

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southeast community of Riverbend. It is approximately 3.12 hectares (7.70 acres) with dimensions of approximately 110 metres wide and 290 metres deep. The site is currently undeveloped. It is bounded by 24 Street SE to the east, 23 Street SE to the west, a parcel developed with several commercial buildings and a gas station to the north and 96 Avenue SE to the south.

Surrounding land uses immediately adjacent to the site consist of various Direct Control (DC) Districts, enabling comprehensive multi-residential, commercial and industrial business park developments. The low-density residential area of Riverbend is located west of the subject site, along with a linear greenspace designated Special Purpose – School, Park and Community Reserve (S-SPR) District. East of 24 Street SE is a large parcel designated Special Purpose – Future Urban Development (S-FUD) District and is the site of the former Ogden Dry Disposal Site, a non-operating waste management facility that closed in 1997 which now hosts the Calgary Rugby Park and playfields.

Community Peak Population Table

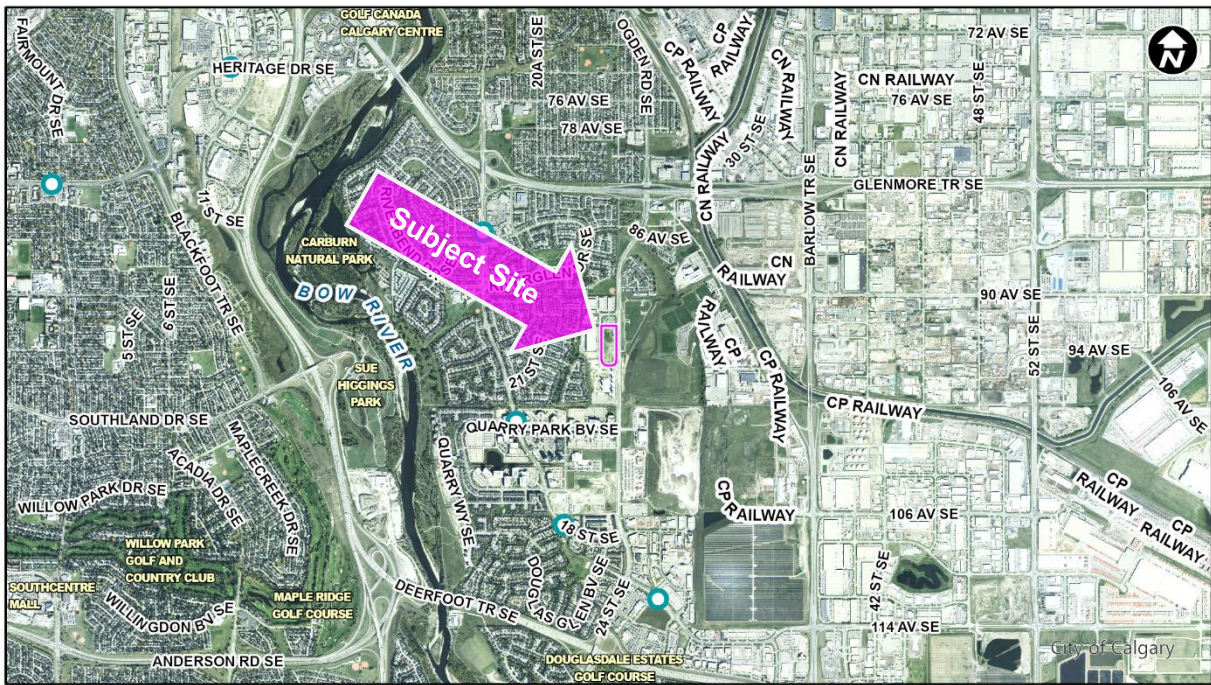
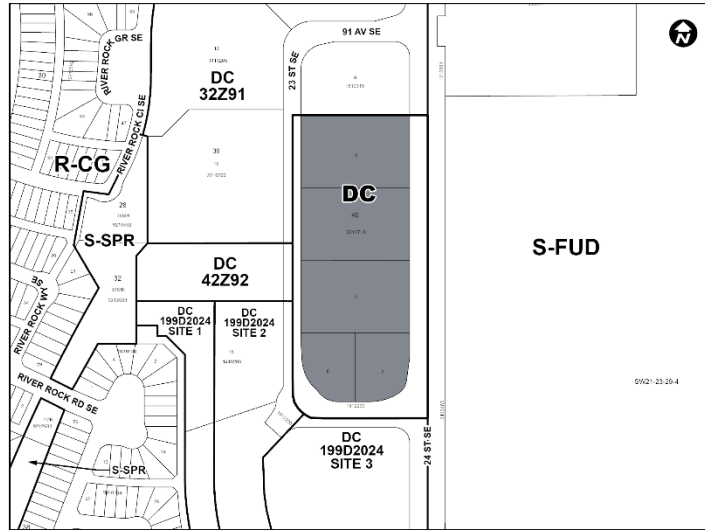
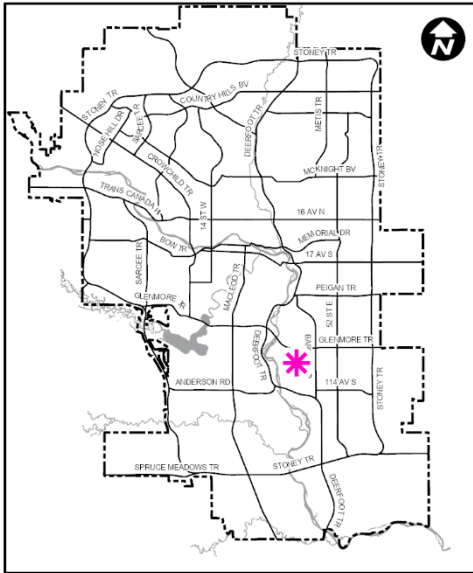
As identified below, the community of Riverbend reached its peak population in 2002.

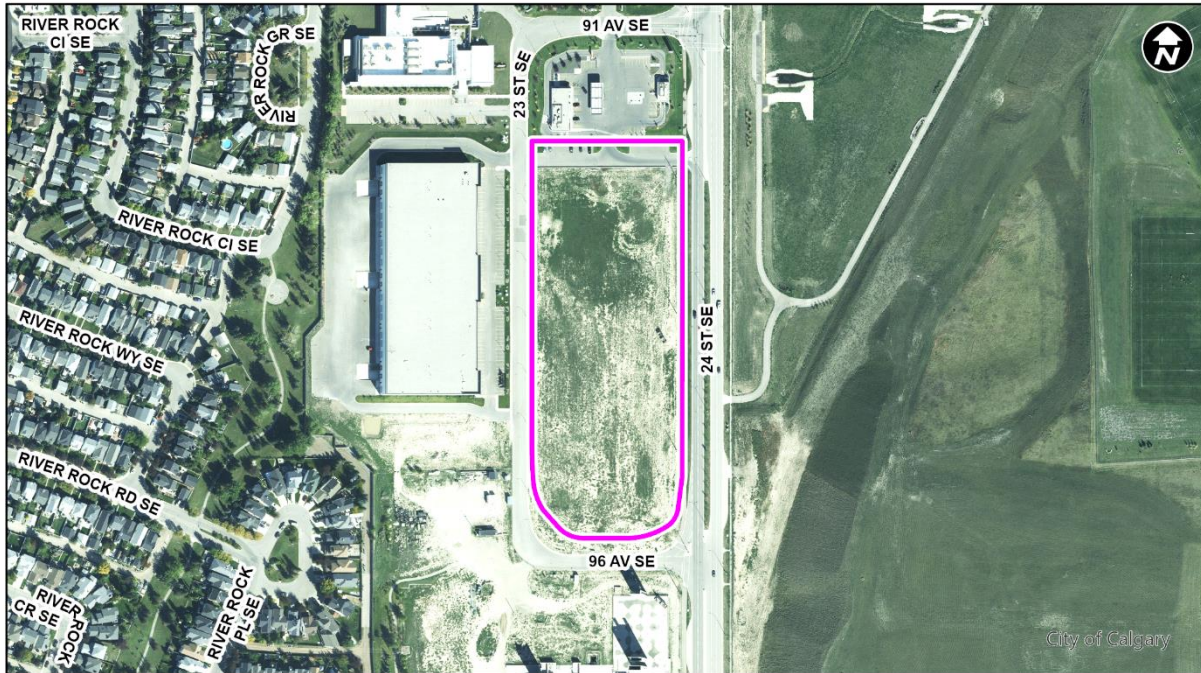
Riverbend	
Peak Population Year	2002
Peak Population	10,773
2019 Current Population	9,244
Difference in Population (Number)	- 1,529
Difference in Population (Percent)	- 14.2%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Riverbend Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing DC Districts (Bylaws [32Z91](#) and [42Z92](#)) are intended to accommodate the permitted and discretionary uses of the C-2 (16) General Commercial District and the I-1 Industrial-Business Park District of Land Use Bylaw 2P80. The purpose of the DC was to enable a wide variety of commercial and personal service uses and industrial park type uses to serve areas beyond the surrounding community.

The proposed DC District is based on the Industrial – Commercial (I-C) District. Utilizing the I-C District as a base incorporates many of the uses allowed by the current DC Districts, with the allowance of an additional discretionary use of Health Services – Medical Care and Recovery. This proposed new use is intended to allow for both inpatient and outpatient medical care, including recovery from surgical services or other medical treatment that may include overnight stays and does not include emergency, intensive or long-term care. While the I-C District allows the uses of Health Care Service (which allows for laboratory services with clients) and General Industrial – Light (which allows for laboratory services without clients), neither of these health-related uses allow for recovery from a medical treatment which may require an overnight stay. As such, a new use that allows for overnight recovery is required to facilitate this proposal.

Administration is recommending that the proposed use be listed as discretionary. Listing this use as discretionary will provide oversight and allow Administration to require certain conditions prior to approval at the development permit review stage and requires advertisement and

notification to residents. Additionally, having the uses listed as discretionary will facilitate circulation to regulators like Alberta Health Services for review which may result in comments and/or requirements.

The maximum floor area ratio (FAR) for buildings within the proposed DC District is 2.0 (approximately 63,080 square metres) and the maximum height is 16 metres (approximately four storeys). The maximum height allowance in the proposed DC District is the same as what is currently allowed by the established DC Districts. The FAR was adjusted accordingly from the base I-C District to facilitate a similar intensity to what is currently allowed on the site.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration and the use of a Direct Control District is necessary to provide for the applicant's proposed development due to requiring specific regulations unavailable in other land use districts. This proposal allows for the applicant's intended development while maintaining the I-C District to accommodate the proposed use of Health Services – Medical Care and Recovery. The same result could not be achieved through the use of a standard land use district.

The proposed DC District includes a rule that allows the Development Authority to relax Section 7 of the DC District Bylaw. Section 7 incorporates the rules of the base district in Bylaw 1P2007 where the DC District does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure that the rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way that they would be in a standard district.

Development and Site Design

While there are no immediate plans for redevelopment, if approved by Council, the rules of the proposed DC District, along with the policies of the *Barlow Area Structure Plan* (ASP), will continue to provide guidance to the development of the site including appropriate uses, building height and massing, landscaping and parking.

At the subdivision and development permit stage, the applicant is required to apply for a variance to exempt the site from the Waste Management Facility restricted uses ([Waste Management Facility and Setback Variance Guide](#)).

Transportation

Vehicular accesses to the subject parcel will be permitted from 23 Street SE and 96 Avenue SE. No direct vehicular access will be permitted to or from 24 Street SE to protect the continuity of the regional pathway. Existing Calgary Transit bus stops are available approximately 440 metres south of the subject site (a seven-minute walk) for Routes 117 (McKenzie Towne Express North), 131 (East Bow Express North) and 302 (City Centre North). A future Green Line LRT station, as identified in the *Municipal Development Plan* (MDP) on Map 2: Primary Transit Network, would be located approximately 630 metres south of the site (a 10-minute walk) near the intersection of Quarry Park Boulevard SE and 24 Street SE.

A 1.5 metre sidewalk exists along the south and west boundary of the subject site, while a 2.5 metre sidewalk is available along the eastern boundary of the site, adjacent to 24 Street SE. Cyclists are accommodated via the existing regional pathways in the area, including the existing regional pathway connection adjacent to 24 Street SE.

Environmental Site Considerations

The subject site is within the required setback of the non-operating Ogden Dry Disposal Site. Section 17 of the Matters Related to Subdivision and Development Regulation (AR 84/2022) requires a minimum 300 metre distance between the disposal area of an operating or non-operating landfill and three categories of uses: school, hospital and residence.

At the development permit stage, the Applicant shall submit all required documentation in support of a setback variance. All reports must be prepared by a qualified professional and will be reviewed to the satisfaction of The City of Calgary

Utilities and Servicing

Public water, sanitary and storm utilities exist adjacent to the site. Servicing requirements will be determined at the time of development.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns 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)

Administration's 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 [Municipal Development Plan](#) (MDP) classifies this site as part of the Developed Residential – Established area. While low density residential development is expected to be the predominant type of development in this area, section 3.5.1 of the MDP recognizes that there are commercial and employment opportunities within the Developed Residential area. Section 3.5.3 states that new developments in Established Areas should incorporate a mix of land uses and should provide opportunities to increase pedestrian, cycling and emergency services connectivity when redevelopment occurs. As such, the application is in alignment with the MDP.

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.

Barlow Area Structure Plan (Statutory – 1980)

The [Barlow Area Structure Plan](#) (ASP) classifies this site as High Standard Light Industrial Area as identified in Map 2: Land Use. The ASP notes that Barlow abuts the largest and most heavily industrialized area in Calgary, and that while ordinarily the interface between residential and industrial areas may be problematic, an area of high standard light industrial uses was identified between 18 Street and 24 Street East in north Barlow to act as an appropriate transition area between residential and heavy industrial uses. Uses in this area are anticipated to include such

things as office, business or commercial establishments, child care facilities, essential public services and public utilities. The proposed application is in alignment with these policies and is suitable in consideration of the surrounding context of the subject site.