

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0500

Road Closure and Land Use Amendment in Bridgeland/Riverside (Ward 9) between 816 and 824 McDougall Road NE, LOC2019-0023

EXECUTIVE SUMMARY

This road closure and land use redesignation application was submitted by Kaben Design Group on 2019 February 14, on behalf of the landowner, The City of Calgary. The application proposes to close the laneway between 816 and 824 McDougall Road NE and to designate the land as Multi-Residential – Contextual Low Profile (M-C1) District to allow for:

- multi-residential buildings (e.g. townhouses and apartment buildings);
- a maximum building height of 14 metres; and
- the uses listed in the M-C1 District.

The proposed land use amendment aligns with the applicable policies of the *Municipal Development Plan* and the *Bridgeland-Riverside Area Redevelopment Plan*. A development permit has not been submitted.

ADMINISTRATION RECOMMENDATION:

That the Calgary Planning Commission recommends that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed closure of 0.028 hectares \pm (0.069 acres \pm) of road (Plan 1910732) adjacent to 816 and 824 McDougall Road NE, with conditions (Attachment 5); and
2. Give three readings to the proposed closure bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.028 hectares \pm (0.069 acres \pm) of closed road (Plan 1910732) adjacent to 816 and 824 McDougall Road NE from Undesignated Road Right-of-Way **to** Multi-Residential – Contextual Low Profile (M-C1) District; and
4. Give three readings to the proposed bylaw.

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RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 June 6:

That Council hold a Public Hearing; and

1. ADOPT, by bylaw, the proposed closure of 0.028 hectares \pm (0.069 acres \pm) of road (Plan 1910732) adjacent to 816 and 824 McDougall Road NE, with conditions (Attachment 5); and
2. Give three readings to **Proposed Bylaw 8C2019**.
3. ADOPT, by bylaw, the proposed redesignation of 0.028 hectares \pm (0.069 acres \pm) of closed road (Plan 1910732) adjacent to 816 and 824 McDougall Road NE from Undesignated Road Right-of-Way to Multi-Residential – Contextual Low Profile (M-C1) District; and
4. Give three readings to **Proposed Bylaw 140D2019**.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

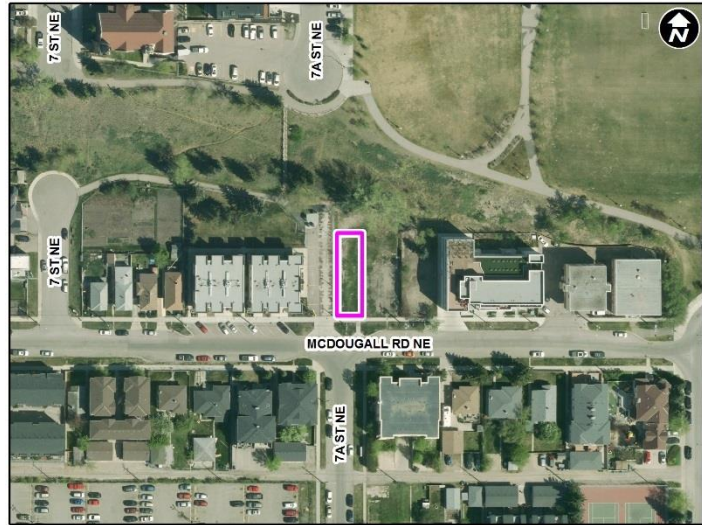
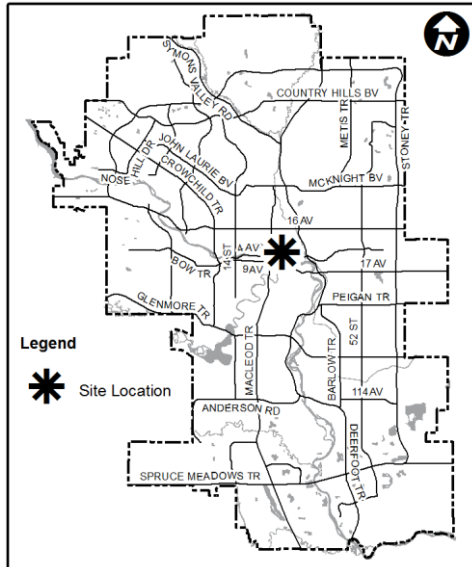
This redesignation application was submitted by Kaben Design Group on 2019 February 14 on behalf of the landowner, The City of Calgary. As noted in the Applicant's Submission (Attachment 1), the applicant identified the intent to pursue a development permit application for a multi-residential development on this site in conjunction with 824 McDougall Road NE to the east. The road closure is described by the Registered Plan included in Attachment 2.

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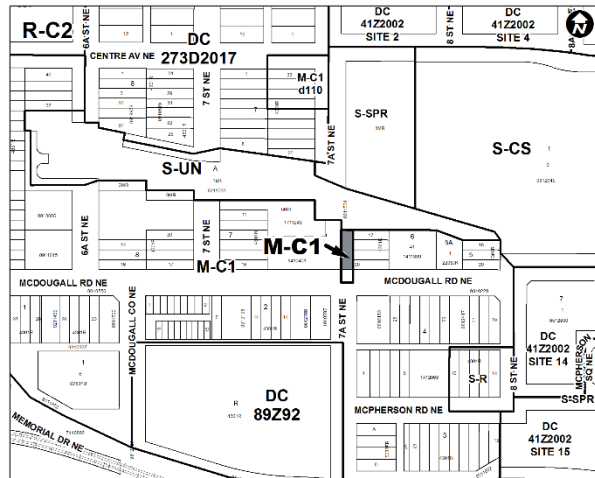
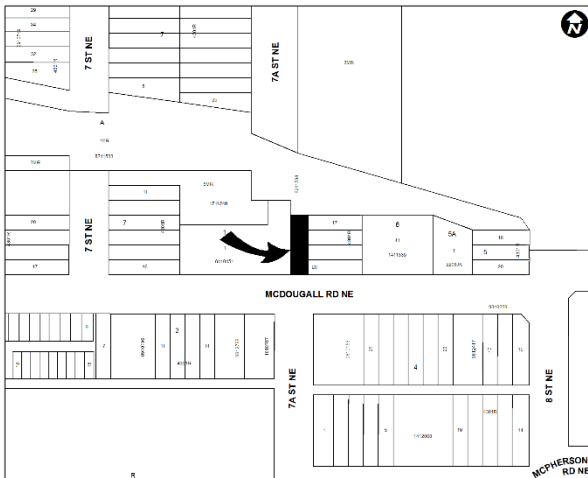
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Location Maps



Road Closure Map

Proposed Land Use Map



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Site Context

The road closure is a laneway located in the community of Bridgeland/Riverside off of McDougall Road NE, across from 7A Street NE. Surrounding development is characterized by a mix of multi-residential developments, although there are some single detached residences in the vicinity. An escarpment is to the north of the site which is used as an off-leash dog park.

The laneway is approximately 0.028 hectares in size with approximate dimensions of 9.1 metres by 30.4 metres. The property is currently undeveloped. If this application is approved, the parcel created would be consolidated with the parcel to the east and the combined site would be developed.

The site is located approximately 360 metres from the Bridgeland - Memorial LRT Station (approximately 580 metre walking distance). McDougall Road NE is two blocks south of the 1 Avenue NE Neighbourhood Main Street which has local shops and services.

As identified in Figure 1 below, the community of Bridgeland/Riverside's peak population was in 2018, with a population of 6,529 people.

Figure 1: Community Peak Population

Bridgeland/Riverside	
Peak Population Year	2018
Peak Population	6,529
2018 Current Population	6,529
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2018 Civic Census*

Additional demographic and social-economic information may be obtained online through the [Bridgeland/Riverside](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal represents a modest increase in density and allows for a range of building types that have the ability to be compatible with the established building form of the existing neighbourhood.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

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Road Closure

The application proposes to close the undeveloped road right-of-way, subject to conditions included in Attachment 5, with the intent consolidate the subject lands with the adjacent parcel municipally known as 824 McDougall Road NE. Land Use

The Undesignated Road Right-of-Way is currently undeveloped.

The proposed Multi-Residential – Contextual Low Profile (M-C1) District is a multi-residential designation that is primarily for three to four-storey (14 metres maximum height) townhouses and apartment buildings. The district provides for a maximum density of 148 units per hectare which would enable up to four dwelling units on the subject site. The M-C1 District has a range of contextual building setbacks and massing rules which would allow for a development that is contextually sensitive.

Development and Site Design

The rules of the proposed M-C1 District will provide guidance for the future development of the site including appropriate uses, height and building massing, landscaping and parking. Given the specific context of this corner site, additional factors that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along the McDougall Road NE frontage;
- emphasizing individual at-grade entrances;
- provision of amenity space for individual units;
- the delineation of an appropriate front yard setback;
- building placement, height and transitioning of massing; and
- site appropriate vehicular access, parking and garbage pickup.

Environmental

An Environmental Site Assessment was not required as a part of this application.

Transportation

A Transportation Impact Assessment and Parking Study were not required for the proposed land use at this time.

Vehicular access to the parcel is available via McDougall Road NE.

The area is well served by Calgary Transit via Routes 5 and 90, located within approximately 300 and 600 metres of the subject parcel, as well as within a 580 metre walking distance of the Bridgeland - Memorial LRT Station.

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At the time of development, access and parking will be reviewed to ensure it is adequate to accommodate future redevelopment.

Utilities and Servicing

Sanitary sewers are available to service the development and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time.

Water mains are available to service the development. At the development permit stage, a Fire Flow calculation letter may be required by to determine whether off-site upgrades are needed.

Storm sewers are available to service the proposed development and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application was advertised online.

The Bridgeland/Riverside Community Association responded to the circulation with a message of 'no objections'. No letters were received from adjacent landowners or the general public, and only a small number of enquiries were received and responded to by Administration.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The site is located within the City, Town area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan* (SSRP). While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment and policy amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

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Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential - Developed - Inner City area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The applicable MDP policies encourage redevelopment of inner city communities that is similar in scale and built form to existing development, including a mix of multi-residential housing such as townhouses and apartments. Additionally, the provision of housing choice to service a variety of needs and income levels is encouraged. The MDP also calls for a modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit.

The proposal is in keeping with relevant MDP policies as the rules of the M-C1 District provide for a development form that may be sensitive to existing residential development in terms of height and built form.

Bridgeland-Riverside Area Redevelopment Plan (Statutory – 1980)

The site is located within the Non Family Oriented Development on Figure 3: Generalized Land Use Concept in the *Bridgeland-Riverside Area Redevelopment Plan* (ARP). Policies indicate that the appropriate land uses are residential in nature, and that there are two appropriate designations within the Land Use Bylaw that correspond to the Multi-Residential – Contextual Low Profile (M-C1) District, or Multi-Residential – Contextual Medium Profile (M-C2) District. This application is supported by the policies of the ARP.

An update to the *Bridgeland-Riverside ARP* is ongoing, but has not yet been completed or approved. The proposed road closure and land use redesignation would align with both the current ARP and the draft ARP in its current state.

Social, Environmental, Economic (External)

The proposed road closure and land use redesignation will support future development in Bridgeland/Riverside.

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

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Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies of the *Municipal Development Plan* and the *Bridgeland-Riverside Area Redevelopment Plan*, as amended. The proposed road closure and M-C1 District designation is appropriate to the context of the site.

ATTACHMENT(S)

1. Applicant's Submission
2. Registered Road Closure Plan
3. **Proposed Bylaw 8C2019**
4. **Proposed Bylaw 140D2019**
5. Proposed Road Closure Conditions