

Road Closure and Land Use Amendment in Bridgeland-Riverside (Ward 9) at multiple addresses, LOC2022-0200

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the proposed closure of 0.05 hectares \pm (0.12 acres \pm) of road (Plan 2310980, Area 'A' and Area 'B') west of 123 Thomson Avenue NE and 202 Townsend Street NE, with conditions (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.11 hectares \pm (0.27 acres \pm) located at 202 Townsend Street NE and the closed road (Plan 720JK; Block 168; Lot 1; Plan 2310980, Area 'A' and Area 'B') from Residential – Contextual One / Two Dwelling (R-C2) District and Undesignated Road Right-of-Way to Residential – Contextual One / Two Dwelling (R-C2) District and Residential – Grade-Oriented Infill (R-CG) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 JULY 20:

That Council:

1. Give three readings to **Proposed Bylaw 8C2023** for the closure of 0.05 hectares \pm (0.12 acres \pm) of road (Plan 2310980, Area 'A' and Area 'B') west of 123 Thomson Avenue NE and 202 Townsend Street NE, with conditions (Attachment 2); and
2. Give three readings to **Proposed Bylaw 161D2023** for the redesignation of 0.11 hectares \pm (0.27 acres \pm) located at 202 Townsend Street NE and the closed road (Plan 720JK; Block 168; Lot 1; Plan 2310980, Area 'A' and Area 'B') from Residential – Contextual One / Two Dwelling (R-C2) District and Undesignated Road Right-of-Way to Residential – Contextual One / Two Dwelling (R-C2) District and Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to close a portion of road and redesignate lands to allow for an additional two dwelling units on the subject site.
- The application will allow for a small increase in density compatible with the built form and character of the existing community. The proposal is in keeping with the applicable policies of the *Municipal Development Plan (MDP)* and generally in keeping with the *Bridgeland-Riverside Area Redevelopment Plan (ARP)*.
- What does this mean to Calgarians? This will mean a slight increase in buildable space within the community without any impacts to the function of the street or the capacity of other local services.
- Why does this matter? Infill development is an important part of neighbourhood growth and change. While this individual application will have a small impact on the neighbourhood, the collective impact of infill developments is important.
- No development permit application has been submitted at this time.
- There is no previous Council direction related to this proposal.

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DISCUSSION

This land use amendment application was submitted by Denver Vannus on behalf of the landowners, The City of Calgary, Lauren Anderson and Denver Vannus, on 2022 November 08. The 0.11 hectare ± (0.27 acre ±) site is located in the community of Bridgeland-Riverside at the intersection of Thomson Avenue NE and Townsend Street NE. No development permit application has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), the intent is to consolidate a portion of closed road as identified in the Registered Road Closure Plan (Attachment 4) with adjacent lands and then subdivide and redevelop a portion the property to accommodate two new dwelling units and to add land to existing residential sites.

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

PUBLIC ENGAGEMENT AND COMMUNICATION (EXTERNAL)

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant reached out to the Bridgeland-Riverside Community Association with an outline of the proposed development and a request for comments. However, no response was received by the applicant. The Applicant Outreach Summary can be found in Attachment 5.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on site and published [online](#). Notification letters were sent to adjacent landowners.

Two letters of objection were received in response to the public circulation identifying concerns related to:

- pedestrian and traffic safety;
- building height and shading; and
- tree retention.

The Bridgeland-Riverside Community Association (CA) was notified of the application through the circulation and a follow-up message and did not respond.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units and on-site parking will be reviewed and determined at the development permit stage.

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Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment will be posted on site and mailed out to adjacent landowners. In addition, Commission’s recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed road closure and land use redesignation would allow for two more dwelling units than what can be developed under the current subdivision pattern. The proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The proposal would make more efficient use of existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Road Closure Conditions
3. Applicant Submission
4. Registered Road Closure Plan
5. Applicant Outreach Summary
6. **Proposed Bylaw 8C2023**
7. **Proposed Bylaw 161D2023**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform