

**Land Use Amendment in Bridgeland/Riverside (Ward 9) at 634 McDougall Road NE, LOC2020-0084**

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**RECOMMENDATION(S):**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.08 hectares ± (0.19 acres ±) located at 634 McDougall Road NE (Plan E, Block 3, Lots 20 and 21) from Multi-Residential – Contextual Medium Profile (M-C2) District to Mixed Use – Active Frontage (MU-2f4.2h22) District.

**HIGHLIGHTS**

- This land use amendment application seeks to redesignate the subject property to allow for a 6-storey mixed use development.
- The proposal allows for an appropriate building form and set of uses along the Edmonton Trail Main Street and is in keeping with the applicable policies of the *Municipal Development Plan* and *Bridgeland-Riverside Area Redevelopment Plan*.
- What does this mean to Calgarians? More housing opportunities for inner city living with access to alternative transportation modes and allows for more efficient use of existing infrastructure.
- Why does this matter? The proposal will enable additional commercial and employment opportunities that may help activate this part of Bridgeland-Riverside.
- The proposed development will enhance the experience for pedestrians travelling along Edmonton Trail NE and along the Flyover Park interface.
- A development permit for a 6-storey mixed-use development has been submitted and is under review.
- There is no previous Council Direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: City of safe and inspiring neighbourhoods.

**DISCUSSION**

This land use amendment application was submitted by CivicWorks on behalf of RNDSQR and the landowner, The City of Calgary on 2020 June 15. The site is owned and currently maintained by The City of Calgary.

The approximately 0.08 hectare site is situated along Edmonton Trail NE. The site is also just north of Memorial Drive NE and the 4 Avenue NE Flyover, which is currently under construction. The site represents a gateway into the Bridgeland-Riverside community for pedestrians travelling to and from downtown Calgary.

The proposed Mixed Use – Active Frontage (MU-2f4.2h22) District requires commercial storefronts at-grade along the street to create a street-oriented building and it provides opportunities for a mix of commercial and residential uses in the same building. The proposed MU-2 district includes a maximum floor area ratio of 4.2 and a maximum building height of 22.0 metres (approximately 6 storeys).

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A development permit (DP2020-4528) is being reviewed alongside this land use amendment. Situated in a well-connected inner city location, the proposed development, called Flyover Block, is for a six-storey mixed use development with an at-grade local brewery/roastery and 65 zero-parking micro apartments units (Attachment 5). Council's approval of the proposed land use is required to accommodate this development.

More details about this land use amendment application and surrounding site context can be viewed at [DevelopmentMap.calgary.ca](http://DevelopmentMap.calgary.ca).

Administration has considered the relevant planning issues and stakeholder feedback specific to this application and has determined the proposal to be appropriate. See Attachment 1 for the Background and Planning Evaluation.

**STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)**

- Public Outreach and engagement was undertaken by the Applicant
- Public/Stakeholders were informed by Administration and the Applicant

**Applicant-Led Outreach**

As part of the review of the land use amendment application, the applicant was encouraged to use the Applicant Outreach Toolkit, to assess which level of outreach with public stakeholders and the Community Association was appropriate. In response, the applicant created a comprehensive outreach framework which included both digital and distanced information sharing strategies and consultation tools. The applicant provided the following strategies:

- onsite signage about the project;
- mailer drop off, information package for delivery to stakeholders;
- newsletter advertorial on the Community Association's monthly newsletter;
- project web portal with online feedback;
- video conference meetings with stakeholders; and
- email correspondence, and dedicated phone line to discuss about the project.

Approximately 100 postcards were delivered to nearby residents. The applicant held two video conference live meetings with the Bridgeland-Riverside Community Association and surrounding residents to discuss the land use and development permit applications. The applicant provided a comprehensive What We Heard report on the project website. The Applicant Outreach Summary is available in Attachment 4 and on the [applicant's project website](#).

**City-Led Outreach**

In keeping with Administration's standard practices, this application was circulated to external stakeholders and notice posted onsite. Notification letters were sent to adjacent landowners and the application was advertised online.

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Administration received four letters of opposition on the land use amendment from the public and one letter of support on the development permit. The letters of opposition focused on the following areas of planning related concern:

- increased traffic, reduced availability of on-street parking;
- increased noise and nuisance with the commercial uses;
- potential shadow impacts, reduced sunlight and privacy for neighbouring lots;
- removal of downtown views due to building heights;
- proposed development does not fit with the surrounding context;
- saturation of rental housing within the community; and
- public infrastructure such as roads, on-street parking may not be able to accommodate an increase in users.

The Bridgeland-Riverside Community Association (CA) provided a letter of support (Attachment 3) for the land use amendment application on 2020 July 07, and the CA appreciated the applicant's engagement plan to date. They provide the following comments:

- revitalization of this challenged site was really important for Edmonton Trail NE and the Flyover Park, this proposal will activate the street and the Flyover Park;
- the building height and density are appropriate for this area and fits the surrounding context, the proposal will provide a desirable service in the community, and provide more affordable housing in the area;
- this is an appropriate site for parking relaxation due to proximity to transit access, bike lane, availability of nearby underground parking across Edmonton Trail NE, and walkability to downtown; and
- restriction against on-street parking permits for the proposed building should be implemented due to limited parking along McDougall Road NE.

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

## **IMPLICATIONS**

### **Social**

The proposed land use amendment enables this site to become a landmark location with commercial uses to create an engaging at-grade street interface, promotes development with storefronts facing onto the street, and accommodates higher density mixed-use development along Edmonton Trail NE Urban Main Street. The site will promote the use of nearby public transit, city bike paths and regional pathways, and encourage walking and cycling. The site will create an attractive pedestrian environment that will function well with the Edmonton Trail NE and will provide a safe and welcoming environment to users of Flyover Park.

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**Environmental**

Several transportation demand management strategies and enhanced support for active transportation modes will be implemented in the development permit. These measures respond to Program 5: Low or Zero Emission Transportation Modes of the Climate Mitigation Action Plan. As the accompanying development is under review, a number of other measures are being explored to address other objectives of the [Climate Resilience Strategy](#) related to building and energy systems (Attachment 1).

**Economic**

The proposed land use amendment enables the development of 65 residential dwelling units and approximately 3,360 square metres of commercial space. The development provides housing opportunity, support local business, and employment opportunities within Bridgeland-Riverside.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no significant risks associated with this application.

**ATTACHMENT(S)**

1. Background and Planning Evaluation
2. Applicant Submission
3. Community Association Letter
4. Applicant Outreach Summary
5. Development Permit (DP2020-4528) Rendering

Department Circulation

General Manager	Department	Approve/Consult/Inform