

Applicant Submission



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LOC2020-0084 | Staggered Concurrent Land Use Redesignation and Development Permit Application

From M-C2 to MU-2 f4.2 h22 | 634 McDougall RD NE | www.engagerndsqr.com

DEVELOPMENT VISION

Flyover Block is an innovative mixed-use development aimed at strengthening an emerging gateway destination within the community of Bridgeland-Riverside. Directly adjacent to the Flyover Park and City-identified Main Street of Edmonton Trail NE (and located within the 1 AV NE Streetscape Masterplan), the proposed development is ideally located to further catalyze and build on the momentum of these public realm initiatives.

The site is currently designated for multi-residential development up to four storeys in height (Multi-Residential – Contextual Medium Profile (M-C2) District), however, the land has acted as unprogrammed green space owned and maintained by the City of Calgary. Under a purchase agreement with the City, the project team is seeking to redesignate the site to a Mixed Use - Active Frontage (MU-2 f4.2 h22) District in support of a mixed-use midrise development outcome. As proposed, the six storey Flyover Block building will incorporate a vertical mix of uses, with a local brewery/roastery proposed at grade, and market-affordable zero-parking dwelling units on the upper levels. Flyover Block includes a number of progressive transportation demand management measures including extra bike stalls, bike maintenance facilities, and yearly active transportation credits for residents to encourage the use of alternative modes of transportation. These measures support reduced parking on the site, as parking options are limited by the property's tight and irregular dimensions, which would result in a highly inefficient underground parkade design.

CONCURRENT DEVELOPMENT PERMIT

A Development Permit Application was reviewed concurrently alongside the Land Use Application in order to demonstrate a bricks and mortar outcome for stakeholders. The proposed building design has been endorsed by the Urban Design Review Panel and features high quality materials with unique architectural elements. The project team will continue to proactively collaborate with the Calgary Parks Foundation and the City of Calgary's Urban Strategies team to integrate the Flyover Block's landscaping and development with Flyover Park and the Edmonton Trail NE Main Street public realm design.

POLICY CONTEXT

The project site is located within the boundaries of the long established Bridgeland-Riverside Area Redevelopment Plan (ARP). Recently amended through the City's Main Street initiative, the subject site is identified within the Community-Mid Rise policy area of this Plan, a designation that aligns with the Flyover Block development vision by supporting mixed-use midrise buildings with active frontages.

CONCLUSION

The proposed application will support new local businesses and introduce innovative housing options for Calgarians looking to live, work and play in an established and well connected community. For the reasons outlined above, we respectfully request that the members of Calgary Planning Commission and Council support this application. Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joanna Patton', with a long horizontal line extending to the right.

Joanna Patton | Planner

B.F.A., M.Plan, RPP, MCIP

CivicWorks