

**Policy and Land Use Amendment in Riverbend (Ward 11) at multiple addresses,
LOC2023-0379**

RECOMMENDATIONS:

That Calgary Planning Commission Recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Barlow Area Structure Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 7.00 hectares $\pm$ (17.30 acres $\pm$) located at 2445 – 96 Avenue SE and 9577 – 23 Street SE (Plan 1312735, Block 39, Lot 9; Plan 1413203, Block 39, Lot 15) from Direct Control (DC) District to Direct Control (DC) District to accommodate multi-residential development, with guidelines (Attachment 3).

HIGHLIGHTS

- The proposal seeks to redesignate the lands to allow for comprehensive multi-residential redevelopment that utilizes an existing partially constructed building.
- The proposal would allow for transit-oriented development (TOD) in proximity to a future Green Line LRT station and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Direct Control (DC) District would enable new housing and support commercial opportunities to help activate a future TOD area.
- Why does this matter? More compact development means a more efficient use of land and a greater variety of housing and commercial options near a fully funded Green Line LRT station.
- An amendment to the *Barlow Area Structure Plan* (ASP) is required to accommodate the proposal.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, located in the southeastern community of Riverbend, was submitted by B&A Studios on behalf of the landowner, Remington Development Corporation on 2023 December 5. The 7.00 hectare (17.30 acre) site is flanked by 96 Avenue SE to the north, 24 Street SE to the east, a regional pathway to the south and single detached housing to the west. The majority of the subject site falls within 600 metres of the future fully funded Quarry Park Green Line LRT station. The site is within 300 metres of the non-operating setback of the Ogden Landfill and Ecco Landfill.

The site is partially developed with building cores and an underground parkade. The site was originally intended for office development and the existing infrastructure was built for that purpose. However, this development vision was not realized and the applicant now intends to repurpose the existing building cores and underground parkade to accommodate a phased, comprehensive residential development (Attachment 4).

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The proposal seeks to develop this area of Riverbend into a primarily residential development with supporting commercial uses and a range of housing forms. The proposal would allow for residential buildings ranging in height from 10 metres to 42 metres in height. The proposal will utilize existing building infrastructure on the site and provide for new housing and limited commercial opportunities within close proximity to a fully-funded Green Line LRT station. At the development permit stage, the applicant will be required to submit all required documentation in support of a landfill setback variance and will be reviewed to the satisfaction of Administration. No development permit application has been submitted.

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

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 policy and 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 held a virtual information session, set up project website and online feedback form and installed signs in high-traffic areas in the community. The Applicant Outreach Summary can be found in Attachment 5.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to relevant public groups, noticed posted on-site and published [online](#). Notification letters were also sent to adjacent landowners. Administration received three letters of opposition and one letter neither in support nor opposition from the public. The letters of opposition included the following areas of concern:

- inconvenient engagement timeframe;
- increased parking issues;
- increased density; and
- quality of proposed greenspace.

No comments from the Riverbend Community Association were received. Administration contacted the Community Association to follow up and no response was received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposal will enable higher density residential development within the LRT station area. This will optimize use of existing and future transit infrastructure and allow new residents to live in an area with varied mobility options. The rules of the proposed DC District provide guidance for the development of the site, including appropriate uses, building height and massing, landscaping, parcel coverage and parking.

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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.

IMPLICATIONS

Social

The proposal would allow a variety of housing choices in low to high density building forms, providing for a range of housing opportunities within walking distance to existing BRT stops and a future LRT station.

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 would be explored and implemented at future development permit stages.

Economic

The proposal would enable the development of new housing within Riverbend. This will support the Riverbend area as a complete community and allow for a more efficient use of 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. Proposed Amendments to the Barlow Area Structure Plan
3. Proposed Direct Control District
4. Applicant Submission
5. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform