

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Bridgeland-Riverside at the intersection of Townsend Street NE and Thomson Avenue NE. The site is approximately 0.11 hectares ± (0.27 acres ±) in size with a triangular shape. The site currently contains a single and a semi-detached dwelling with suites. The single detached house has an attached garage and the semi-detached building has a detached garage with access from Townsend Street NE.

Surrounding development is largely a mix of single detached and semi-detached dwellings designated as Residential – Contextual One / Two Dwelling (R-C2) District. To the east is Loria Outlook approximately 25 metres (one-minute walk) and further to the east and south is Tom Campbell's Hill Natural Park approximately 150 metres (three-minute walk). The site is approximately 1 kilometre (17-minute walk) from the Bridgeland/Memorial LRT Station.

Community Peak Population Table

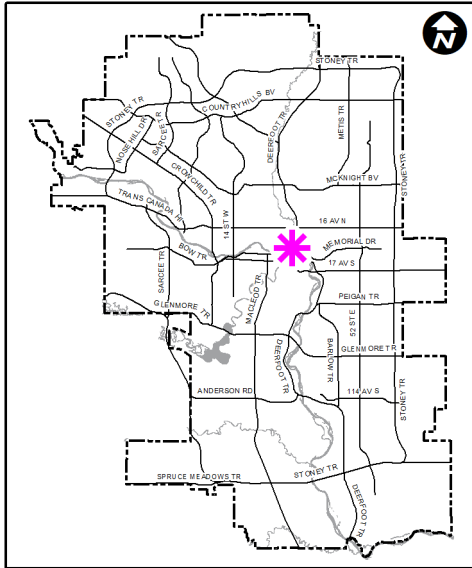
As identified below, the community of Bridgeland-Riverside reached its peak population in 2019.

Bridgeland-Riverside	
Peak Population Year	2019
Peak Population	6,835
2019 Current Population	6,835
Difference in Population (Number)	0
Difference in Population (Percent)	0%

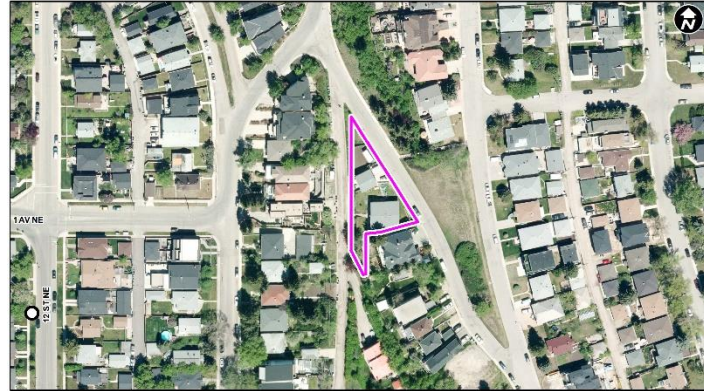
Source: *The City of Calgary 2019 Civic Census*

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

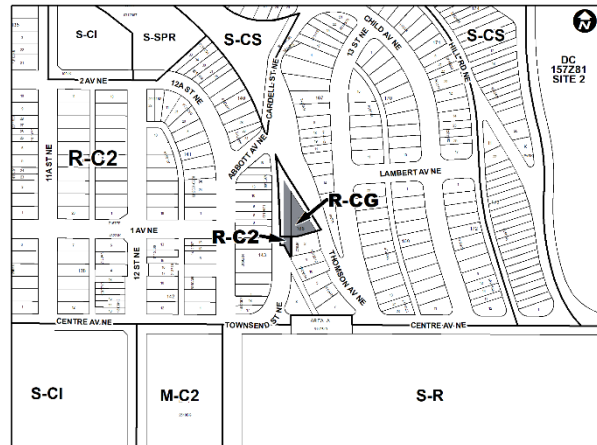
Location Maps

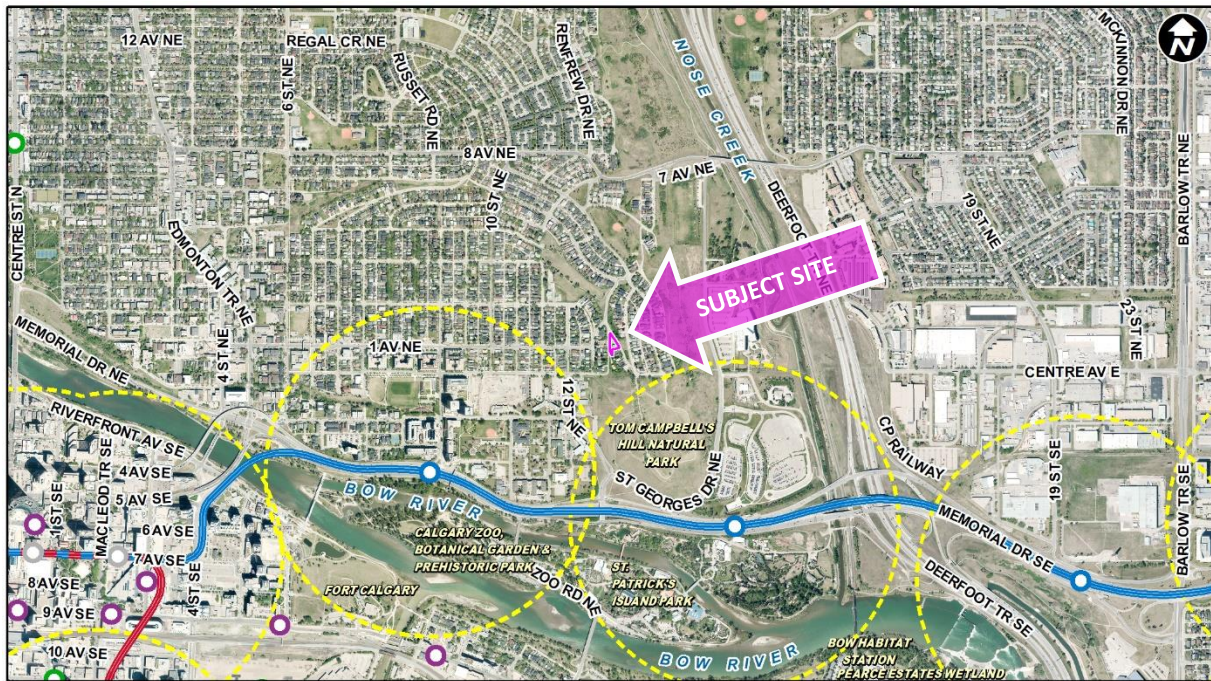


Road Closure Map



Proposed Land Use Map





Previous Council Direction

None.

Planning Evaluation

Road Closure

The application proposes to close approximately 0.05 hectares of road right-of-way at the intersection of Townsend Street NE and Thomson Avenue NE and redesignate the land to the Residential – Contextual One / Two Dwelling (R-C2) District and Residential – Grade-Oriented Infill (R-CG) District. Upon closure the lands would be consolidated with two parcels to the east. The Road Closure Conditions require protection of any utilities, clarify the applicant's responsibility for costs and require consolidation of the road closure lands with adjacent parcels to ensure property sizes that are developable.

Land Use

The existing R-C2 District is primarily for single detached, semi-detached, duplex dwellings and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units. Secondary suites are permitted uses within the R-C2 District. A portion of the closed road is proposed to be designated R-C2 and consolidated with the R-C2 parcel to the east of it.

In addition to the residential uses allowed in the R-C2 District, the proposed R-CG District allows for the additional low-density housing form of rowhouses and townhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. The northern portion of the site is proposed to be designated R-CG, including the northern portion of the closed road.

Development and Site Design

If the application is approved by Council, the applicable policies of the *Bridgeland-Riverside Area Redevelopment Plan* (ARP) and the proposed R-C2 and R-CG Districts would provide guidance for the future redevelopment of this site including subdivision layout, building height, building massing, landscaping and parking.

This partial road closure and redesignation affects two existing properties. Townsend Street NE will narrow and there will be enough space left over for the local street that exists. The portion of road being closed at the south end of the site is proposed to be redesignated to the R-C2 District and consolidated with the existing single detached dwelling to the east. That property is not proposed for redevelopment, although an additional access may be constructed on the west edge of the site. The property to the north contains an existing semi-detached building (to remain) with suites and is proposed to be redesignated to R-CG along with the portion of closed road to the west of it. A future subdivision will be proposed on the northern property to create two new parcels that could then support the development of two new single detached dwellings. The reason for proposing R-CG to accommodate single detached homes is that the parcel area and setbacks are more flexible in R-CG than in R-C2. As noted below, the policy for the area does not allow for rowhouses and no change to policy is proposed, meaning that this application will not allow for rowhouse development.

Additional items that will be considered during the development permit review process include, but are not limited to:

- ensuring the proposed development's building height and massing is compatible with the existing adjacent low-density residential developments;
- mitigating shadowing, overlooking and privacy concerns; and
- ensuring high-quality landscaping and amenity space provision for residents.

Transportation

The subject parcels are located between Thomson Avenue NE and Townsend Street NE. Both roads are classified as residential streets. Townsend Street NE has a current right-of-way width of 20.1 metres, as per the historical standard of 66 feet used when establishing road right-of-way in Alberta. Due to the grading of the site, and the community layout of Bridgeland-Riverside, a proper standard road was never constructed, and the built form of Townsend Street NE consists of a 6.4 metres wide roadway with curb and gutter. It is a very similar form and function as a typical rear lane in the established area, with adjacent properties using it for garage access only.

The full right-of-way of Townsend Street NE is not required to facilitate the build-out of the planned transportation network for the area. There are significant encroachments that have been constructed in the right-of-way, including a portion of the garage for 202 Townsend Street NE and a significant retaining wall. These were constructed in the 1970s and have been in place without issue since. The proposed road closure will mean these encroachments will no longer be in public right-of-way and allow the structures to be contained on private property.

A 12.5 metres right-of-way will be preserved for Townsend Street NE. This creates sufficient excess right-of-way to be consolidated with the adjacent properties to remove any encroachments and allow for future redevelopment. It also preserves enough right-of-way to allow for an upgrade of Townsend Road NE to include a wider carriageway and a public sidewalk, should it be deemed necessary at future stages of development.

A Transportation Impact Assessment or Parking Study was not required as part of the land use amendment and road closure application. At the time of a development permit application, access and mobility requirements will be reviewed and approved to the satisfaction of Development Engineering.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Separate service connections to public mains will be required for each proposed lot. The developer will be required to construct water and sanitary sewer main extensions in Townsend Street NE in order to service the future lots at the subdivision stage. A preliminary servicing concept plan was approved as part of this land use and road closure application.

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.

Growth Plan (2022)

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

Municipal Development Plan (Statutory – 2009)

The City of Calgary's [Municipal Development Plan](#) (MDP) identifies this site as part of the Developed Residential – Inner City area as identified in Map 1: Urban Structure. Sections 2.2.5 and 2.3.2 of the MDP identify opportunities including allowing for innovative and creative designs, providing an appropriate transition of intensity, and complementing the established character of the area. These sections support growth and change in low-density neighbourhoods through redevelopment of a similar scale and built form and developing a range of housing types with the goal of providing a greater range of housing, stabilizing population declines, and supporting the demographic needs of communities.

The proposal is in keeping with relevant MDP policies, as the road closure, R-C2 and R-CG Districts provide for a slightly increased intensity of development on the site in a form that is sensitive to existing residential development.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Bridgeland-Riverside Area Redevelopment Plan (Statutory – 1980)

The subject site is identified as Conservation Area on Figure 3 – Generalized Future Land Use in the [Bridgeland-Riverside Area Redevelopment Plan](#) (ARP). This area is intended primarily for residential uses and supports single and semi-detached dwellings. The R-CG District that allows for rowhouses and the policy category does not. Since a proposed development must adhere to

both the ARP and the District, rowhouses would not be allowed at the development permit stage. This aligns with the applicant's intent to build two new single detached dwellings, so this application is supported by applicable City Planning policy.