



Public Hearing of Council

Agenda Item: 7.2.40



LOC2023-0031 / CPC2024-0545

Road Closure, Land Use Amendment & Policy Amendment

July 16, 2024

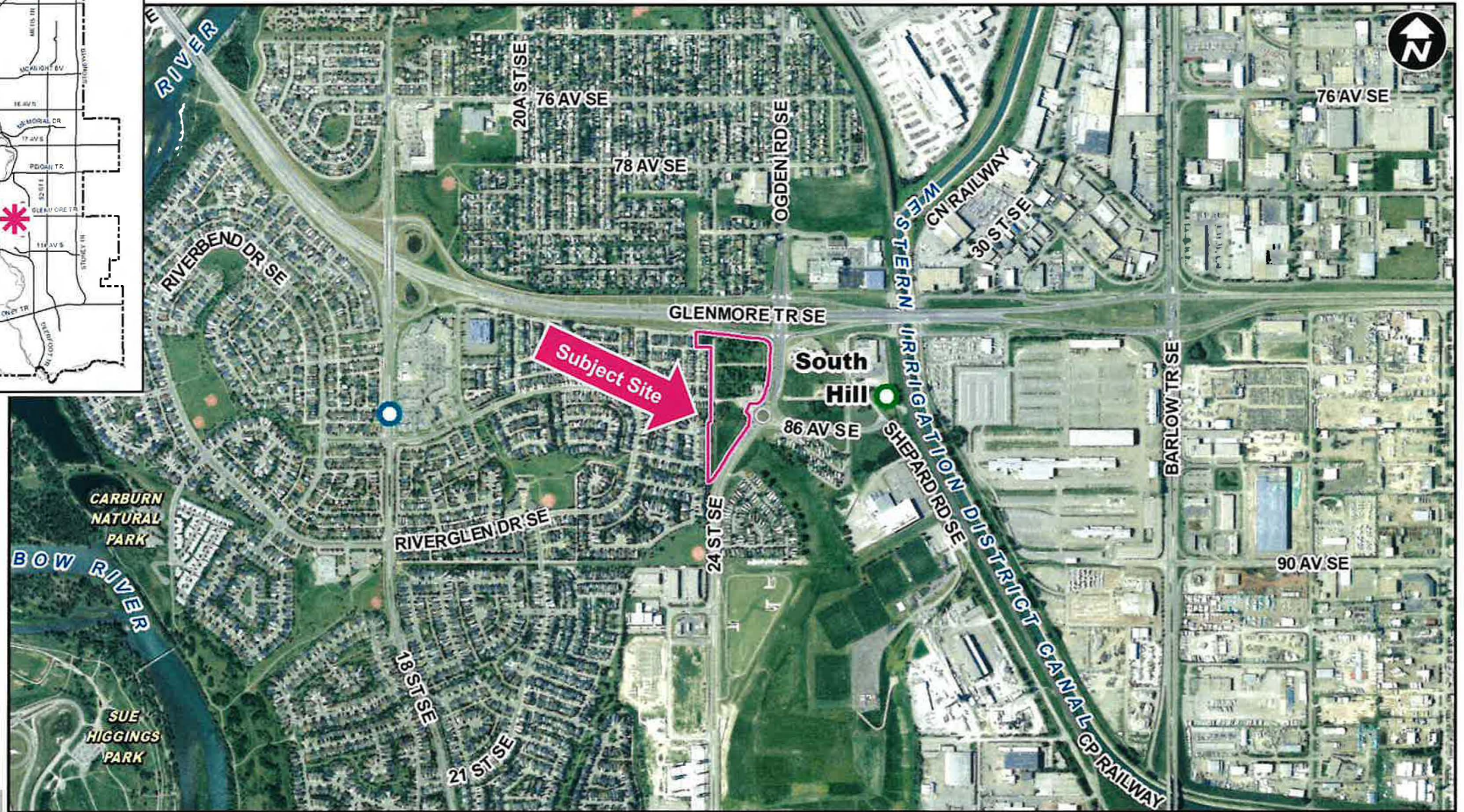
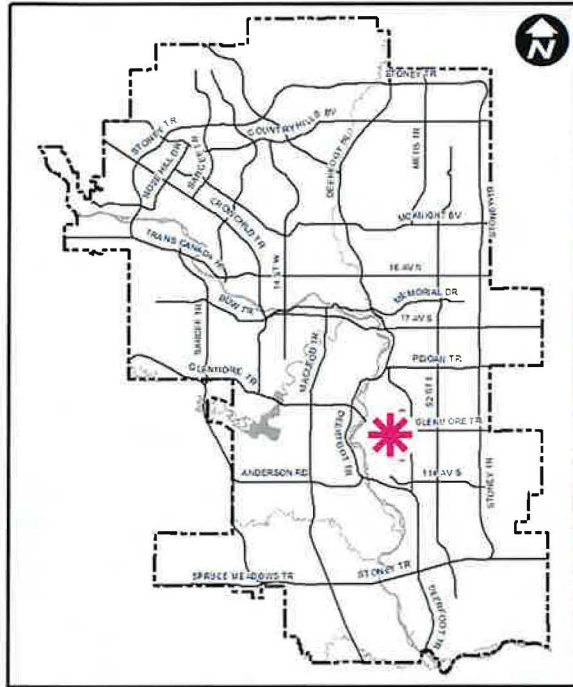
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUL 16 2024
ITEM: 7.2.40 CPC2024-0545
Distrib-Presentation 1
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:













That Council:

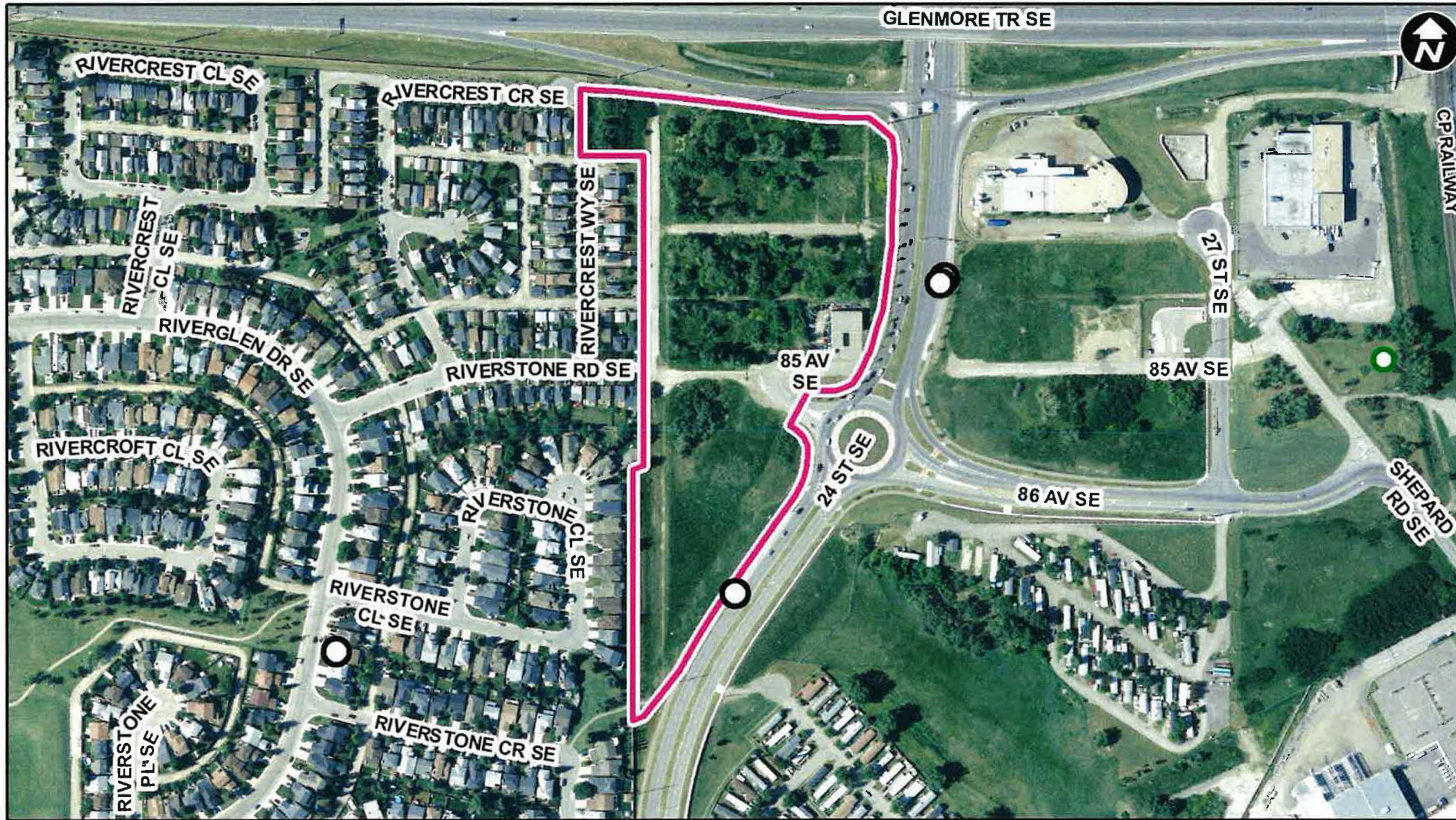
1. Give three readings to **Proposed Bylaw 6C2024** for the proposed closure of 2.26 hectares \pm (5.60 acres \pm) of road (Plan 2311773, Area 'A' and Area 'B') west of 24 Street SE and south of Glenmore Trail SE, with conditions (Attachment 4);
2. Give three readings to **Proposed Bylaw 52P2024** for the amendment to the Millican-Ogden Area Redevelopment Plan (Attachment 5); and
3. Give three readings to **Proposed Bylaw 200D2024** for the redesignation of 5.66 hectares \pm (14.01 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.





LEGEND

-  600m buffer from LRT station
- LRT Stations**
-  Blue
-  Downtown
-  Red
-  Green (Future)
- LRT Line**
-  Blue
-  Blue/Red
-  Red
- Max BRT Stops**
-  Orange
-  Purple
-  Teal
-  Yellow



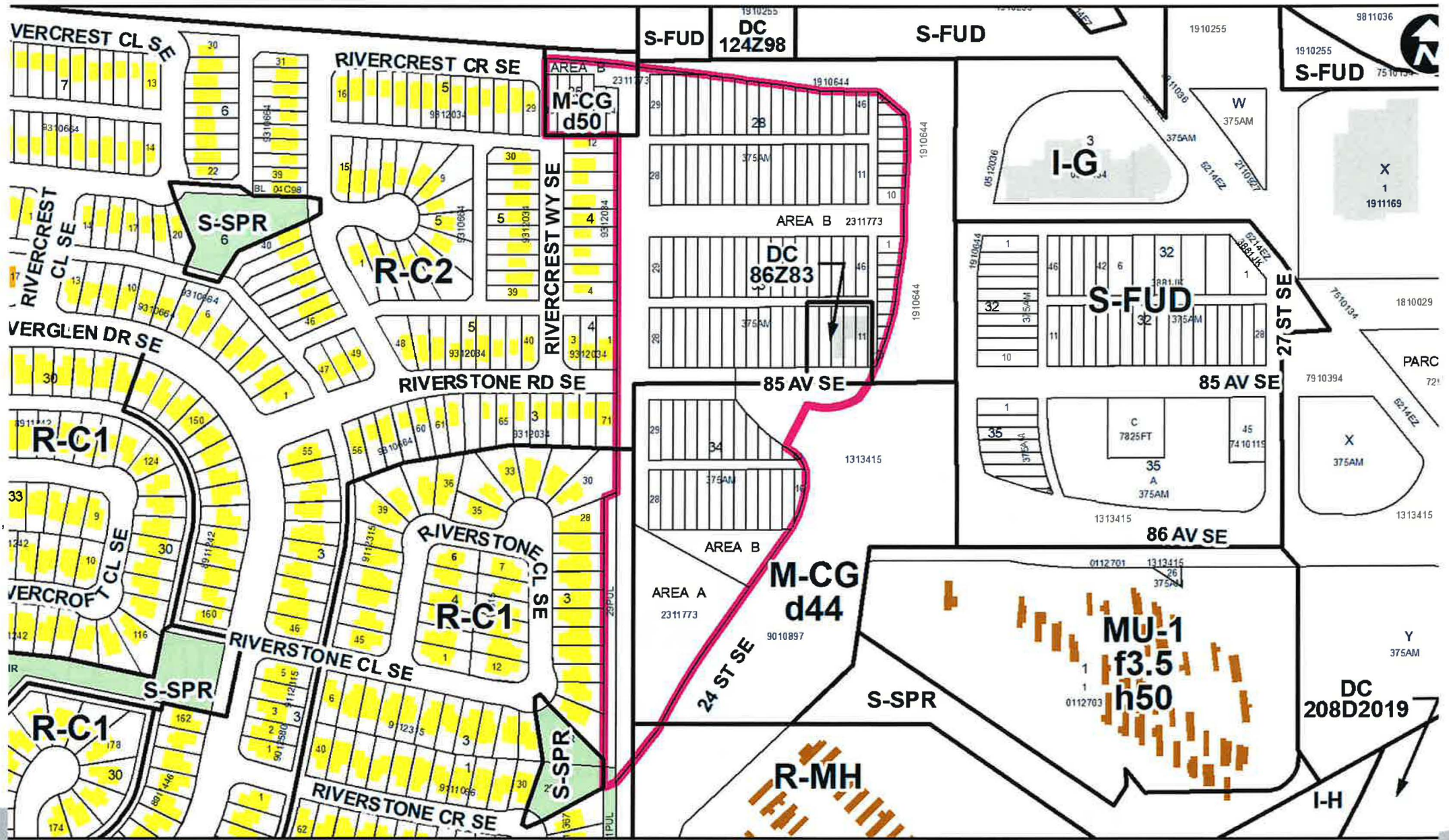
- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Blue
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 - Green (Future)
 - LRT Line**
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 - Red
 - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow
 - Bus Stop

Outline Plan
Area – 5.66 ha

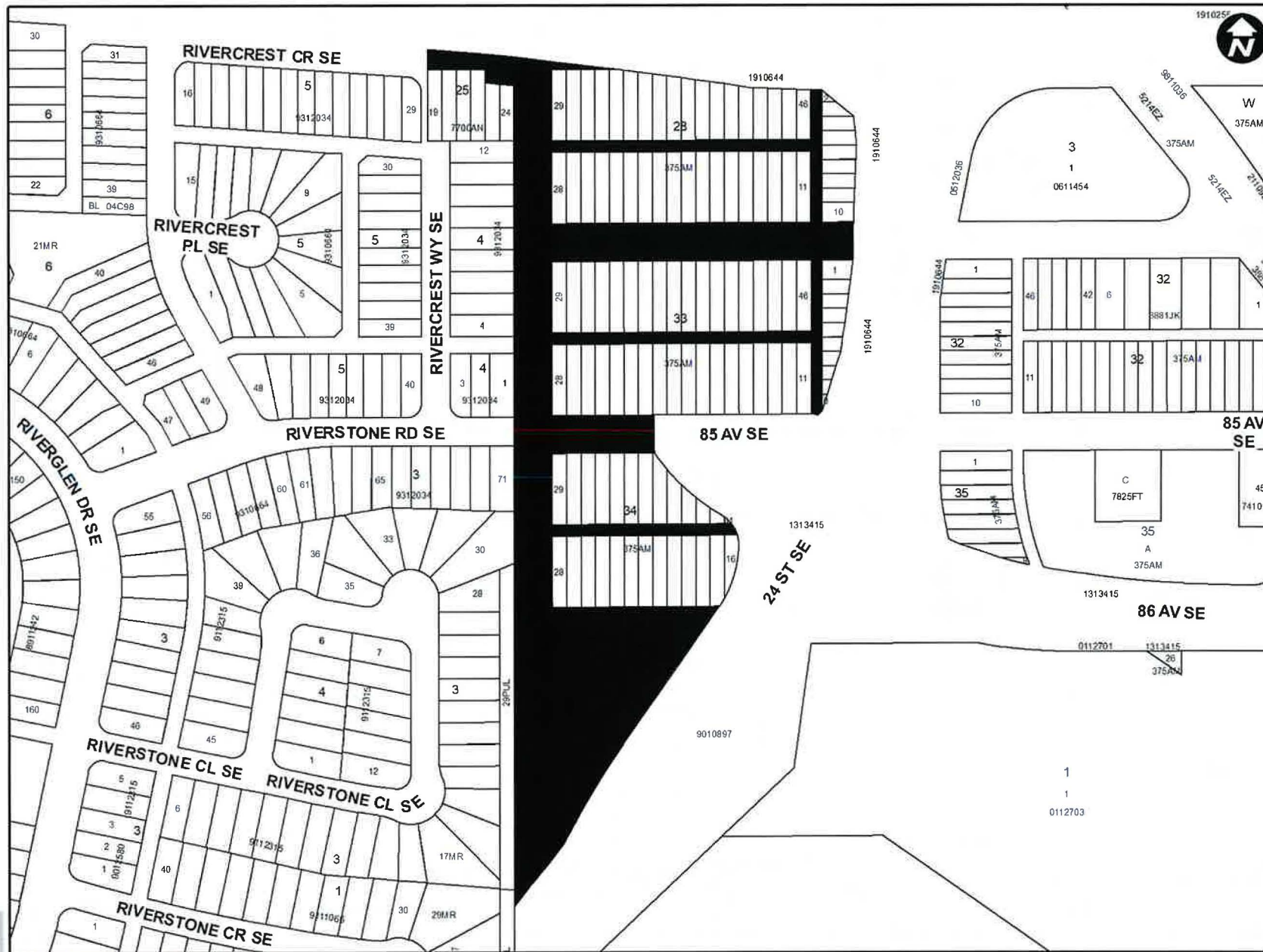
Surrounding Land Use

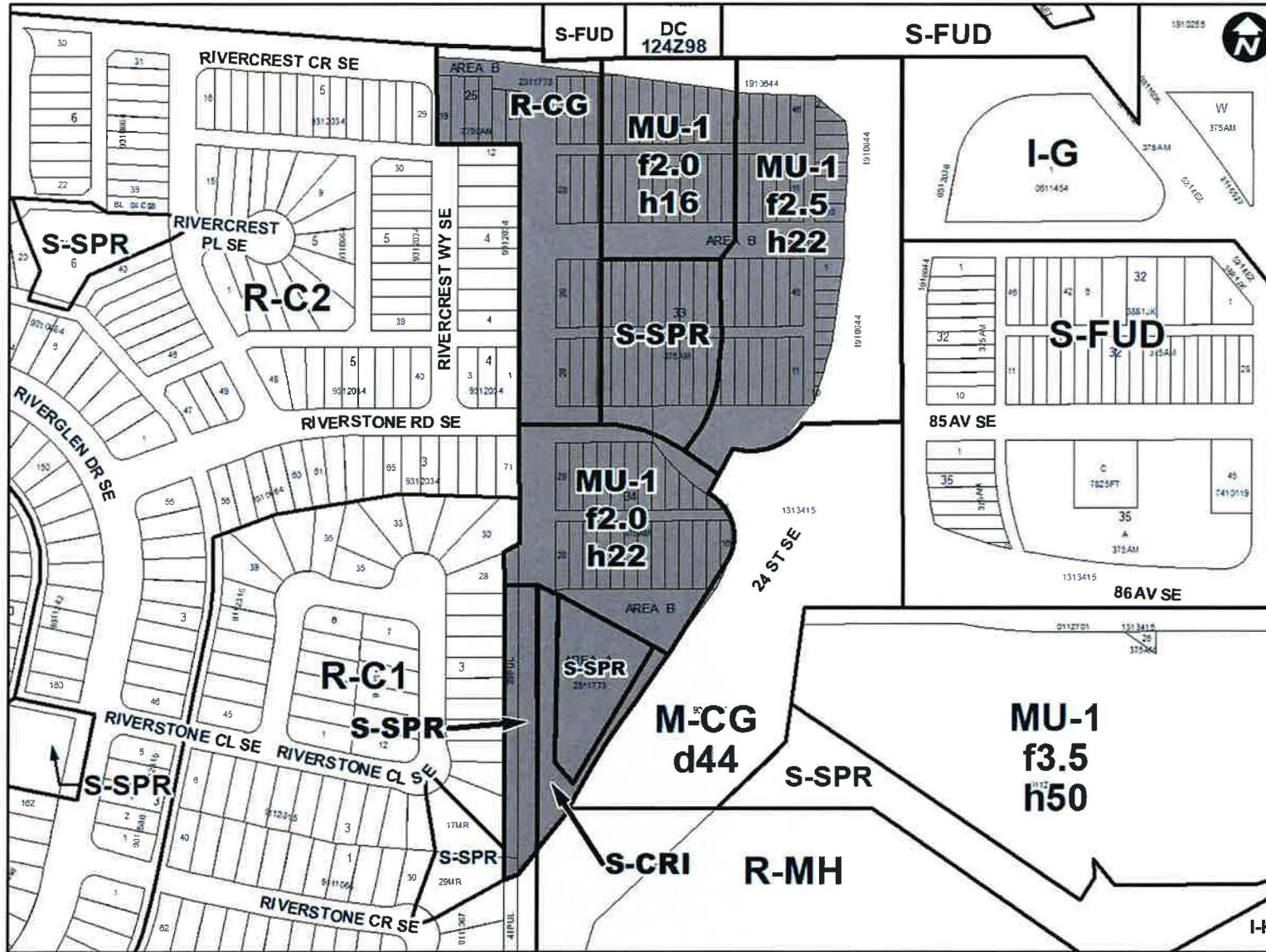
LEGEND

-  Single detached dwelling
-  Semi-detached / duplex detached dwelling
-  Rowhouse / multi-residential
-  Commercial
-  Heavy Industrial
-  Light Industrial
-  Parks and Openspace
-  Public Service
-  Service Station
-  Vacant
-  Transportation, Communication, and Utility
-  Rivers, Lakes
-  Land Use Site Boundary



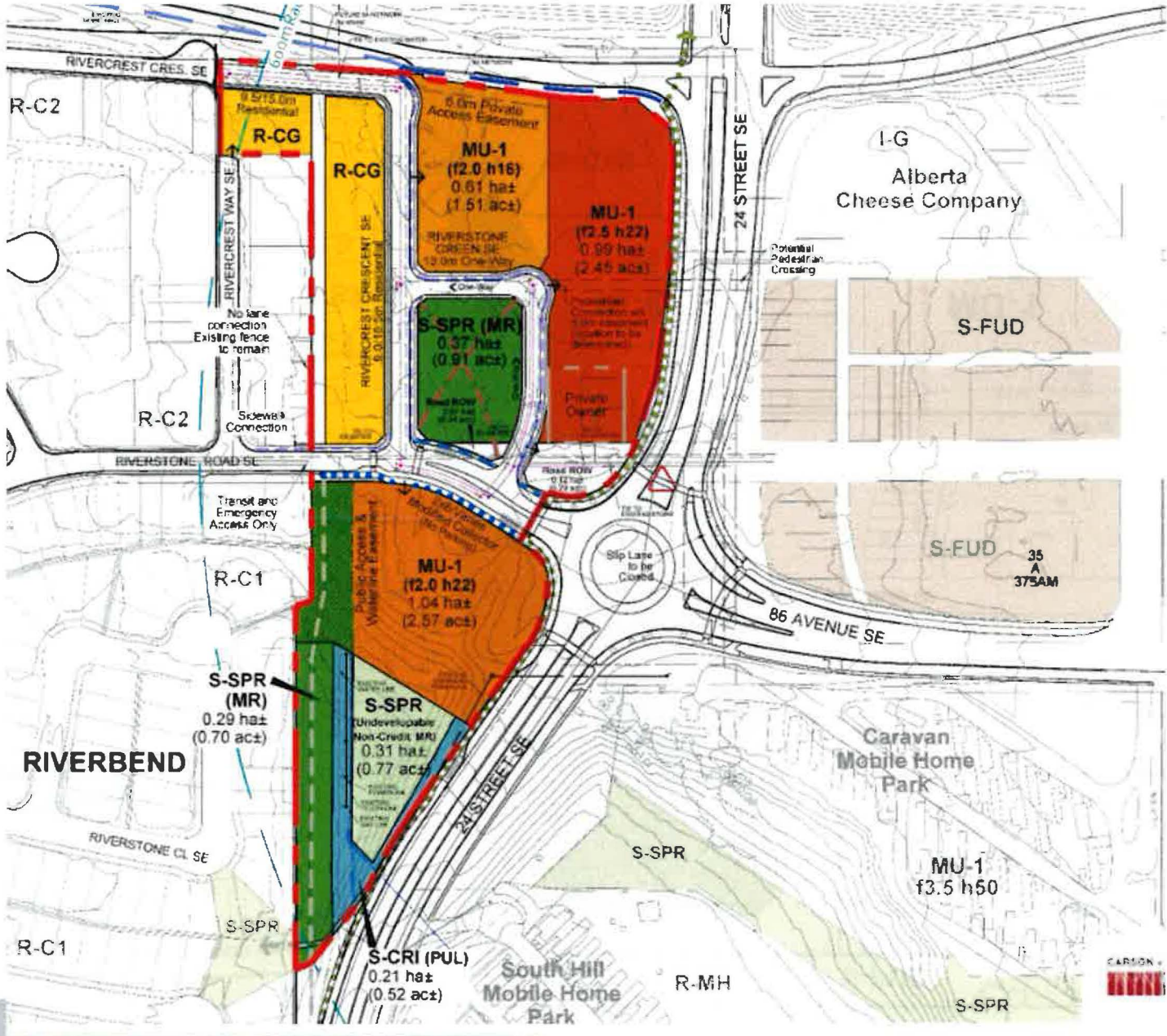
Proposed Road Closure Map





Proposed Districts:

- 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



- 5.66 hectares / 14.01 acres
- 29 low-density units, 427 multi-residential units
- 18% roads
- 4% utilities
- 20% municipal reserve
- 93 units per hectare
- 220 persons & jobs / ha



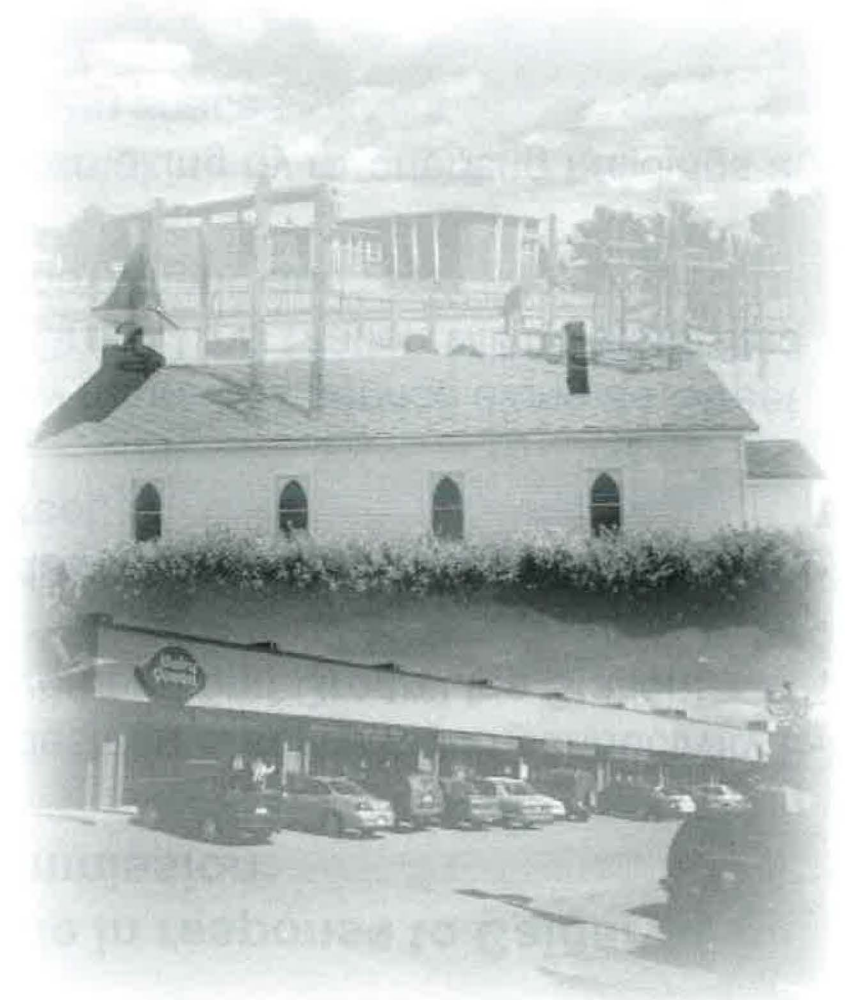
Changes made in response to Calgary Planning Commission:

1. Improve pedestrian & active mode connectivity E-W between Riverbend and Green Line Station;
2. Improve pedestrian & active mode connectivity N-S along 24 Street;
3. Consider how future bus service along 24 Street and to/from Green Line Station will be integrated with goods movement; and
4. Improve placemaking by re-orienting buildings and uses near green spaces



Proposed Amendments:

- Supportive policy for medium-density mixed-use redevelopment;
- Urban design policy to restrict parking locations and encourage active edges; and
- Guidance for future redevelopment of 24 Street corridor and transportation planning requirements.



AREA REDEVELOPMENT PLAN

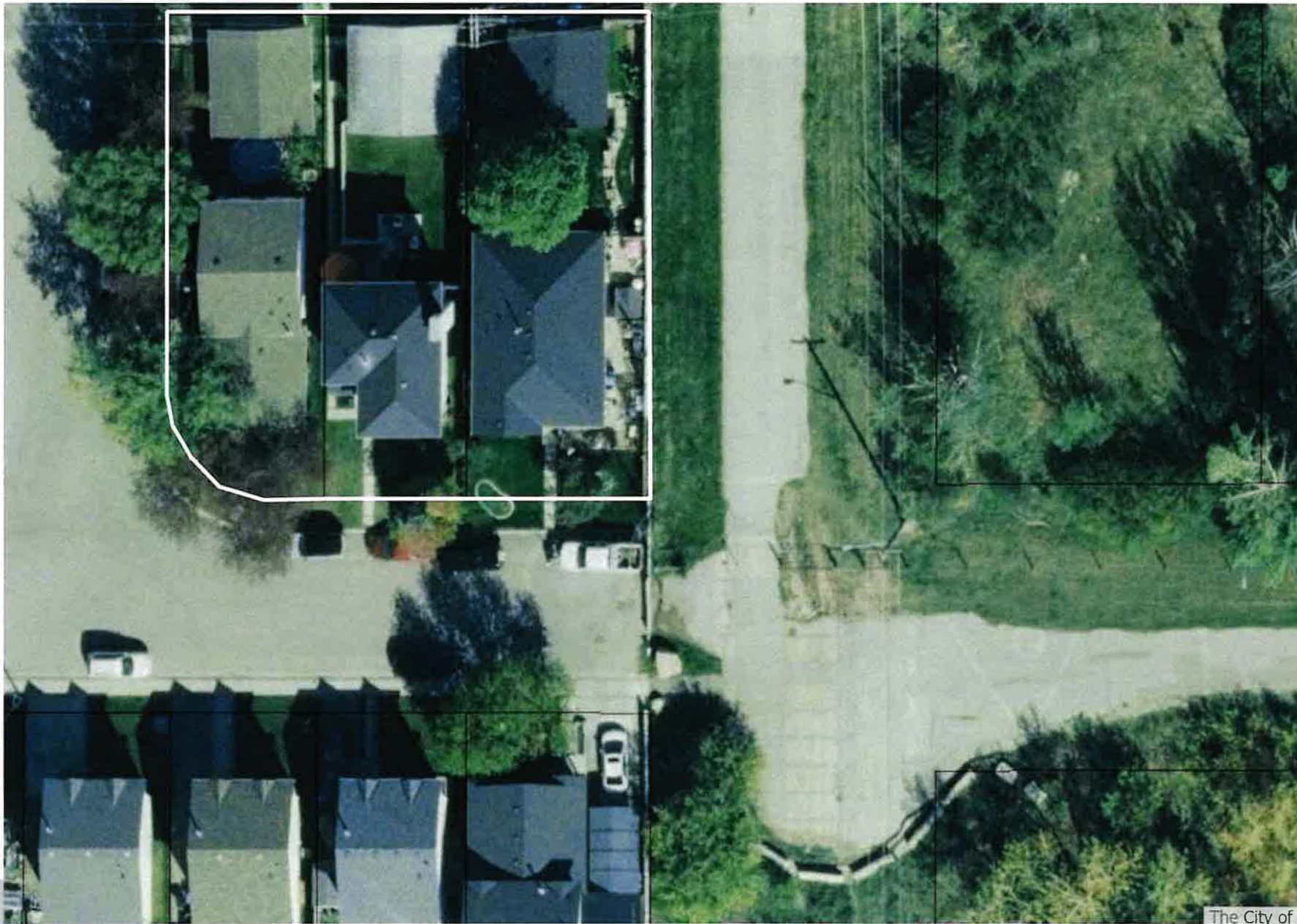
Calgary Planning Commission's Recommendation:

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Supplementary Slides





View east from Rivercrest Crescent SE 15



View west towards Riverstone Road SE 16





View looking east from Riverstone Road 18

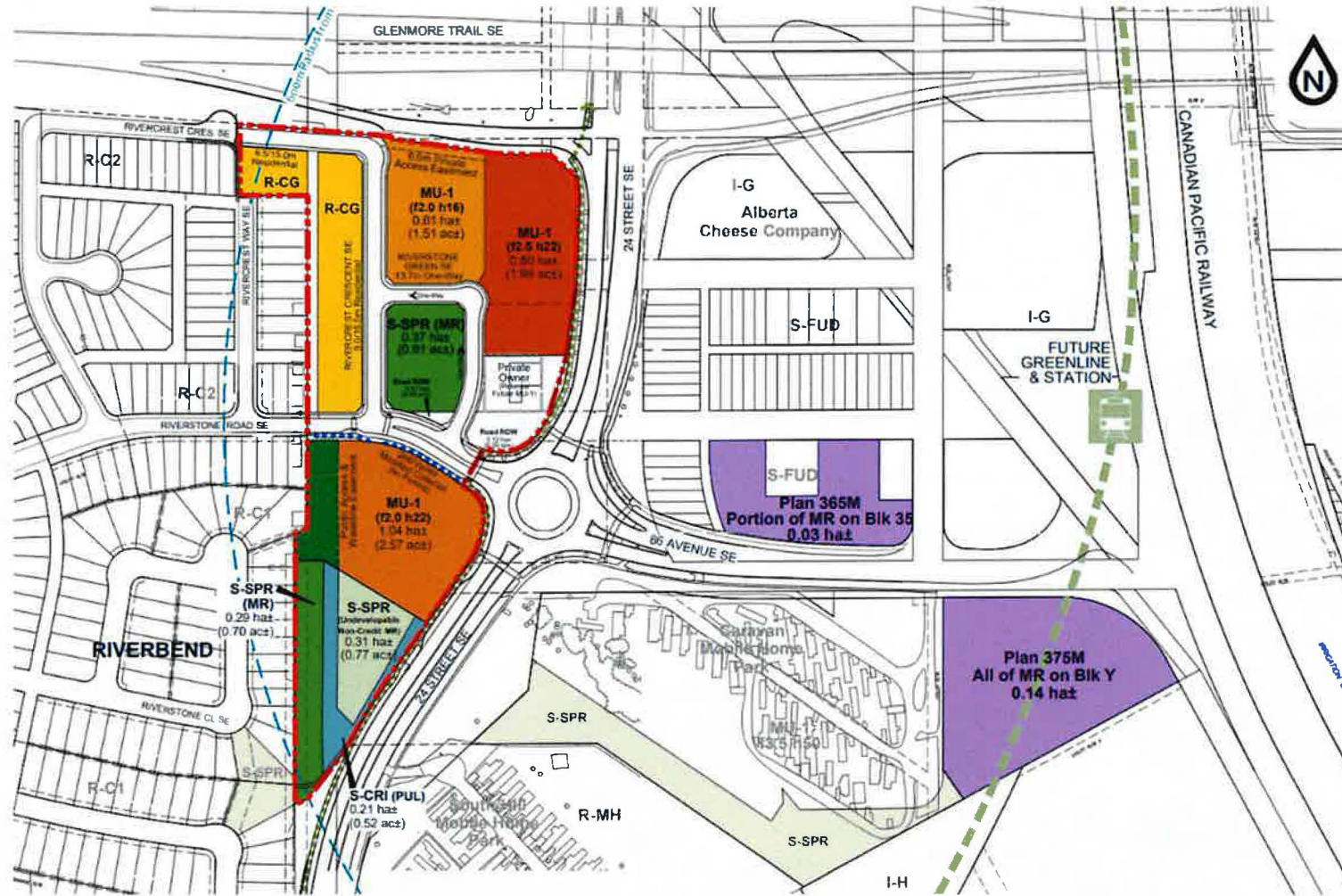






View from central portion looking north 21



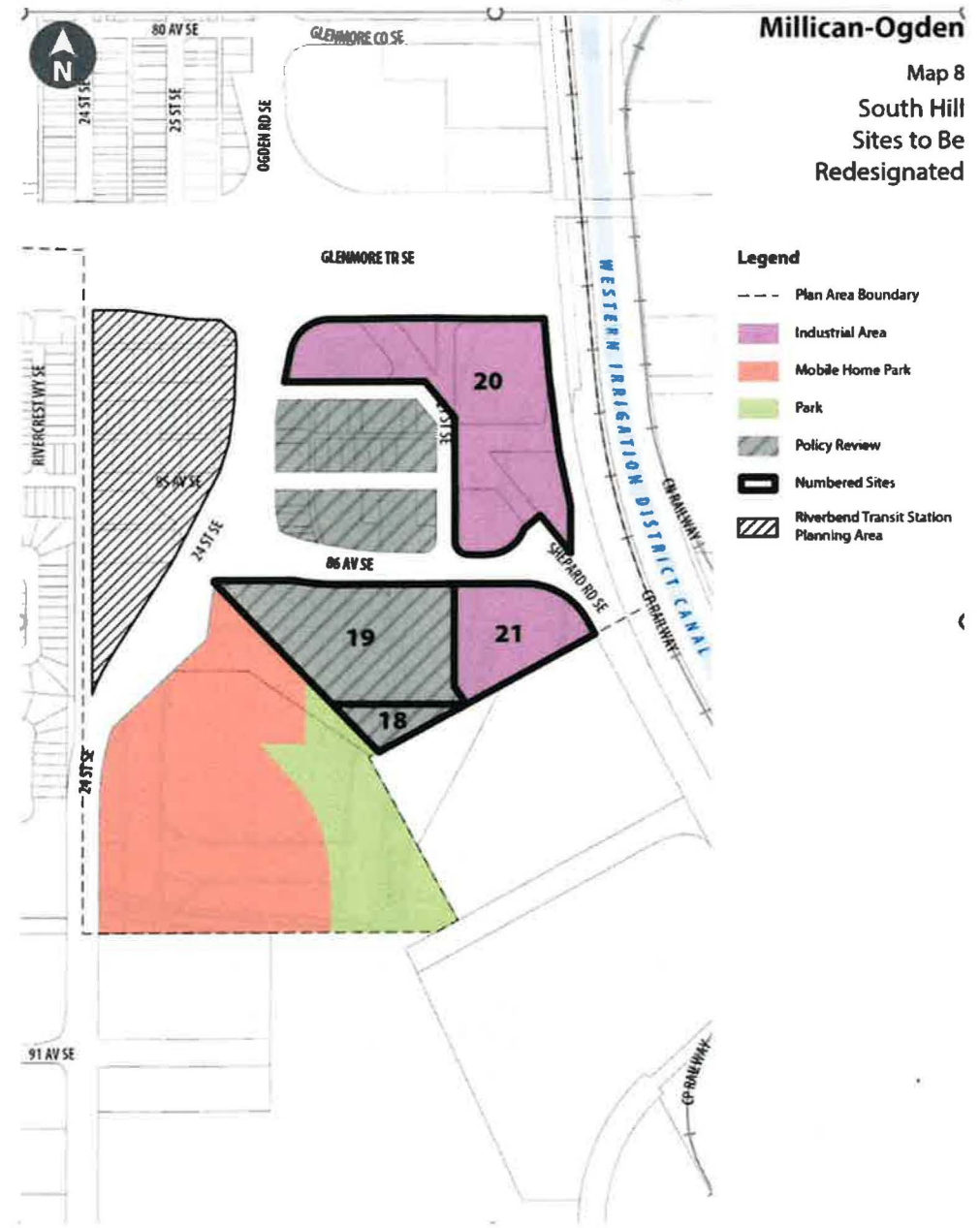
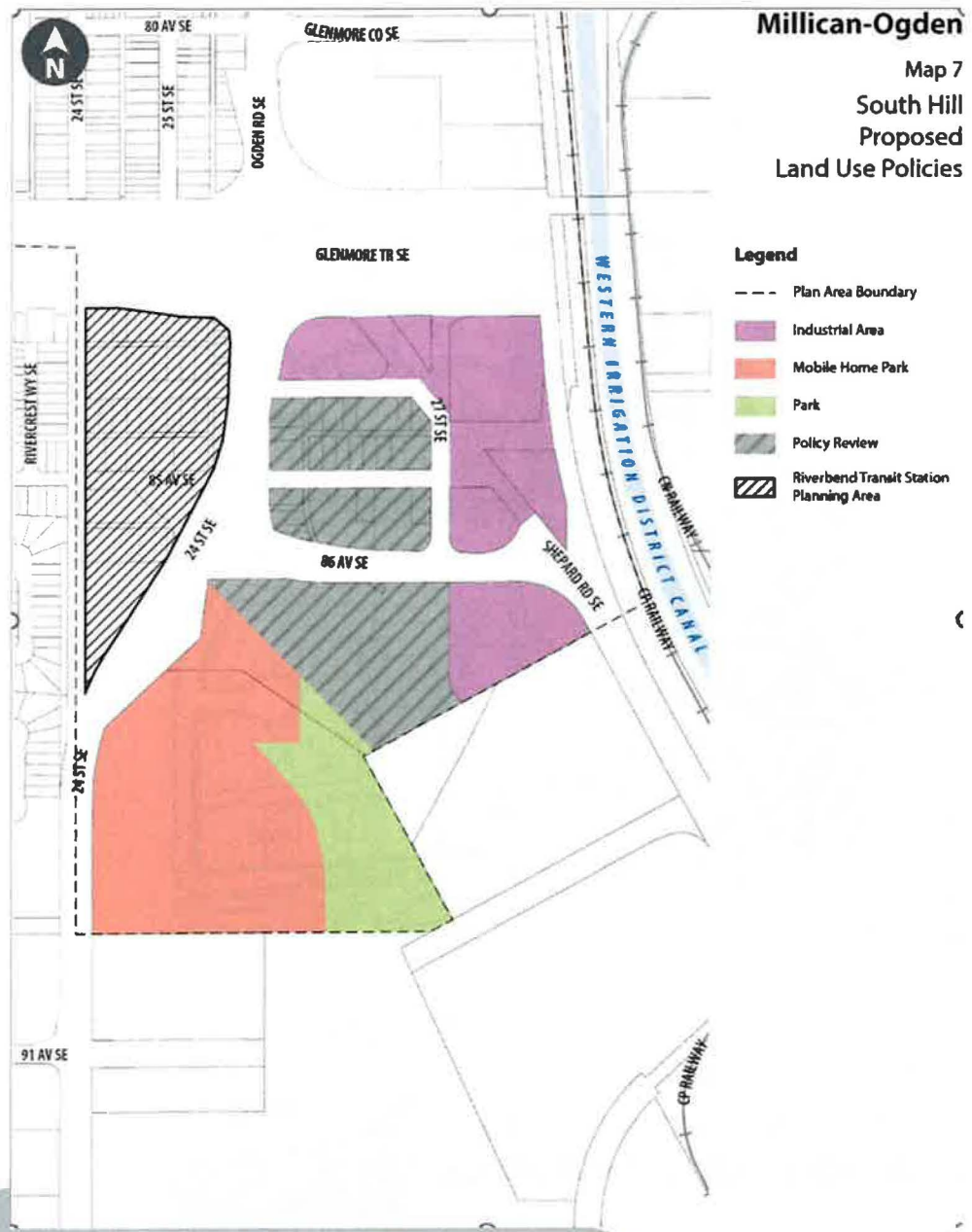


Real Estate & Development Services (RE&DS)



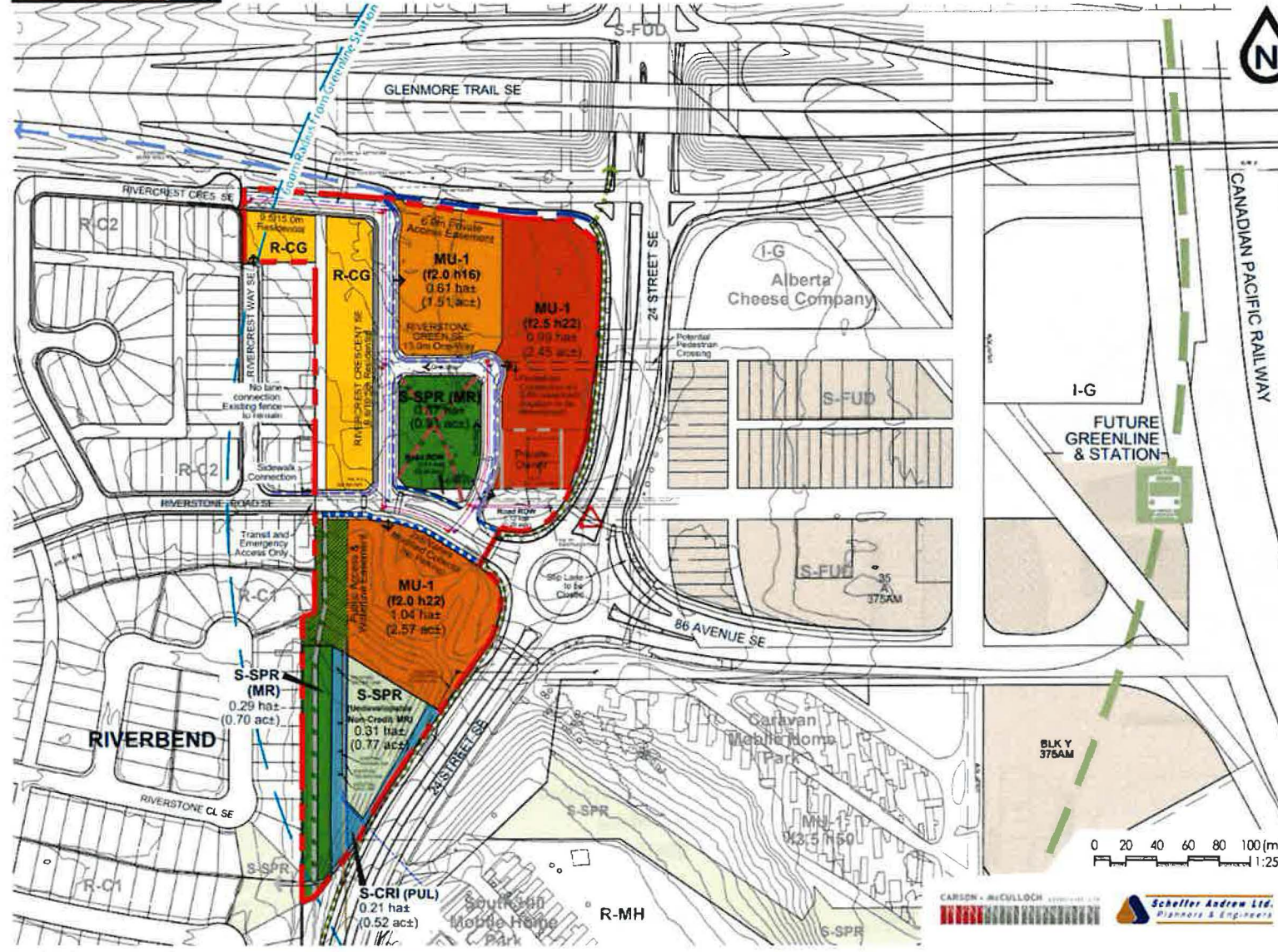
Riverbend TOD MR Transfer Exhibit

December 2023



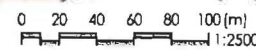


Riverbend TOD (LOC2023-0031) OUTLINE PLAN, LAND USE & ROAD CLOSURE



OUTLINE PLAN STATISTICS			
	HECTARES	ACRES	%
REZONED OVERLAY	3.38	8.30	
Area FOL	3.38	8.30	
Zone Cover	3.38	8.30	
OUTLINE PLAN AREA			
Unimproved Existing Road FOL	0.00	0.04	
Unimproved Non-Covered Area S-SPR	0.01	0.07	
Unimproved F.O. S-SPR	0.01	0.03	
GRAND DEVELOPABLE AREA (GDA)	4.40	11.00	100.0%
RESIDENTIAL			
Medium-Density Residential MU-1 R-3002	3.38	8.30	61.7%
Anticipated Number of Units in Future	200	180	
Anticipated Maximum Number of Units at Buildout	200	200	
Medium-Density Residential MU-1 R-3002	1.74	4.27	
Anticipated Number of Units in Future	100	100	
Anticipated Maximum Number of Units at Buildout	100	100	
Medium-Density Residential MU-1 R-3002	1.64	4.06	
Anticipated Number of Units in Future	100	100	
Anticipated Maximum Number of Units at Buildout	100	100	
Residential Medium-Density R-CO	0.02	0.05	
Anticipated Number of Units in Future	10	10	
Anticipated Maximum Number of Units at Buildout	10	10	
Total Number of Units			
Anticipated Number of Units	400		
Anticipated Maximum Number of Units	400		
Density			
Area per lot	83.44	20.73	
Minimum	83.44	20.73	
Intensity			
Area per lot	221.17	54.75	
Minimum	221.17	54.75	
S-SPR OPEN SPACE (Public Use - Potential)			
Current Plan	0.00	0.00	0.0%
Current Plan (with 20% of 2023-2024)	0.00	0.00	0.0%
Current Plan (with 20% of 2023-2024) + 20%	0.00	0.00	0.0%
Current Plan (with 20% of 2023-2024) + 20% + 20%	0.00	0.00	0.0%
PUBLIC UTILITIES			
Water	0.00	0.00	0.0%
Electric	0.00	0.00	0.0%

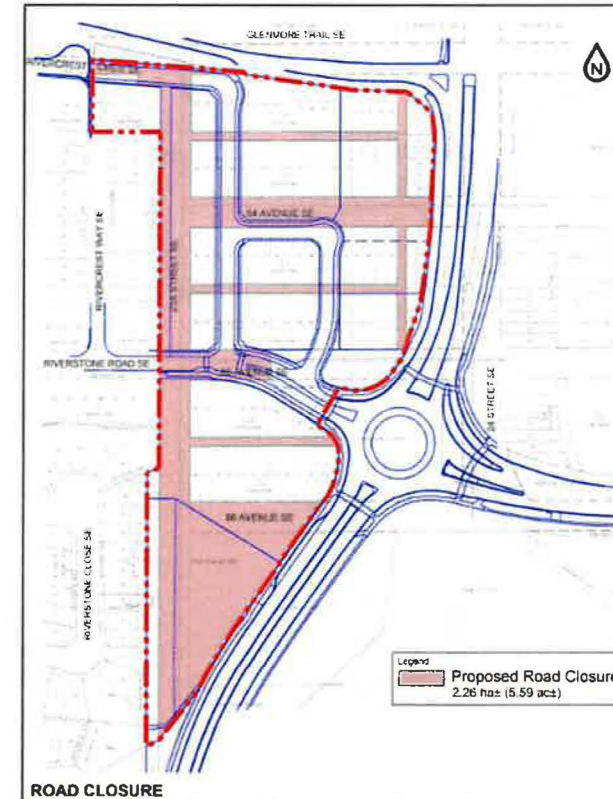
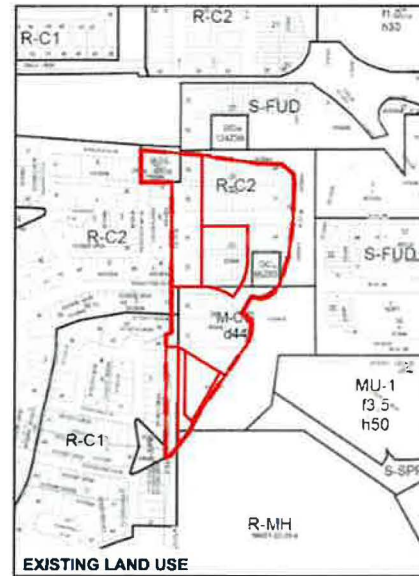
- Municipal Addresses:**
- 156 Rivercrest Crescent SE
 - 2437 23 Avenue SE
 - 2505-2533 83 Avenue SE
 - 2508-2532 83 Avenue SE
 - 2501-2533 84 Avenue SE
 - 2506-2522 85 Avenue SE
 - 2515-2527 85 Avenue SE
 - 2534 85 Avenue SE
 - 2612 86 Avenue SE
 - 2620 86 Avenue SE
 - 2638 86 Avenue SE
 - 8301-8315 24 Street SE
 - 8302-8315 24 Street SE
 - 8641 24 Street SE
 - 8603 24 Street SE
- Legend**
- Outline Plan Boundary
 - REZONED Additional Ownership
 - Contour Interval 1.0m
 - 3.0m Regional Pathway
 - 3.0m Multi-Use Pathway
 - SA Network
 - Future SA Network (by others)
 - 2.5m Concrete Pathway
 - 2.0m Asphalt Pathway
 - 2.0m Separate Sidewalk
 - 2.0m Shared Sidewalk
 - 1.5m Shared Sidewalk
 - Bus Zone
 - Potential Access
 - Rectangular Rapid Flashing Beacon (RRFB)
 - Existing Powerline
 - Existing Telephone Line
 - Existing Gas Line
- Legal Descriptions:**
- Lots 19-24, Block 25, Plan 7700AM
 - Lots 1-46, Block 28, Plan 3750AM
 - Lots 1-46, Block 33, Plan 3750AM
 - Lot 11-42, Block 34, Plan 3750AM
 - Lot 20-PUL, Block 3, Plan 0112315
 - Lot 41-PUL, Block 1, Plan 0111307
- Deep Services - Existing**
- Storm Sewer/Manhole
 - Sanitary Sewer/Manhole
 - Water Main
- Deep Services - Proposed**
- Storm Sewer/Manhole
 - Sanitary Sewer/Manhole
 - Water Main





Riverbend TOD (LOC2023-0031)

OUTLINE PLAN, LAND USE & ROAD CLOSURE



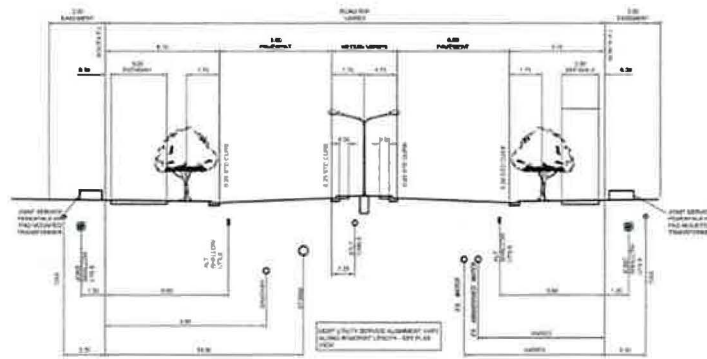
LAND USE REDESIGNATION STATISTICS			
	Hectares	Acres	
R-C2 to R-CG	0.83	2.06	(+/-)
M-CG to R-CG	0.27	0.66	(+/-)
R-C1 to M-U1	0.07	0.17	(+/-)
R-C2 to M-U1	1.69	4.18	(+/-)
M-CG to M-U1	1.18	2.87	(+/-)
DC 86283 to M-U1	0.20	0.50	(+/-)
Undesignated Road ROW to M-U1	0.01	0.03	(+/-)
R-C1 to S-SPR	0.29	0.71	(+/-)
R-C2 to S-SPR	0.59	1.47	(+/-)
M-CG to S-SPR	0.33	0.83	(+/-)
Undesignated Road ROW to S-CRI	0.02	0.06	(+/-)
M-CG to S-CRI	0.19	0.47	(+/-)
TOTAL LAND USE REDESIGNATION	5.66	14.01	

LAND USE REDESIGNATION STATISTICS (Net Areas)			
	Hectares	Acres	
Undesignated Road ROW to R-CG	0.56	1.39	(+/-)
R-C2 to R-CG	0.38	0.93	(+/-)
M-CG to R-CG	0.10	0.40	(+/-)
Undesignated Road ROW to M-U1	1.15	2.83	(+/-)
R-C1 to M-U1	0.02	0.04	(+/-)
R-C2 to M-U1	1.19	2.96	(+/-)
M-CG to M-U1	0.64	1.57	(+/-)
DC 86283 to M-U1	0.14	0.35	(+/-)
Undesignated Road ROW to S-SPR	0.59	1.47	(+/-)
R-C1 to S-SPR	0.13	0.32	(+/-)
R-C2 to S-SPR	0.49	1.22	(+/-)
Undesignated Road ROW to S-CRI	0.21	0.53	(+/-)
TOTAL LAND USE REDESIGNATION	5.86	14.01	

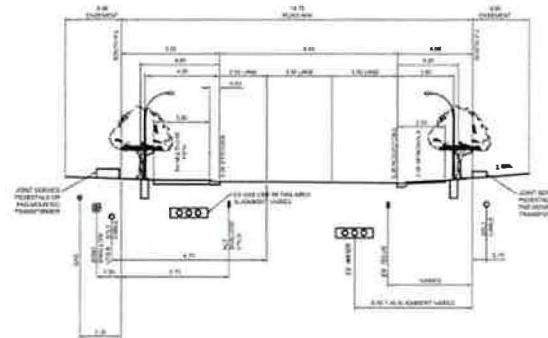




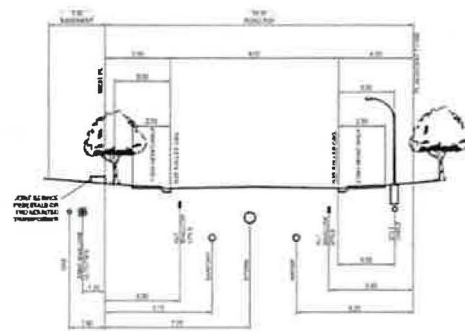
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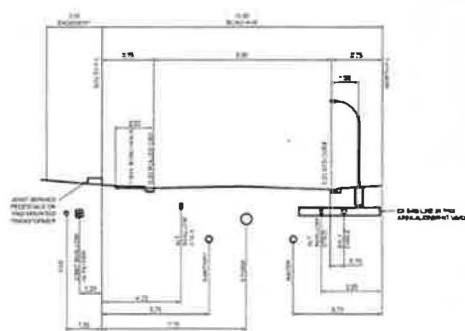
2x6/Varies Modified Collector (Riverstone Road)
 3.0m MULT-USE PATH ONE SIDE / 3.0m SEPARATE WALK ONE SIDE
 Scale 1:250



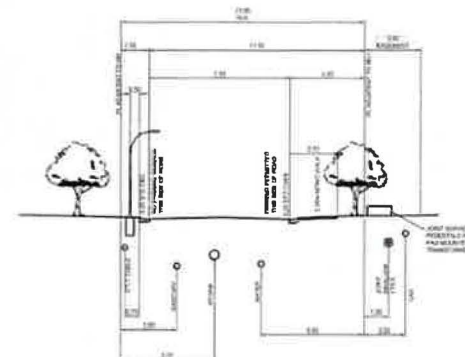
2x3.5/18.75m Modified Collector (Riverstone Road)
 3.0m MULT-USE PATH ONE SIDE / 2.0m MONO-WALK ONE SIDE
 Scale 1:250



16.5m Residential (Rivercrest Crescent)
 1.5m MONO-WALK ONE SIDE / 2.0m MONO-WALK ONE SIDE
 Scale 1:250



15.0m Modified Residential (Rivercrest Crescent)
 1.5m MONO-WALK ONE SIDE
 Scale 1:250

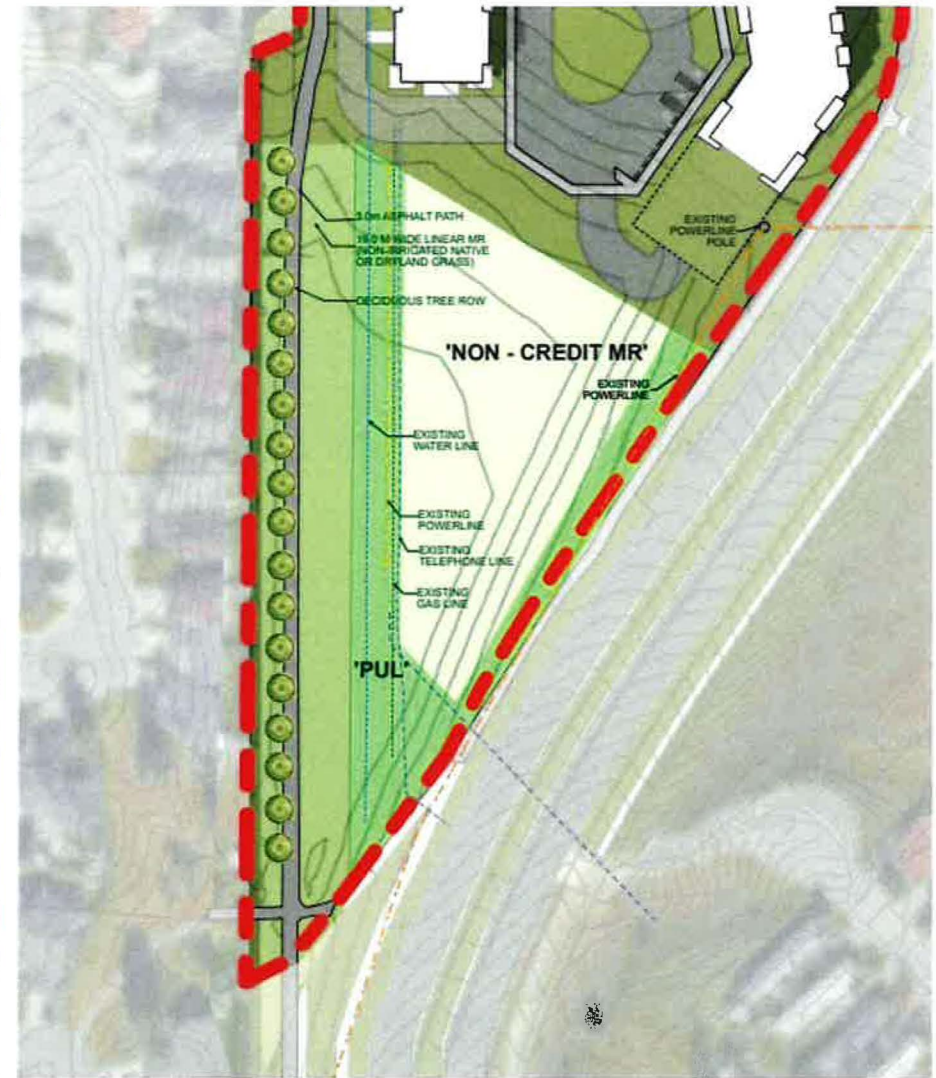


13.0m One-Way Residential (Riverstone Green)
 2.0m MONO-WALK ONE SIDE
 Scale 1:250





CENTRAL PARK CONCEPT PLAN



SOUTH PARK CONCEPT PLAN



NORTH