

Planning & Development Report to
Calgary Planning Commission
2021 June 17

ISC: UNRESTRICTED
CPC2021-0857
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Policy Amendment, Land Use Amendment, and Outline Plan in Bridgeland-Riverside (Ward 9) at 15 - 11A Street NE, LOC2020-0079

RECOMMENDATION(S):

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 15 – 11A Street NE (Plan 273JK, Block C, Lot 1) to subdivide 2.51 hectares ± (6.20 acres ±), with conditions (Attachment 10).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for amendments to the Bridgeland-Riverside Area Redevelopment Plan (Attachment 4);
3. Give three readings to the proposed bylaw for the redesignation of 2.47 hectares ± (6.10 acres ±) located at 15 – 11A Street NE (Portion of Plan 273JK, Block C, Lot 1) from Direct Control District to Mixed Use - General (MU1-f4.0h50) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Direct Control District to accommodate mixed-use development, with guidelines (Attachment 3).

HIGHLIGHTS

- This application seeks to establish a new subdivision framework and to redesignate the subject property to allow for mixed-use and multi-residential redevelopment of this Transit Oriented Development (TOD) site.
- The proposal would support demographic diversity and economic opportunity in the community, and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgary? This proposal allows for more housing and employment opportunities with access to alternative transportation modes, enables more efficient use of existing infrastructure, and reduces overall servicing cost to Calgarians.
- Why does this matter? The proposal would contribute to the vibrancy and pedestrian activity to this TOD site, enable a pedestrian oriented environment, facilitate a new public park space, and improve pedestrian connectivity to and from the LRT station.
- Amendments to the *Bridgeland-Riverside ARP* are required to accommodate this proposal.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this application.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods

DISCUSSION

This application was submitted by Ground Cubed on behalf of the landowner, Silvera For Seniors, on 2020 June 03. The subject site is located in the northeast community of Bridgeland-Riverside and is within 300 metres of the Bridgeland-Memorial LRT Station. The proposed plan area of the site is approximately 2.51 hectares (6.20 acres) and consists of the entire block. The

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site is developed with a four-storey apartment with assisted living and single storey residential buildings.

As referenced in the Applicant Submission (Attachment 5), the proposed application is intended to accommodate transit-oriented development and will assist in the build out of the East Riverside area as a complete community. The proposed land use districts (Attachment 2) allows for a mix of residential and commercial uses, and a new public park would improve the pedestrian and cyclist connectivity in this area. The proposal is anticipated to have a total of 878 residential units.

An outline plan is required for the proposed subdivision to provide development conditions for the proposed municipal reserve for the public park, custom cross-sections for the public roadways, and infrastructure servicing within the outline plan area. Policy amendments to the *Bridgeland-Riverside ARP* are required to accommodate the proposal. The policy provides guidance to ensure that this site will develop into a walkable, pedestrian friendly, and a vibrant transit-oriented development (Attachment 4).

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

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

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 to the COVID-19 pandemic, the applicant created a modified engagement strategy which included a variety of engagement and communication methods and consultation tools. The applicant undertook the following strategies:

- onsite signage about the project;
- mailer drop off with postcards providing information to local residents;
- [project website](#) with online feedback;
- video conference meetings with stakeholders; and
- email correspondence, and dedicated phone line to discuss the project.

Postcards were distributed to inform nearby residents about the project. The applicant held multiple in-person and virtual meetings with the Bridgeland-Riverside Community Association and surrounding residents to discuss the proposal. The Applicant Outreach Summary is available in Attachment 6.

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City-Led Outreach

In keeping with Administration's practice, this application was circulated to external stakeholders and notice posted onsite. Notification letters were sent to adjacent landowners and the application was advertised [online](#).

Administration received four letters from the public. The comments focused on the following areas of planning concerns:

- potential shadow impacts, reduced sunlight and privacy for neighbouring lots;
- removal of views due to building heights;
- increased traffic and reduced availability of on-street parking;
- increased noise and nuisance with the proposed intensity;
- proposed mixed-use developments do not fit with the surrounding context; and
- public infrastructure and services such as roads, on-street parking, emergency services may not be able to accommodate an increase in population.

The Bridgeland-Riverside Community Association (CA) generally supports the overall project vision and development concept and provided comments on 2021 April 05 (Attachment 7). The CA appreciated the applicant's engagement plan to date and is committed to work with The City and the applicant on future development. They provided the following comments:

- supportive of the proposed greenway and park space design;
- point-tower design to be enforced at the development permit stage to minimize shadow and massing impacts;
- minimize shadow casting on adjacent development;
- implement policy to advance the key ideas of the East Riverside Master Plan;
- preservation of existing trees where possible;
- desire for public amenity improvements with density increase; and
- traffic demand management is needed to mitigate future traffic increase.

Administration considered the relevant planning issues specific to the application. The proposed policy amendment (Attachment 4) was refined to ensure the point-tower design, building height and massing, shadows, and at-grade street interface will be adhered to for future development on this site.

Information associated with parking demands and transportation demand management will be requested and considered at the development permit stage. Administration considers the proposal appropriate. Further details regarding the above concerns can be addressed at the development permit stage.

Following a meeting of the Calgary Planning Commission, Commission's recommendation and the date of the Public Hearing will be advertised, posted on-site and mailed out to adjacent landowners.

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IMPLICATIONS

Social

The proposal allows for a variety of housing choices in mixed-use and multi-residential building forms and accommodates housing needs within convenient walkable distance to transit services. The proposal enables this site to become a vibrant node with higher density mix use development near the LRT Station and encourages social integration to the East Riverside area.

Silvera for Seniors has indicated that they plan to pursue the provision of some non-market affordable housing on their development in the future. This aligns with Council Priority P6 'Increase affordable and accessible housing options', and the [Corporate Affordable Housing Strategy](#) which defines a ten-year strategic direction for The City of Calgary to guide the creation of safe, affordable homes.

Environmental

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. This application proposes measures to support low or zero-emissions transportation modes by increasing density close to the LRT Station, in line with Program 5.6: Enable transit-oriented development along the Green, Red and Blue LRT lines. Further opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

Economic

The proposal enables a greater variety of housing choice, supports business, and employment opportunities within the community of Bridgeland-Riverside. Redevelopment of this site may contribute to Calgary's economy and provide new housing and businesses on this TOD site.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Proposed Land Use District Map
3. Proposed Direct Control District
4. Proposed Amendments to the Bridgeland-Riverside Area Redevelopment Plan
5. Applicant Submission
6. Applicant Outreach Summary
7. Community Association Response
8. Urban Design Review Panel Comments
9. Proposed Outline Plan
10. Proposed Outline Plan Conditions of Approval
11. Proposed Outline Plan Data Sheet
12. Proposed Subdivision Plan

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform