

Background and Planning Evaluation

Background and Site Context

Located in the community of East Village, the subject area is airspace located above grade within an undesignated road right-of-way as depicted in the Registered Road Closure Plan (Attachment 2). The proposed road closure area is approximately 0.11 hectares in size and is adjacent to a vacant parcel (606 Confluence way SE) at the northeast corner of Confluence Way SE and Riverfront Avenue SE.

The subject site is surrounded by the Centre City East Village Mixed Use District (CC-EMU) comprising high-density mixed-use development and open space (River Walk) to the north.

A development permit application (DP2021-8493) proposing a six-storey mixed-use development has been submitted for the adjacent parcel intended to be consolidated with the subject area.

Community Peak Population Table

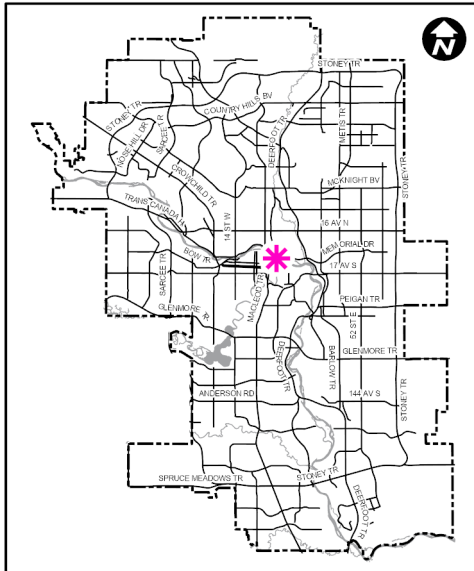
As identified below, the community of East Village reached its peak population in 2019.

East Village	
Peak Population Year	2019
Peak Population	3,893
2019 Current Population	3,893
Difference in Population (Number)	0
Difference in Population (Percent)	0%

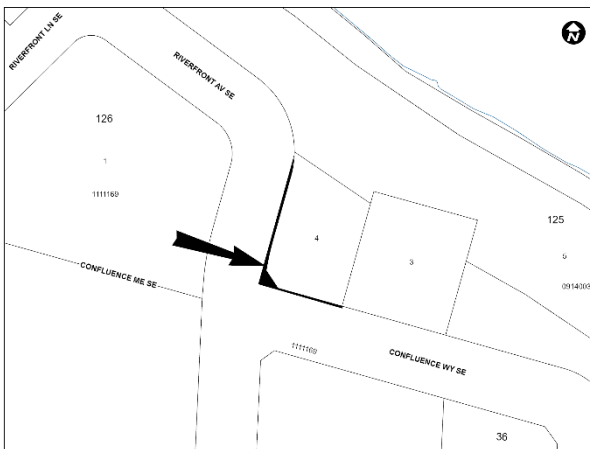
Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [East Village Community Profile](#).

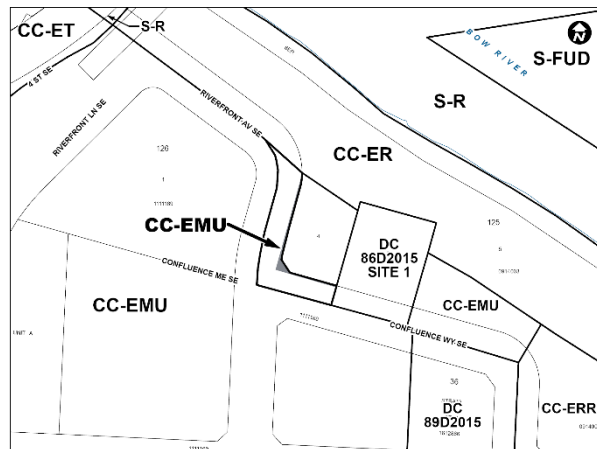
Location Maps

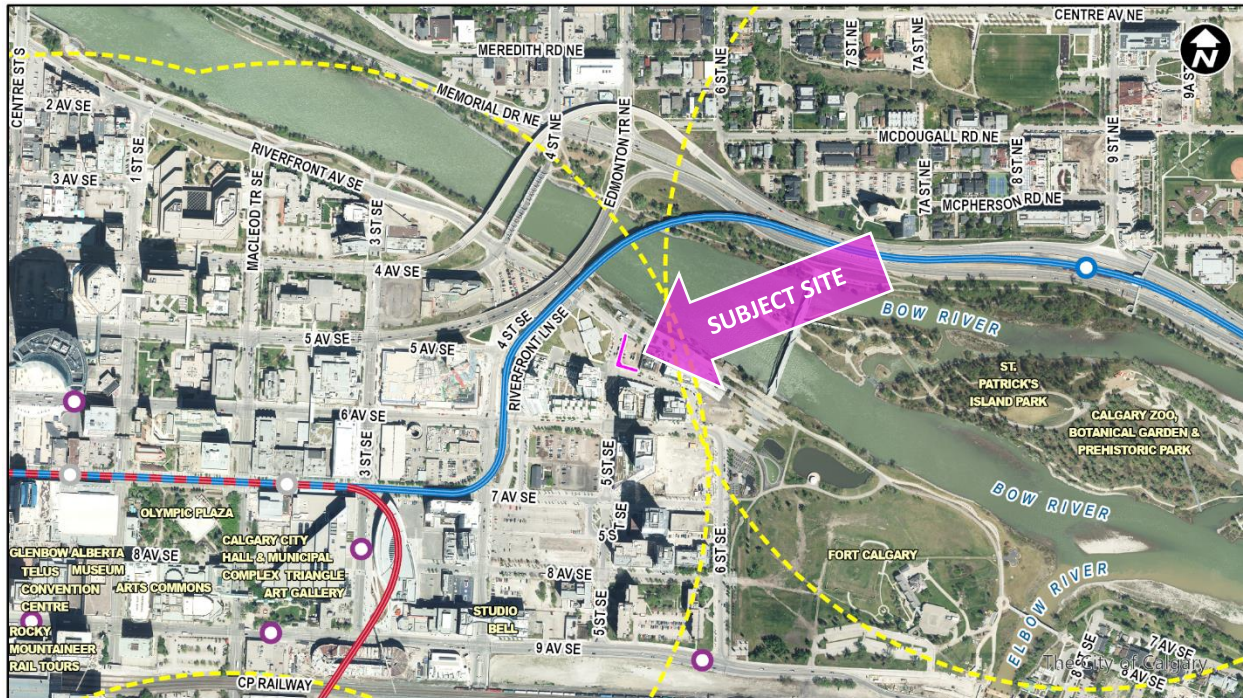


Road Closure Map



Proposed Land Use Map





Previous Council Direction

None.

Planning Evaluation

Road Closure

The application proposes to close approximately 0.11 hectares of above-grade road right-of-way adjoining 606 Confluence Way SE and redesignate the land to the CC-EMU District. The proposed closure area currently forms part of the airspace above the public realm and is intended to be consolidated with this parcel to facilitate a mixed-use development where the proposed building will occupy part of the airspace within the current road right-of-way.

Land Use

The proposed CC-EMU District is intended to accommodate mixed-use development combining residential uses with a range of commercial uses, local services and amenities in building forms that are street-oriented at grade.

The District does not have a maximum height, but has a maximum density expressed by a floor area ratio of 6.65. This District aligns with the land use designation of the parcel directly adjacent to the site and facilitates consolidation. The CC-EMU District is compatible with existing land use designations within the vicinity as it accommodates development of a similar form and scale.

Development and Site Design

If the application is approved by Council, the rules of the proposed CC-EMU District will provide guidance for future site development including appropriate uses, building massing, height, landscaping, and parking.

Other key factors that are being considered during the review of the development permit application include the following:

- interface with the public mews;
- building massing and relationship with the Simmons Building (a recognized heritage building) to the east;
- mix of uses within the building; and
- appropriate amenity space for the residents.

Transportation

Pedestrian access to the subject lands is available from existing sidewalks along Confluence Way SE and Riverfront Avenue SE. Vehicular access to this development is to be provided from the same rights-of-way. No vehicular parking is proposed to be provided as part of the associated development permit (DP2021-8493).

Currently, the site is serviced by Calgary Transit Route 101 (Inglewood) providing service to the Downtown Commercial Core with stops located within 200 metres (a two-minute walk) of the subject site along 6 Avenue SE. Additionally, the subject site is within 600 metres (a five-minute walk) to City Hall LRT Station located west of the site along 7 Avenue SE.

Environmental Site Considerations

No environmental concerns have been identified.

Utilities and Servicing

Sanitary and water mains are available to service the subject site. Site servicing details, as well as appropriate stormwater management, are being considered and reviewed as part of the associated development permit application DP2021-8493. Existing utilities within the proposed road closure zone will be protected with a utility right-of-way or relocated to the satisfaction of the utility owners.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered, and is aligned with, the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use amendment builds on the principles of the IGP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Developed Residential – Established area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#). Applicable policies promote intensification that is compatible with the existing character of the neighbourhood. As such, the proposed CC-EMU District, which provides for a modest increase in density in a form that is

sensitive to existing residential development (in terms of height, scale, and massing) is considered to be in alignment with the applicable policies.

Climate Resilience Strategy (2018)

This application does not include any specific actions that address the objective of the [Climate Resilience Strategy](#). Further opportunities to align development of this site with applicable climate resilience strategies is being explored and encouraged through the development permit application.

East Village Area Redevelopment Plan (Statutory – 2016)

The [East Village Area Redevelopment Plan](#) (ARP) designates this site for Mixed-Use – High-Density development, intended to accommodate a range of residential and non-residential uses. These areas promote a mix of uses but limits commercial intensity to allow for more residential development.

The proposed road closure and redesignation to the CC-EMU District would accommodate additional multi-residential development in East Village, aligning with the ARP objectives in complementing adjoining mixed-use areas and providing accommodation for a wide range of age groups and family sizes.