

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

RECOMMENDATION:

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 3).

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 4);
3. Give three readings to the proposed bylaw for the amendments to the Millican-Ogden Area Redevelopment Plan (Attachment 5); 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.
- There is no previous Council direction related to this proposal.

DISCUSSION

At the 2024 January 25 Calgary Planning Commission (CPC) meeting, Administration presented the subject application, which proposed an outline plan, land use amendment, policy amendments and a road closure to facilitate grade-oriented housing and mixed-use development with associated new roads, pathways and open spaces. The application was referred to Administration with the following motion:

That the Calgary Planning Commission refer Report CPC2024-0055 (LOC2023-0031) back to Administration to:

- Improve pedestrian/active modes connectivity and experience east-west between the future South Hill Green Line Station and the community of Riverbend;
- Improve pedestrian/active modes connectivity and experience along 24 Street SE, northwards connecting to future TOD at the Glenmore Inn and the Ogden Road Main Street, and southwards towards Quarry Park;
- Improve placemaking by balancing the current role of 24 Street SE as an industrial goods movement route with its future role as a street in the centre of the South Hill TOD, with particular consideration to how transit will be integrated into the corridor and how buses will best serve the proposed development and adjacent future development; and
- Improve placemaking by improving the location and design of the proposed green spaces, particularly with regards to the relationship to and interface with the proposed housing.

to the satisfaction of Administration, and to report back to the Calgary Planning Commission no later than 2024 May 9.

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At the Calgary Planning Commission meeting on 2024 May 09 this item was deferred to the 2024 June 06 CPC Meeting.

Administration worked with the Applicant to revise their proposal and include additional policy direction to address the referral. The changes made and responses to the direction from Calgary Planning Commission can be found in Attachment 2.

ENGAGEMENT AND COMMUNICATION

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

City-Led Outreach

In keeping with Administration's practices, the changes proposed to the application required a further circulation to the public/interested parties, notice posting on-site and were published [online](#). Notification letters were also sent to adjacent landowners.

The public provided 11 responses in opposition to the proposed development, identifying the following areas of concern in addition to those presented to Calgary Planning Commission on 2024 January 25:

- increased parking demand pressures;
- fabric of the community will change for the worse;
- buildings will be too tall;
- snow build up and removal issues due to narrowness of Riverstone Road SE;
- loss of trees;
- land should only be used as a children's playground/natural area;
- residents are not being listened to, and
- access to the new development should only be allowed from 24 Street SE.

Administration considered the relevant planning issues specific to the application and worked with the applicant to address these through the review of the application. Administration has determined this proposal to be appropriate.

IMPLICATIONS

Environmental

Increasing density by having more people live near to a fully funded future Green Line station helps achieve the goal of zero carbon neighbourhoods contained in the *Calgary Climate Strategy - Pathways to 2050*. Opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

**Planning and Development Services Report to
Calgary Planning Commission
2024 May 23**

**ISC: UNRESTRICTED
CPC2024-0545
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ATTACHMENTS

1. Report from the 2024 January 25 CPC Meeting – CPC 2024-0055
2. Updated Background and Planning Evaluation
3. Updated Proposed Outline Plan Conditions of Approval
4. Proposed Road Closure Conditions of Approval
5. Updated Proposed Amendments to the Millican-Ogden Area Redevelopment Plan
6. Updated Applicant Submission
7. Updated Proposed Outline Plan
8. Registered Road Closure Plan
9. Updated Proposed Land Use District Plan
10. Updated Proposed Outline Plan Data Sheet
11. Applicant Outreach Summary
12. Proposed Concept Plan

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform