

Applicant's Submission



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03.04.2019

ATTN: City of Calgary Planning & Development
RE: Land Use Redesignation from M-C1d110 to MU-1h11
65, 69 7a Street NE | Lots 30-33, Block 7, Plan 4301R

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Planning & Development
The City of Calgary
PO Box 2100, Station M 800
Macleod Trail SE
Calgary, AB T2P 2M5

The subject parcels are located in the community of Bridgeland / Riverside and consist of 0.116ha of privately owned land. RNDSQL has retained CivicWorks to undertake a land use redesignation process to facilitate the construction of a two-storey Commercial Building with individual articulated entrances fronting 7a Street NE. The proposed use is well-suited to the site, given its surrounding context, lot characteristics and location.

The site's current M-C1d110 (Multi-Residential - Contextual Low Profile) District allows for multi-residential development in a variety of forms and can support up to 12 dwelling units onsite. In support of the proposed development, this application seeks to amend the existing M-C1 (Multi-Residential - Contextual Low Profile) District to a MU-1h11 (Mixed Use - General) District. In order to facilitate the proposed land use change and development vision, a supporting minor Local Area Plan Amendment to the ARP will also be required.

The MU-1 District is intended to: be located along streets where both residential uses and commercial uses are supported at grade facing the commercial street; accommodate a mix of residential and commercial uses in the same building or in multiple buildings throughout an area; and respond to local area context by establishing maximum building height for individual parcels.

PLANNING RATIONALE

The proposed redevelopment vision will introduce a new, sensitively-scaled neighbourhood commercial destination to the Bridgeland / Riverside neighbourhood. The subject site features numerous characteristics that make it especially appropriate for the proposed MU-1 land use change, which will directly facilitate the development of new and innovative community-focused retail options for the Bridgeland / Riverside community.

Corner Lot: The subject site occupies a corner lot, allowing the proposed development to contribute to the neighbourhood streetscape by addressing both 7a Street NE and Centre Avenue NE with human scale design and grade-oriented commercial entrances.

Proximity to An Existing Open Space / Community Amenity: The subject site enjoys direct access to both Murdoch Park and the Bridgeland / Riverside Community Association across 7a Street NE, allowing the proposed development to extend and connect the building's active commercial frontage to a high quality public realm and the adjacent park.

Proximity To Transit: The subject site is within ~160m walking distance from a local transit stop (Route 90) along 1 Avenue NE, and within ~650m walking distance from the Bridgeland - Memorial CTrain Station.

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Proximity To A Main Street Corridor: The subject site is within ~120m walking distance of the 1 Avenue NE Neighbourhood Main Street.

CITY-WIDE POLICY ALIGNMENT

This proposed land use redesignation and associated development vision is consistent with the city-wide goals and policies of the Developed Areas Guidebook (DAG), which encourage: the facilitation of community uses like parks, schools, places of worship and small scale commercial to serve local residents. The DAG also states that small-scale, local commercial developments that are intended to serve the day-to-day needs of residents and are compatible with residential uses can be considered within primarily residential areas.

COMMUNITY ENGAGEMENT

The RNDSQL project team is committed to being good neighbours and engaging with the communities where we build. The project team's community engagement process is designed to provide opportunities for stakeholders to learn about the vision for the site early on and to share their thoughts—all with the intent of maintaining a respectful and transparent conversation. Stakeholders like the Community Association and Ward Councillor's office are actively invited to participate in our process, which focuses on informative and fact-based engagement and communications. The project team met with the Bridgeland / Riverside Community Association on April 1, 2019 to introduce and discuss the project. Other key elements of our engagement process include:

On-site Signage: To be installed on-site at time of submission

To supplement the usual City of Calgary notice signage that is associated with Land Use Redesignation and Development Permit applications, RNDSQL and the project team deploy on-site signage that notifies neighbours and surrounding community members of a proposed land use change. The signage outlines the land use change and development vision for the subject site and directs interested parties to get in touch with the project team via the engageRNDSQL web portal and dedicated email inbox. All inquiries, questions and comments are received, compiled, and responded to by the project team in a timely manner.

Project Web Portal: www.engageRNDSQL.com

To ensure that all stakeholders have consistent and easy access to information about future RNDSQL projects, the project team has developed and launched a website portal for projects that are in the planning and approvals process. The engageRNDSQL website portal includes:

- Information about RNDSQL and their vision;
- Project-specific pages that include site location, proposed land use change, and the associated development vision;
- Answers to frequently asked questions;
- Opportunities to contact the project team with general or site-specific questions and comments; and
- Contact information for The City File Manager, along with LOC & DP reference numbers (once filed and assigned).



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Surrounding Area Postcard Drop: ~150 surrounding area neighbours

Paired with on-site signage, hand delivered postcards ensure that surrounding area neighbours and adjacent property owners are aware of the proposed land use change and associated development vision. The postcards outline the proposed land use change and ultimate development vision for the subject site and direct interested parties to get in touch with the project team via the engageRNDsQR web portal and dedicated email inbox. All inquiries, questions, and comments are received, compiled, and responded to by the project team in a timely manner.



CONCLUSION

The proposed land use redesignation is in keeping with the city-wide goals and policies of the Municipal Development Plan and Developed Areas Guidebook and will facilitate a development vision that will introduce new and innovative neighbourhood-scale commercial for Calgarians with excellent access to transit, existing infrastructure and community amenities. For the reasons outlined above, we respectfully request that Administration, Calgary Planning Commission and Council support this application. Should you have any questions, comments, or concerns, please contact me at 403.808.9275 or brady@civicworks.ca.

Sincerely,

Brady Rokosh | Urban Planner
BSc, MPlan