

Applicant Submission



**PLANNING
GROUP**

June 2021

Applicant's Submission

On behalf of Caravan Trailer Lodges of Alberta Limited, B&A Planning Group prepared this Land Use Redesignation application for 4.15 hectares (10.25 acres) of land located in the community of Shepard Industrial, east of the established community of Riverbend. The application enables future redevelopment of the Caravan Mobile Home Park located at 2787 86th Avenue SE, into a transit-oriented community.

Strategic Location

The site offers a redevelopment opportunity for the future Green Line's South Hill Station transit-oriented neighbourhood. This application provides a framework for redevelopment that aligns with the policy and the aspirational goals of the City and Council, while leveraging investments in the Green Line LRT network and a major employment area. The site is:

- Within 400 metres of the Future Green Line South Hill LRT Station and future transit-oriented neighbourhood.
- Will be contained within a Major Transit Hub.
- Central to Major Employment Areas (Southeast Industrial Area)
- Will be easily accessible by all transportation modes.
- Located on Primary Transit Network & Skeletal Road Network (i.e. Glenmore Trail);
- Connected to the Regional Multi-use Pathway System.
- Adjacent to available, vacant, and underutilized City-owned lands.

The City's commitment to the Greenline, policy vision for TOD, and overall land use goals encouraging intensification no longer align with existing S-FUD land use of the site. The proximity to the future South Hill Station has unlocked redevelopment potential, creating an ability to complement one of Calgary's largest and growing employment nodes (Foothills Industrial Area). Upon thorough consideration of the site, B&A prepared a Concept Plan to rationalize the land use application and to convey how the site may develop over time.

Application Evolution

The project team undertook an extensive engagement program including two online community meetings and attended the Riverbend Community Association Annual Meeting. Feedback received throughout these events, alongside feedback provided through individual phone calls and email communication between residents and the project team has been compiled into a Public Outreach Summary.

The resulting application has been revised throughout the planning process and key changes include:

- Decreased the maximum height from 26 to 15 storeys or 50 metres (42% reduction);
- Significant Private Open Space changed to S-SPR District to be future MR over dedication (23% of site); and
- The proposed S-SPR District provides a critical regional pathway connection to the South Hill Station that navigates sloping lands.

Land Use Redesignation

The application proposes to redesignate the subject lands from S-FUD (Special Purpose – Future Urban Development District) to MU-1h50 (Mixed Use - General District) to accommodate future development and S-SPR (Special Purpose – School, Park and Community Reserve District) to provide for a public park and regional pathway.

Overall, the application enables a land use mix that supports a future primary transit station and the development of a mix of higher intensity of housing, employment, services, and amenities. The anticipated pedestrian environment will enhance connectivity to the future station and throughout the site.

B&A Planning Group, on behalf of the ownership group, seeks Council's support on this application to realize the redevelopment potential of the site and contribute to development along Calgary's Green Line.