

Outline Plan, Policy Amendment, Road Closure and Land Use Amendment in Riverbend (Ward 11) at multiple addresses, LOC2023-0031

RECOMMENDATIONS:

That Calgary Planning Commission:

1. As the Council-designated approving authority, approve the proposed outline plan located at 156 Rivercrest Crescent SE, 2437, 2505, 2509, 2513, 2517, 2521, 2525, 2529 and 2533 – 83 Avenue SE, 2508, 2512, 2516, 2520, 2524, 2528 and 2532 – 84 Avenue SE, 2501, 2502, 2509, 2513, 2517, 2521, 2525, 2529 and 2533 – 84 Avenue SE, 2506, 2510, 2514, 2518, 2522 and 2534 – 85 Avenue SE, 2515 and 2527 – 85 Avenue SE, 2612, 2620 and 2636 – 86 Avenue SE, 8301, 8307, 8309, 8311, 8315 and 8319 – 24 Street SE, 8401, 8411, 8417, 8841 and 8993 – 24 Street SE, (Plan 7700AN, Block 25, Lots 23 and 24; Plan 7700AN, Block 25, Lots 19 to 22; Plan 375AM, Block 28, Lots 29 to 46; Plan 375AM, Block 28, Lots 11 to 28; Plan 375AM, Block 33, Lots 29 to 46; Plan 375AM, Block 33, Lots 11 to 28; Plan 375AM, Block 34, Lots 29 to 42; Plan 375AM, Block 34, Lots 11 to 28; Plan 375AM, Block 28, Lots 1 to 10; Plan 375AM, Block 33, Lots 1 to 10; Plan 9112315, Block 3, Lot 29PUL; Plan 9111367, Block 1, Lot 41PUL) to subdivide 5.66 hectares \pm (14.01 acres \pm), with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the proposed closure of 2.26 hectares \pm (5.60 acres \pm) of road (Plan 2311773, Area 'A' and Area 'B') west of 24 Street SE and south of Glenmore Trail SE, with conditions (Attachment 3);
3. Give three readings to the proposed bylaw for the amendments to the Millican-Ogden Area Redevelopment Plan (Attachment 4); and
4. Give three readings to the proposed bylaw for the redesignation of 5.28 hectares \pm (13.04 acres \pm) located at 156 Rivercrest Crescent SE, 2437, 2505, 2509, 2513, 2517, 2521, 2525, 2529 and 2533 – 83 Avenue SE, 2508, 2512, 2516, 2520, 2524, 2528 and 2532 – 84 Avenue SE, 2501, 2502, 2509, 2513, 2517, 2521, 2525, 2529 and 2533 – 84 Avenue SE, 2506, 2510, 2514, 2518, 2522 and 2534 – 85 Avenue SE, 2515 and 2527 – 85 Avenue SE, 2612, 2620 and 2636 – 86 Avenue SE, 8301, 8307, 8309, 8311, 8315 and 8319 – 24 Street SE, 8401, 8411, 8417, 8841 and 8993 – 24 Street SE and the closed road (Plan 7700AN, Block 25, Lots 23 and 24; Plan 7700AN, Block 25, Lots 19 to 22; Plan 375AM, Block 28, Lots 29 to 46; Plan 375AM, Block 28, Lots 11 to 28; Plan 375AM, Block 33, Lots 29 to 46; Plan 375AM, Block 33, Lots 11 to 28; Plan 375AM, Block 34, Lots 29 to 42; Plan 375AM, Block 34, Lots 11 to 28; Plan 375AM, Block 28, Lots 1 to 10; Plan 375AM, Block 33, Lots 1 to 10; Plan 9112315, Block 3, Lot 29PUL; Plan 9111367, Block 1, Lot 41PUL; Plan 2311773, Area 'A' and Area 'B') from Residential – Contextual One Dwelling (R-C1) District, Residential – Contextual One / Two Dwelling (R-C2) District, Multi-Residential – Contextual Grade-Oriented (M-CGd44) District, Multi-Residential – Contextual Grade-Oriented (M-CGd50) District and Undesignated Road Right-Of-Way to Residential – Grade-Oriented Infill (R-CG) District, Mixed Use – General (MU-1f2.0h16) District, Mixed Use – General (MU-1f2.0h22) District, Mixed Use – General (MU-1f2.5h22) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

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HIGHLIGHTS

- This application seeks to establish a subdivision framework and redesignate lands in the community of Riverbend to allow for transit-oriented residential and mixed-use development, two park spaces, utilities and roadways near a future Green Line Station. The application also proposes closing portions of existing road rights-of-way to accommodate the future development.
- The proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and proposes amendments to the *Millican-Ogden Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? This proposal would allow for increased housing choice and diversity and compact redevelopment of brownfield land, close to a future Green Line Station.
- Why does this matter? Compact brownfield development will allow for more efficient use of land and will contribute to Calgary's overall economic health by providing housing for residents as well as additional commercial and employment opportunities.

DISCUSSION

This application, in the southeast community of Riverbend, was submitted by Situated Consulting Co. on behalf of the landowners, The City of Calgary and 763892 Alberta Ltd. (Franca Pockar), on 2023 February 9. The approximately 5.66 hectare (14.01 acre) site is located directly south of Glenmore Trail SE and directly west of 24 Street SE.

As referenced in the Applicant Submission (Attachment 5), this application seeks approval of an outline plan, land use amendment, policy amendments and road closure to facilitate grade-oriented housing and mixed-use development with associated new roads, pathways and open spaces. The proposed outline plan (Attachment 6), the registered road closure plan (Attachment 7) and the associated proposed land use district plan (Attachment 8) are anticipated to accommodate 456 new residential units, as shown in the proposed outline plan data sheet (Attachment 9). The outline plan has an anticipated density of 93.44 units per hectare (37.73 units per acre). A community park will be provided in the central portion of the plan area, near the areas of highest density, and an additional linear park and naturalized park space will be provided to the south of the plan area. Pedestrians will be able to circulate through the development using a connected system of sidewalks and pathways.

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the respective community association was appropriate.

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The detailed breakdown of the engagement efforts undertaken by the applicant can be found in the Applicant Outreach Summary (Attachment 10).

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 also sent to adjacent landowners.

Two responses in favour and 13 in opposition to the proposed development were received, identifying the following areas of concern:

- loss of on-street parking with no parking permits being provided as compensation and no Park & Ride facility at the future South Hill Green Line Station;
- increased vehicular and pedestrian traffic resulting in safety concerns;
- Riverstone Road SE not being wide enough to be opened up. Buses not being able to pass one another. Furthermore, waste/recycling trucks and commercial vehicles impeding access for other vehicles;
- loss of front yards, loss of privacy, increased noise, disturbance and crime from redevelopment;
- construction issues (noise, disturbance and dirt);
- property devaluation;
- loss of green space;
- too much density with lack of parking for future residents, and
- spill over parking and short-cutting through existing community.

Administration considered the relevant planning issues specific to the application and worked with the applicant to address these through the review of the application. The main area of concern for residents was the proposed full opening of Riverstone Road SE to all modes of traffic in an easterly direction to the existing 24 Street SE roundabout. Following full consideration of these concerns, the applicants now propose that Riverstone Road SE be open to transit and emergency vehicles only, with a new pedestrian connection on the north side of Riverstone Road SE. Administration has determined this proposal to be appropriate. The number of buildings and design of the proposed grade-oriented and mixed-use sites, number of units, parking provision and the final open space design will be reviewed and determined at the development permit stages.

No comments from the Riverbend Community Association were received. Administration contacted the Riverbend Community Association to follow up and no response was received. The neighbouring Millican-Ogden Community Association were also notified of the application. No response was received.

Following Calgary Planning Commission, notifications for a Public Hearing of Council 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.

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IMPLICATIONS

Social

The proposed application enables the continuation of development in the community of Riverbend and provides a future framework for low and medium density residential and mixed-use building forms. The proposal also provides for new open spaces which will provide community gathering spaces for local residents. The development of these lands may enable a more efficient use of land and infrastructure, support surrounding uses and amenities, while introducing additional amenities for the community and greater area.

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 development on this site with applicable climate strategies will be explored and implemented at future development stages.

Economic

The ability to develop a variety of housing types as well as new commercial development would contribute to Calgary’s overall economic health by providing housing for residents and employment opportunities near to a fully funded future Green Line station. It would also make more efficient use of existing infrastructure while maximizing the Green Line investment.

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. Proposed Outline Plan Conditions of Approval
3. Proposed Road Closure Conditions of Approval
4. Proposed Amendments to the Millican-Ogden Area Redevelopment Plan
5. Applicant Submission
6. Proposed Outline Plan
7. Registered Road Closure Plan
8. Proposed Land Use District Plan
9. Proposed Outline Plan Data Sheet
10. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform