

Planning & Development Report to
Calgary Planning Commission
2020 February 06

ISC: UNRESTRICTED
CPC2020-0060

Land Use Amendment in Bridgeland – Riverside (Ward 9) at 1018 McDougall Road NE, LOC2019-0164

EXECUTIVE SUMMARY

This land use amendment application was submitted on 2019 October 29, by Casola Koppe, on behalf of the landowner, Bucci Riverside Projects Limited. The application proposes to redesignate the subject site from Mixed Use - General (MU-1f5.3h50) District to Mixed Use - General (MU-1f5.6h50) District to allow for:

- transit supportive mixed-use development;
- an increase in floor area ratio (FAR) from 5.3 to 5.6; and
- the maximum building height and the uses listed in the MU-1 District remain unchanged.

The proposal is in keeping with the applicable policies of the *Municipal Development Plan*, and the *Bridgeland-Riverside Area Redevelopment Plan*.

A development permit that proposes minor changes to the originally-approved mixed-use development permit, including the introduction of an additional Retail and Consumer Service unit along McDougall Road NE, has been submitted and is currently under review by Administration.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.42 hectares \pm (1.03 acres \pm) located at 1018 McDougall Road NE (Plan 0815793, Block 10, Lot 2) from Mixed Use - General (MU-1f5.3h50) **to** Mixed Use - General (MU-1f5.6h50) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This land use amendment application was submitted on 2019 October 29, by Casola Koppe, on behalf of the landowner, Bucci Riverside Projects Limited. The purpose of this application is to allow for additional FAR, from what was recently approved through the previous land use amendment application (LOC2018-0059) for the subject site, to enable more commercial uses at-grade along McDougall Road NE. The proposed land use amendment application would support adjustments to the mixed-use building currently under construction.

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A previous land use amendment application (LOC2018-0059) to redesignate the subject site from DC Direct Control District (Bylaw 171D2015) to Mixed Use - General (MU-1f5.3h50) District was adopted by Council on 2018 December 10 through Bylaw 281D2018. A concurrent development permit (DP2018-3108) to allow for a transit supportive mixed-use development consisting of one building, with two residential towers, 14 storeys and 15 storeys high respectively, and a ground floor podium containing commercial and live work uses was approved by the Development Authority on 2018 December 14. The approved development permit following approval of the land use amendment by Council was in keeping with direction and recommendation of approval by Calgary Planning Commission at the 2018 October 18 Calgary Planning Commission meeting. Currently, a multi-phase mixed-use building for the subject site, known as the 'Dominion', is under construction.

After submission of the subject application (LOC2019-0164), proposing an FAR of 5.5, a development permit (DP2019-6156) was received on 2019 December 02. This development permit proposed the introduction of an additional Retail and Consumer Service unit at the southeast corner of the building along McDougall Road NE and the removal of several at-grade Live Work Units. The development permit also outlined a slight increase to the number of total Dwelling Units, to account for the decrease in total at-grade Live Work Units, through adding an additional floor to the east residential tower. This development permit is currently under review by Administration.

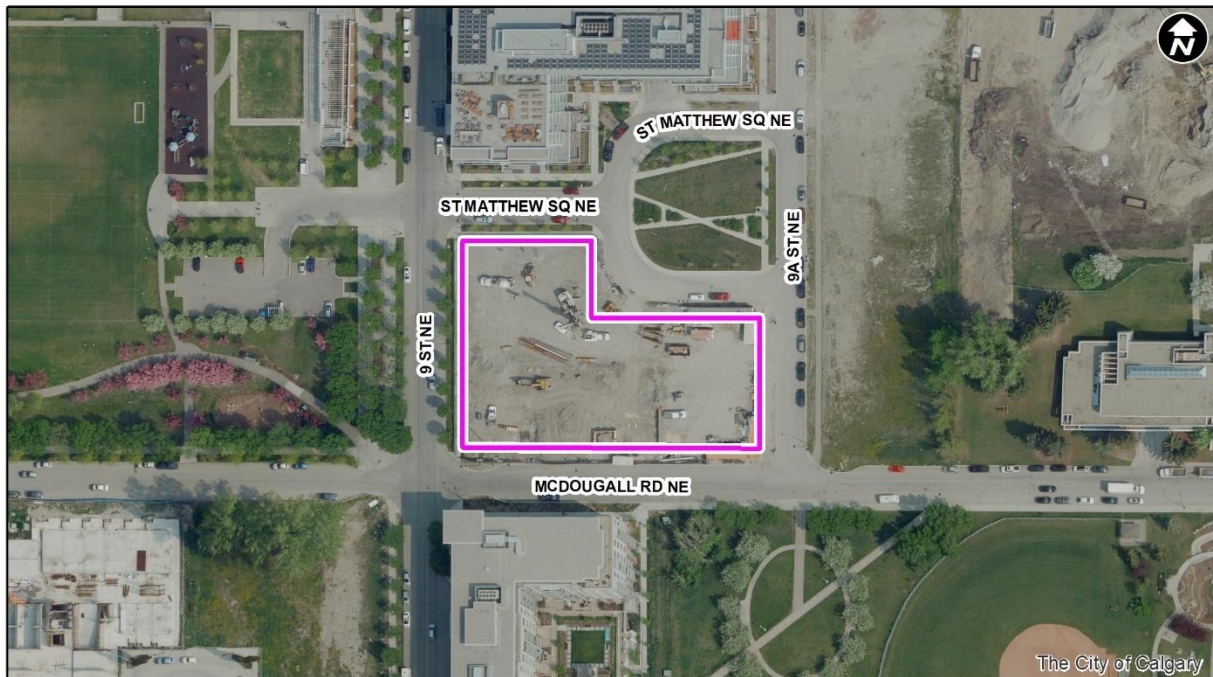
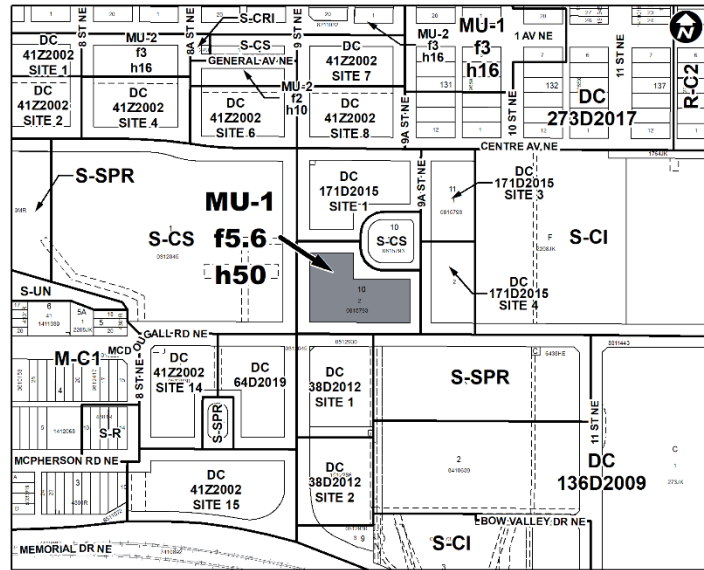
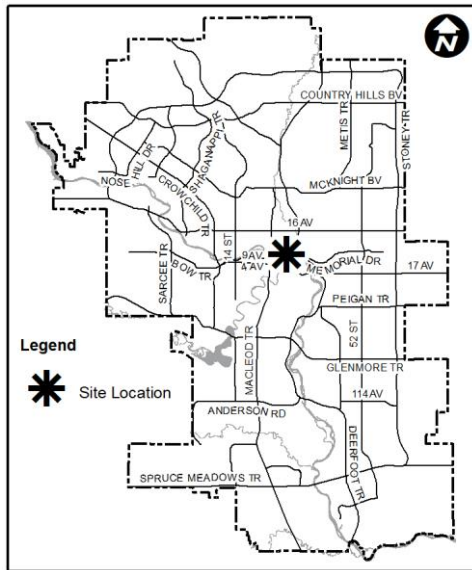
Shortly after the submission of the associated development permit (DP2019-6156), it was determined that an FAR of 5.6 was required to realize the proposed development outcome. On 2019 December 10, the applicant requested that their land use redesignation be updated and revised to account for this proposed increase in FAR. The application was then re-notice posted and re-circulated to affected stakeholders. The applicant's submission found in Attachment 1 of this report outlines this change.

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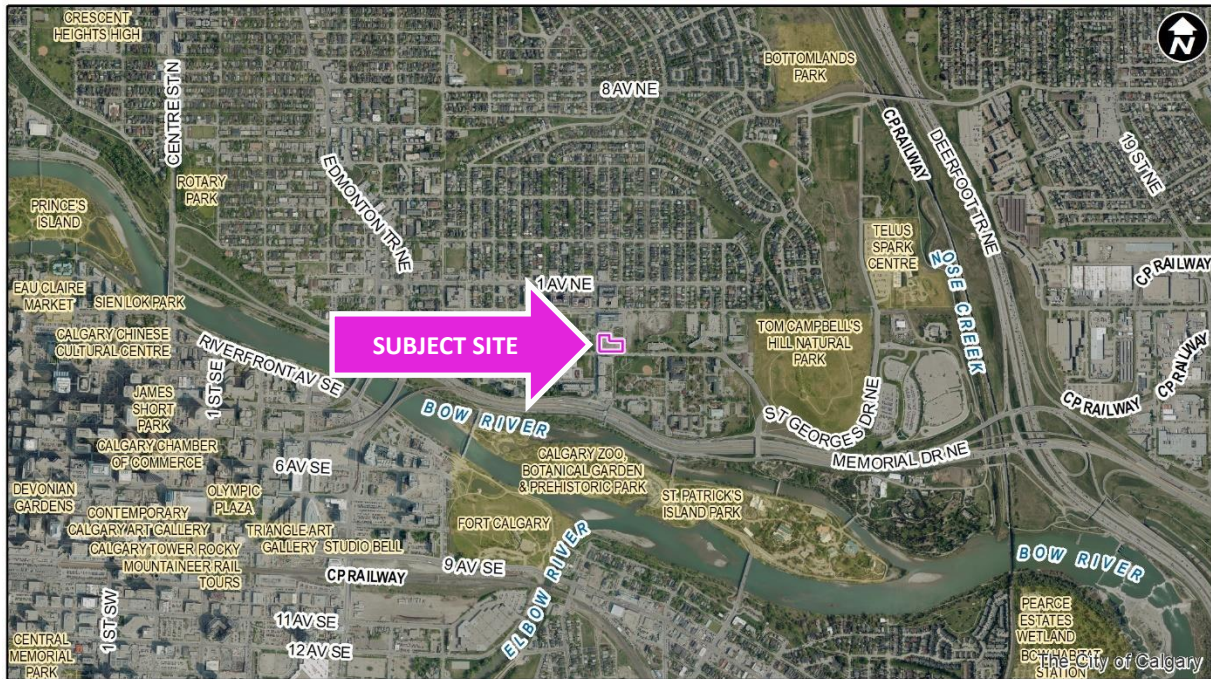
Location Maps



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Site Context

The subject site is located in the northeast community of Bridgeland-Riverside. Following the demolition of the Calgary General Hospital in 1998, the subject site and adjacent City-owned lands were part of a City-initiated policy plan known as The Bridges. The overall area of The Bridges is approximately 14.90 hectares (36.82 acres) and is comprised of 16 sites, envisioned to be developed over three phases. Since the approval of The Bridges in 2002, a significant amount of redevelopment has occurred, both in terms of private residential and commercial development, as well as development of public parks and community facilities. The Bridges is near completion with the exception of three undeveloped sites in Phase 3.

Presently under construction, the parcel comprises an area of approximately 0.42 hectares (1.03 acres). The subject site is located within 250 metres of the Bridgeland-Memorial LRT Station (an approximate four minute walk), walking distance to local commercial services, significant park spaces, and has easy access to the downtown core. The subject lands are moderately sloping and slope downward south towards the Bow River.

Lands to the north are comprised of a Multi-Residential Development, known as 'Radius'. To the northeast of the subject site is St. Matthew Square, a small public park. Two vacant parcels exist to the east. A mixed-use development, consisting of a seven-storey and an 11-storey building, exists directly south of the site. Located to the west is Murdoch Park, which houses the Bridgeland-Riverside Community Association building, community gardens, a playground, playfields, multi-use pathways, and a surface parking lot.

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As identified in *Figure 1*, Bridgeland-Riverside's peak population was in 2019, reaching 6,835 residents.

Figure 1: Community Peak Population

Bridgeland-Riverside	
Peak Population Year	2019
Peak Population	6,835
2019 Current Population	6,835
Difference in Population (Number)	0
Difference in Population (Percentage)	0

Source: *The City of Calgary 2019 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed land use amendment is intended to allow for additional commercial uses at-grade, and to encourage transit supportive mixed-use development. This application is largely in keeping with the previous land use amendment (LOC2018-0059) for the subject site. The proposal meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Planning Considerations

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

Land Use

This application is to redesignate the site from the existing Mixed Use - General (MU-1f5.3h50) District to Mixed Use - General (MU-1f5.6h50) District. The purpose of the MU-1 District is intended to accommodate a mix of residential and commercial uses in the same building, support commercial uses at-grade, and respond to the local context by establishing maximum building heights for individual parcels.

On 2018 December 10, Council approved LOC2018-0059 for the subject site to redesignate the parcel from DC Direct Control District (Bylaw 171D2015) to Mixed Use - General (MU-1f5.3h50) District through Bylaw 281D2018. The proposal is largely in keeping with the direction of the previous land use amendment with the exception of the proposed increase in the total FAR on site.

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The proposed MU-1f5.6h50 is intended to:

- allow for transit supportive mixed-use development;
- increase the maximum floor area ratio (FAR) from 5.3 to 5.6;
- sustain a broad range of uses, including commercial and retail opportunities;
- allow for additional commercial uses at-grade that will promote greater street activation and pedestrian activity along 9 Street NE and McDougall Road NE; and
- maintain a maximum building height of 50 metres.

Development and Site Design

The rules of the proposed MU-1f5.6h50 District will provide guidance for the redevelopment of the site, including appropriate uses, height and massing, landscaping and parking. The proposed increase in FAR enables additional space for active and at-grade commercial uses along McDougall Road NE. Given this proposed introduction of additional at-grade commercial uses, additional design considerations being explored as part of the development permit process include:

- ensuring an active edge that addresses the McDougall Road NE street frontage;
- providing an enhanced adjacent public realm that gives visual cues through design elements and landscaping treatment of the commercial character of this portion of the podium; and
- emphasizing the commercial at-grade entrance along MacDougall Road NE.

Environmental

There are no known outstanding environmentally related concerns associated with the proposal and/or site at this time. As such, no Environmental Site Assessment was deemed required.

Transportation

A Transportation Impact Assessment (TIA) and parking study were submitted with the previously approved land use amendment application (LOC2018-0059). The TIA identified the existing road network can accommodate the proposed density. As a result, no additional studies were requested as part of this application. The subject site is within 250 metre walking distance to the Bridgeland-Memorial LRT Station platform. The site is also within a 50 metre walking distance to the Route 90 bus stop on 9 Street NE. The subject parcel will have vehicular access via McDougall Road NE. The site has good pedestrian connections to the Bridgeland-Memorial LRT Station and adjacent bus stop.

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Utilities and Servicing

Water, storm, and sanitary deep utilities are available. Development servicing requirements will be determined at the future development permit and Development Site Servicing Plan (DSSP) stage(s).

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 (BRCA) provided a letter of support regarding this proposed land use amendment on 2020 January 10. The comments from the BRCA can be found in Attachment 2.

In response to the notice posting, and circulation of the land use amendment application, Administration received one (1) letter of objection regarding the proposed land use amendment application. Concerns received in the letter focused on the height of 15-storeys the land use enables, and how high-rise buildings should not be located in the plan area as they do not align with the previous vision of The Bridges area. It is important to note that no changes to height are being proposed with this land use amendment from what was previously approved by Council in 2018 December with the approval of LOC2018-0059 (Bylaw 281D2018).

In addition to Administration's standard practices, the applicant, Casola Koppe, and landowner, Bucci Riverside Projects Limited, also met with the BRCA in 2020 January to discuss and receive feedback about the proposed land use amendment and development applications. The applicant also held an information session in the community at the BRCA building into the proposed applications on 2020 January 14. Details regarding the applicant's supplementary engagement efforts can be found in Attachment 3 of this report.

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

Strategic Alignment

South Saskatchewan Regional Plan (Statutory – 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 the 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 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 site is located within the Developed Residential Area – Inner City Area, according to the [Urban Structure Map \(Map 1\)](#) of the [Municipal Development Plan](#) (MDP). Applicable policies state that Inner City areas should maintain and expand, where warranted by increased population, local commercial development that provides retail and service uses in close proximity to residents, especially in the highest density locations. Buildings should maximize front door access to the street and principle areas to encourage pedestrian activity.

The MDP's City-wide policies, Section 2 and specifically Section 2.2 Shaping a More Compact Urban Form provides directions to encourage transit use, make optimal use of transit infrastructure, and improve the quality of the environment in communities. The intent of these policies is to direct future growth of the city in a way that fosters a more compact and efficient use of land, creates complete communities, allows for greater mobility choices and enhances vitality and character in local neighbourhoods.

The proposed land use amendment application is in keeping with relevant MDP policies as it allows for mixed-use development and additional at-grade commercial uses within a 250 metre radius of the Bridgeland-Memorial LRT Station as well as an enhanced pedestrian realm to be realized along McDougall Road NE.

Bridgeland-Riverside Area Redevelopment Plan (Statutory – 1980)

The [Bridgeland-Riverside Area Redevelopment Plan](#) (ARP) was adopted by Council in 1980. In 2002, a major amendment (25P2000) to the ARP was approved to include the Bow Valley Centre lands (former Calgary General Hospital). The amendments included policies and goals for The Bridges planning area. The policies were integrated in the *Bow Valley Centre Concept Plan*, which forms Section 9 of the *Bridgeland-Riverside ARP*. The subject site is identified as within the Transit Supportive Mixed Use area in Map 3: Generalized Land Use of the ARP and aligns with applicable policies.

Bow Valley Centre Concept Plan, Section 9 of the Bridgeland-Riverside Area Redevelopment Plan (Statutory – 2002)

The [Bow Valley Centre Concept Plan](#) (BVC) is Section 9 of the *Bridgeland-Riverside Area Redevelopment Plan ARP* written for The Bridges planning area. The subject site is located within a Transit Supportive Mixed Use area as identified on Figure 19 – Conceptual Land Use map of the BVC. The subject site is also located adjacent to an Active Frontage corridor. The proposed land use amendment aligns with the applicable policies of the BVC.

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Social, Environmental, Economic (External)

The proposed land use amendment will allow for additional at-grade commercial uses within 250 metres of the Bridgeland-Memorial LRT Station and enable transit supportive mixed-use development to be realized. The proposal will also support policy goals of providing more compact, compete communities with a diversity of housing and a range of neighbourhood shops and services that meet daily needs.

Financial Capacity

Current and Future Operating Budget

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

Current and Future Capital Budget

The proposed land use 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):

The proposed land use amendment is consistent with applicable policies of the *Municipal Development Plan* and the *Bridgeland-Riverside Area Redevelopment Plan*. The proposal allows for additional FAR on-site to support at-grade commercial uses that meet daily needs and supports the vitality of a transit supportive mixed-use development within close proximity to the Bridgeland-Memorial LRT Station.

ATTACHMENT(S)

1. Applicant's Submission
2. Community Association Letter
3. Applicant Engagement Summary