd111) District to Multi-Residential – Contextual Medium Profile (M-C2) District to allow for:

- the approval of 4 existing dwelling units that were built without previous approvals;
- a maximum building height of 16 metres (an increase from the current maximum of 12 metres);
- a maximum building floor area of approximately 9,400 square metres; and
- the uses listed in the M-C2 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 concurrent 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 0.38 hectares  $\pm$  (0.94 acres  $\pm$ ) located at 612 - 4 Avenue NE (Plan D, Block 2, portions of Lots 22 and 23) from Multi-Residential – Contextual Grade-Oriented (M-CGd111) District **to** Multi-Residential – Contextual Medium Profile (M-C2) 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 Amrit Design Drafting Services on 2019 May 31 on behalf of the landowner Mainstreet Equity Corp. They have 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 Medium Profile (M-C2) District.

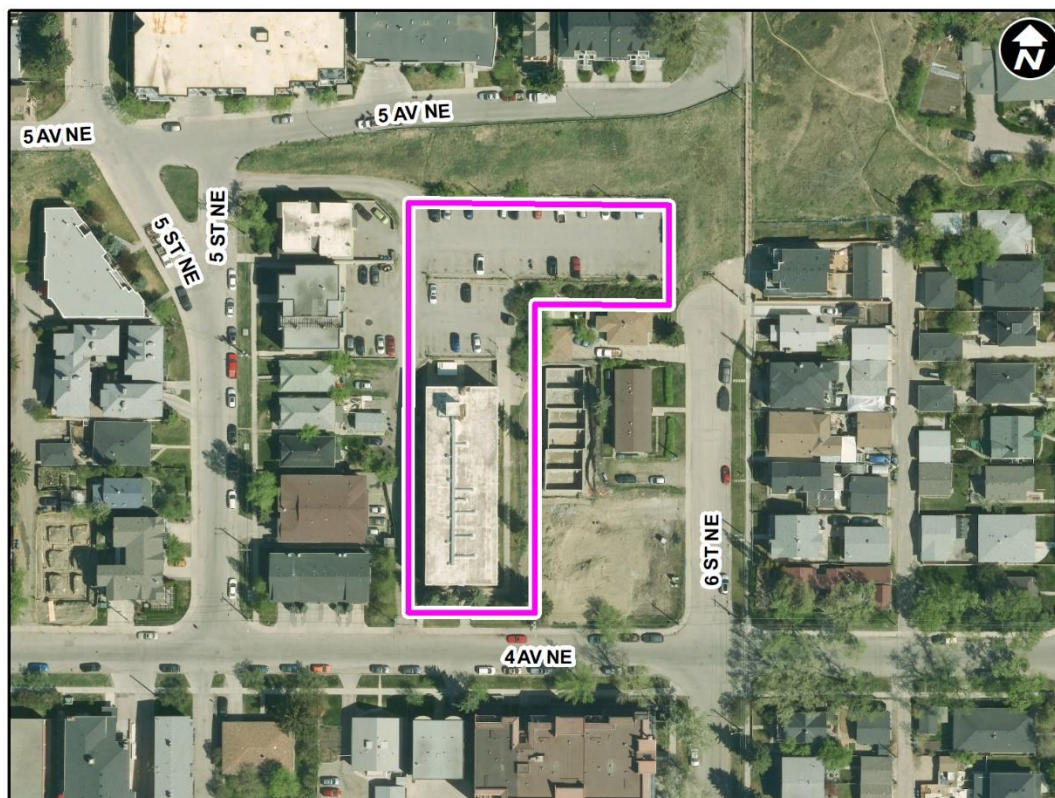
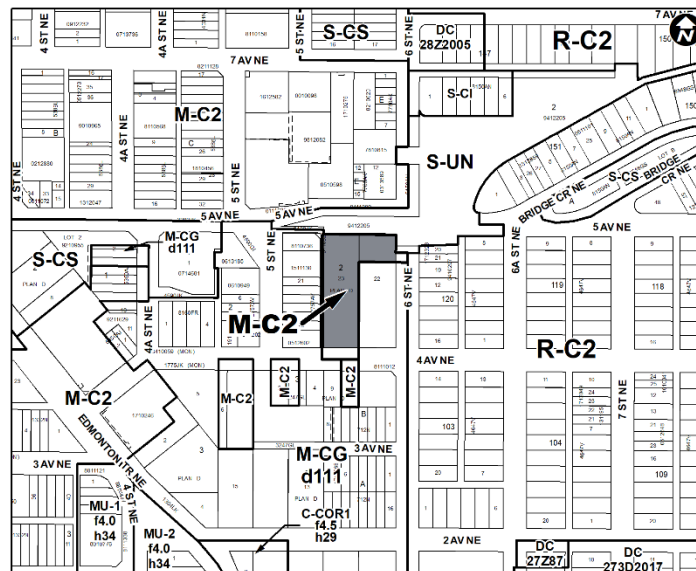
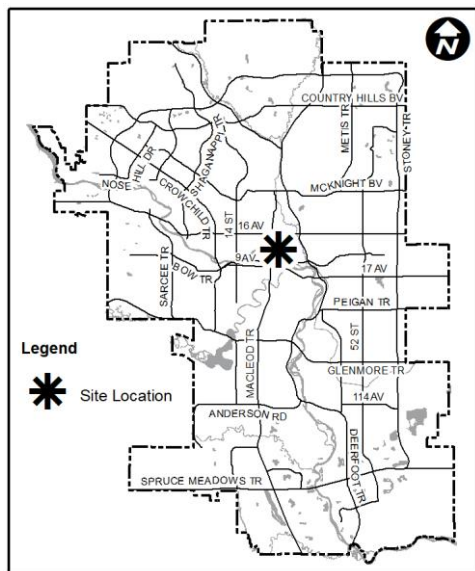
A Development Permit (DP2019-2766) has been submitted with this application (Attachment 3). The development permit is proposing the approval of four existing dwelling units that were built without previous approvals (i.e., without development permit or building permit). Upon acquiring the property, the current owner discovered that the additional units were 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 five-storey, 58 unit apartment building (four of the units lacking any approvals). The site is approximately 0.38 hectares (0.94 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 Medium Profile (M-C2) District to allow for the formal approval of the unapproved addition of four dwelling units, thus bringing the site into compliance with Land Use Bylaw 1P2007.

The M-C2 District may be applied in close proximity to, or adjacent to, low density residential development and is intended for locations at community nodes or transit and transportation corridors and nodes. The subject site meets the location criteria of the M-C2 District. The M-C2

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District provides for multi-residential development in a variety of forms at medium height and medium density. The District does not limit density based on the number of dwelling units, but rather limits density through building form with a maximum floor area ratio of 2.5. The proposed district would allow for approximately 9,400 square metres of floor area to be developed under the 16 metre height limit.

### ***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 access to the subject site remains from the existing lane. Public transit with bus stops are available within 350 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 September 08 stating, "We have no comment on this LOC." No letters of objection or support from adjacent landowners or the general public were received, and only a small number of enquiries were responded to by Administration.

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.

### **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.

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### ***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 Developed – Inner City area as shown on Map 1: Urban Structure of the *Municipal Development Plan* (MDP). A part of the site is within the boundaries of the Edmonton Trail NE Urban Main Street, but most of the site is located within the Developed – Inner City area. MDP policy for the area indicates that sites within the Inner City Area may intensify, particularly in transition zones adjacent to areas designated for higher density (such as an Urban Main Street). MDP policy therefore supports the redesignation.

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

The site is within the Family Oriented Development policy category of the *Bridgeland-Riverside ARP*. The Plan 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.

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

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

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**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 four existing dwelling units that were built without previous approvals.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Proposed Amendments to the Bridgeland-Riverside Area Redevelopment Plan
3. Development Permit (DP2019-2766) Summary