

LAND USE AMENDMENT
BRIDGELAND/RIVERSIDE (WARD 9)
SOUTH OF 5 AVENUE NE AND EAST OF EDMONTON TR NE
BYLAW 289D2017

MAP 22C

EXECUTIVE SUMMARY

This application proposes to redesignate the subject parcel from Multi-Residential – Contextual Grade Oriented (M-CGd111) District to Multi-Residential – Contextual Medium Profile (M-C2) District to allow for additional dwelling units for a multi-residential development.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION

2017 July 13

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 289D2017; and

1. **ADOPT** the proposed redesignation of 0.07 hectares ± (0.17 acres ±) located at 647 – 4 Avenue NE (Plan 3247GL, Lots 2 and 3) from Multi-Residential – Contextual Grade-Oriented (M-CG d111) District to Multi-Residential – Contextual Medium Profile (M-C2) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 289D2017.

REASONS FOR RECOMMENDATION:

The proposed M-C2 land use district allows for intensification of a site located in proximity to an Urban Corridor that is compatible with the surrounding multi-residential land uses. The proposal is consistent with relevant policies identified in the Municipal Development Plan (MDP) and Bridgeland-Riverside Area Redevelopment Plan (ARP). The proposal is supported by Administration as:

- It allows moderate intensification of a developed inner city community;
- It allows for multi-residential development in proximity to an existing corridor, schools, and primary transit; and
- It fosters a more compact and efficient use of the subject land and contributes to a complete community.

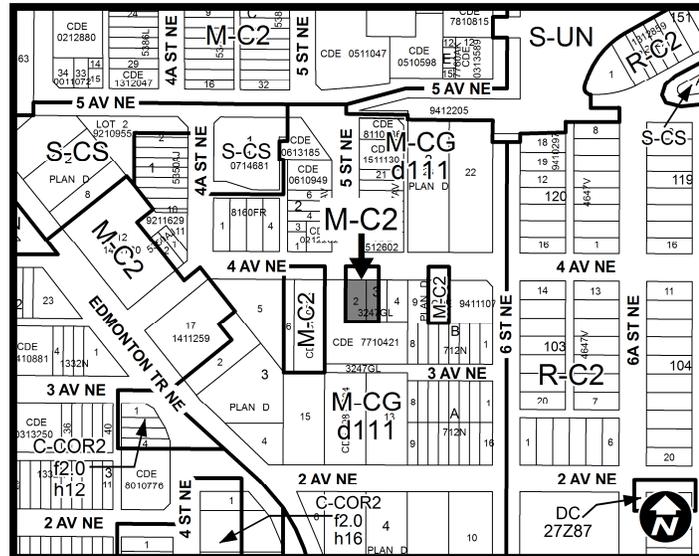
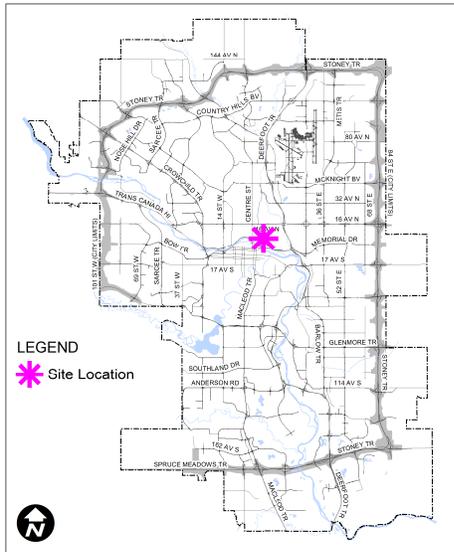
ATTACHMENTS

1. Proposed Bylaw 289D2017
2. Public Submissions

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.07 hectares ± (0.18 acres ±) located at 647 – 4 Avenue NE (Plan 3247GL, Lots 2 and 3) from Multi-Residential – Contextual Grade-Oriented (M-CG d111) District **to** Multi-Residential – Contextual Medium Profile (M-C2) District.

Moved by: G.-C. Carra

Carried: 6 – 0

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Applicant:

ABC House Design

Landowner:

1894723 Alberta Ltd
(Mohinder Chima)

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in the community of Bridgeland/Riverside, approximately 150 metres east of the Edmonton Trail Urban Corridor on 4 Avenue NE. The subject parcel does not have lane access, and there are significant grade changes to the south, with a decrease in grade of about 1.5 metres from north to south across the site.

Currently occupied by a single detached dwelling, the subject site is surrounded by multi-residential development on all sides. These buildings range from 5 units to 55 units and are generally 3 storeys in height. While the immediate area is largely designated M-CG, there are pockets of M-C2 designated parcels located along 4 Avenue NE. There is a development permit application (DP2016-3192) in process for the subject parcel.

Bridgeland/Riverside	
Peak Population Year	2016
Peak Population	6,052
2016 Current Population	6,052
Difference in Population (Number)	0
Difference in Population (Percent)	0%

LAND USE DISTRICTS

The existing Multi-Residential – Contextual Grade-Oriented (M-CGd111) District provides for multi-residential development in a variety of forms that provide at least some of the units with direct access at grade. The district is intended to be adjacent to low density residential development, and allows for a maximum building height of 12.0 metres and 111 units per hectare, or up to 7 dwelling units on this site. Floor Area Ratio (FAR) is not contemplated under this district.

The proposed land use is Multi-Residential – Contextual Medium Profile (M-C2) District. This contextually sensitive district is intended to apply in the Developed Areas in close proximity to low density residential development. It is typically located at community nodes or transit and transportation corridors and nodes. The maximum building height in this district is 16 metres with provisions for step-backs based on adjacency to the street and low density residential

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areas. Building setbacks are also contextual taking into account existing buildings along the street. The proposed designation allows a floor area ratio up to 2.5 or approximately 1,864 square metres of building floor area.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan (MDP) (2007 – Statutory)

The subject site is identified on Map 1: Urban Structure as a Developed Residential, Inner City Area and is in proximity to Edmonton Trail NE identified as an Urban Corridor and part of the Primary Transit Network (Map 1 and Map 2: Primary Transit Network). The proposed redesignation is consistent with a range of applicable policies.

Sites within the Inner City policy area (section 3.5.2) may intensify if the intensification is modest, consistent and compatible with the existing character of the neighborhood. The policy also supports intensification that occurs on a parcel-by-parcel basis, which aligns with the overall land use transition that seems to be occurring in the area. The proposed amendment would facilitate the future development of a built form that aligns with these policies.

The MDP directs a greater share of new growth to Activity Centres and Corridors in a manner that provides compact, mixed-use, high-quality urban development, and concentrates jobs and people in areas well served by primary transit service (Section 2.2.1.a & b). It encourages growth and change in low-density neighbourhoods through development and redevelopment that is similar in scale and built form and increases the mix of housing types such as accessory suites, semi-detached, townhouses, cottage housing, row or other ground-oriented housing (Section 2.2.5.a).

By higher residential densities in areas of the community that are more extensively served by existing infrastructure, public facilities and transit, the MDP supports the development of complete communities, ensuring a compact and well-designed urban form (Section 2.2.5.c).

Bridgeland/Riverside Area Redevelopment Plan (ARP) (1989 – Statutory)

The subject property is located in a Family Oriented Development area as identified on Figure 3, Generalized Land Use of the Bridgeland-Riverside Area Redevelopment Plan (ARP). Although the ARP doesn't specifically reference the subject site, Residential policy 3.4 states "that the development of a mix of housing styles and forms be encouraged so that a diverse population base may be accommodated. The ARP references the RM-3 district from land use bylaw 2P80 as an appropriate land use designation for the area. The RM-3 district allowed for a building height of 9.0 metres.

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Additionally section 3.5 of the residential implementation section of the ARP states:

“That a Family Oriented Redevelopment Area be designated as indicated on Figure 3, and that such an area would exhibit the following characteristics:

- a) the location would be amenable to family living,
- b) that some apartment redevelopment has already occurred, and remaining housing stock may not be suitable for rehabilitation.”

TRANSPORTATION NETWORKS

As there is no lane access, vehicular access to the site is from 4 Avenue NE. Transit service is located approximately 150 metres from the subject site along Edmonton Trail NE, which also provides access to Primary Transit.

UTILITIES & SERVICING

Water, sanitary and storm sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment (ESA) was not required as part of this application.

GROWTH MANAGEMENT

The proposed land use amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns.

PUBLIC ENGAGEMENT

Community Association Comments

The Bridgeland/Riverside Community Association was circulated regarding this application. Their comments are attached in APPENDIX II.

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Citizen Comments

Five letters of opposition were received from residents of adjacent parcels. Concerns cited include:

- Potential issues around parking, traffic and drainage;
- The area is already sufficiently dense; and
- Shadowing of adjacent parcels.

Public Meetings

No public meetings were held by the Applicant.

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APPENDIX I

APPLICANT'S SUBMISSION

Proposed multi-residential 10-unit development is located within M-CGd111 district. Density calculation suggests that allowed number of units is 8 dwelling units.

Parcel zoning re-designation from M-CGd111 to M-C2 would allow for providing two more dwelling units (10 units as proposed), without compromising on landscaping, amenity space and parking area.

The majority of adjacent to the West of 647 4th Ave NE parcels are designated within M-C2 zoning. Even being designated M-CGd-111, most of adjacent to the East parcels have more dwelling units, than allowed as suggested by density calculation (as an example, 659 4th Ave NE is allowed to house 16 dwelling units as per allowed density calculation, while there are 32 existing units, which is twice more).

Close proximity to downtown and public transit in recent years made this community to be prone to reshape towards higher density and more urban structure, which helps Calgary to keep existing city boundaries and slow down the process of sprawling. Higher density provides such benefits as more social interaction for residents and visitors, lower environmental impact and the City expenses on utility lines construction and maintenance, to name a few. Proposed 10-dwelling development features 12 parking spaces, internal waste storage, street-oriented water-efficient landscaping, modern exterior design with such features as stairs to main floor units and natural stone cladding, which all makes the proposed development more advantageous for the community. Thereby, M-C2 zoning is more appropriate for this development and beneficial for the community, taking into consideration the whole context of the district and city revitalization.

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APPENDIX II

LETTERS SUBMITTED



Planning Committee
917 Centre Avenue NE Calgary AB T2E0C6
brccalgary.org

Circulation Control
Planning, Development & Assessment #8201
The City of Calgary
PO Box 2100 Station M
Calgary AB T2P2M5

ATTN: CPAG.Circ@calgary.ca
RE: LOC2015-0155 (647 – 4 Avenue NE)
Cc: peter.schryvers@calgary.ca
Ali McMillan, Planning Director (BRCAplanning@gmail.com)

21 June 2017

To Whom It May Concern:

Thank you for the opportunity to comment with respect to the Land Use Amendment for land at 647 – 4 Avenue NE (LOC2015-0155)

The initial review of this Land Use Application from existing Multi-Residential Contextual Grade Oriented (M-CGd111) to the proposed Multi-Residential—Contextual Medium Profile (M-C2) by our community Planning Committee involved notification to neighbors adjacent to the subject parcel. These neighbors were invited to attend the Planning Committee meeting in the Fall of 2015. Subsequent conversations with the File Manager resulted in holding off on commentary until the applicant could develop architectural plans to further illustrate their intentions for the property. It is our understanding that a “concurrent” application for Development Permit is being sought. Comments re: the LOC (in relation to the illustrated architectural plans) and concerns/opinions of both Planning Committee members and neighbors are noted below with some additions as there have been many iterations of this project over the years. As per all concurrent applications we prefer that plans are officially “tied” to the land use application and are not merely an illustrated intention, especially in this case where they are asking for a higher zoning for design considerations but promising to stay within the height of 14m.

P. Schryvers

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1. We understand that the application for M-C2 zoning is being done as a function of desired unit count and less so for height maximums. The development height indicated in the illustrated drawings presented to us would be within zoning maximums for M-C1. While not strictly opposed to the sought after M-C2, it is our desire that lands in the “middle ground” between the higher density parcels along Edmonton Trail and the lower density R-C2 parcels (to the east of 6 Street) act as a transition or bridging zone. We would encourage a zoning in line with M-C1 for this area.
2. The illustrated drawings show a well-considered development and we like most of what we see. As indicated above, the height is well within the M-C2 maximums. Assuming the applicant’s desire for M-C2 is a function of achieving higher unit counts, and our desire for the zoning to be the transitional M-C1 (rather than the M-C2) we would be in favor of a DC guideline for an approved M-C1 zoning that stipulates the requested unit count for the site in question.
3. Notwithstanding the above, the BRCA and immediate neighbors have additional concerns that the density increase would introduce increased parking congestion on this already busy street (with numerous curb cuts for site accessible parking lots/parkades). We are happy to see parking adjustments have been made through the process to provide 10 resident stalls for 10 units and 2 visitor stalls given the stressed street parking situation in the area.
4. We are concerned that the minimal rear yard setback illustrated in the proposed plans will pose redevelopment issues for the adjacent property. The existing building to the rear of the subject site is likely to be redeveloped at some point in the not-to-distant future. The minimal rear yard setback on the subject parcel will severely limit the development potential on the neighboring lot to the south re: window placement, overlooking, and limiting distances. An increased rear setback (above grade only) could provide increased resident amenities as well as increased visual, landscaped, and perceptible buffer for the southern neighbor.
5. Our community association and many immediate residents generally see this area as appropriate for increased density, but we feel that an increase to M-C1 (versus the applied for M-C2) would be more fitting considering the aforementioned concerns and issues. The design should be tied to plans.

Sincerely,

BRIDGELAND RIVERSIDE COMMUNITY ASSOCIATION
Per: Bridgeland Riverside Community Association Board of Directors; Planning Committee