

**Calgary Planning Commission Report to
Public Hearing Meeting of Council
2018 July 23**

**ISC: UNRESTRICTED
CPC2018-0719
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Land Use Amendment in Bridgeland-Riverside (Ward 9) at 911 General Avenue NE, LOC2018-0091, Bylaw 217D2018

EXECUTIVE SUMMARY

This land use amendment application was submitted on 2018 April 26, by Jenkins Architecture, on behalf of the landowner Dan Jenkins. The application proposes to redesignate the subject parcel from DC Direct Control District to Mixed Use – Active Frontage (MU-2f2.0h10) District to allow for:

- mixed-use development on Bridgeland-Riverside's 1 Avenue NE main street;
- a maximum floor area ratio (FAR) of 2.0;
- a maximum building height of 10.0 metres; and
- a broad range of uses, combined with flexibility regarding the location and sizes of uses to support a range of neighbourhood shops and services.

The proposal is in keeping with applicable policies of the *Municipal Development Plan* and the *Bridgeland-Riverside Area Redevelopment Plan*.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw the proposed redesignation of 0.11 hectares \pm (0.27 acres \pm) located at 911 General Avenue NE (Condominium Plan 0512856) from DC Direct Control District to Mixed Use – Active Frontage (MU-2f2.0h10) District; and
2. Give three readings to the proposed bylaw.

Moved by: A. Palmiere

Carried: 7 – 0

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION, DATED 2018 JUNE 14:

That Council hold a Public Hearing on Bylaw 217D2018; and

1. **ADOPT** the proposed redesignation of 0.11 hectares \pm (0.27 acres \pm) located at 911 General Avenue NE (Condominium Plan 0512856) from DC Direct Control District to Mixed Use – Active Frontage (MU-2f2.0h10) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 217D2018.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

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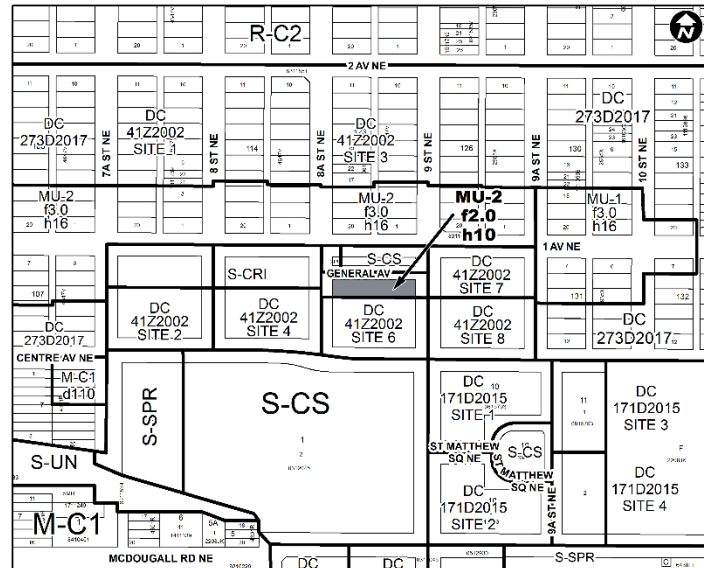
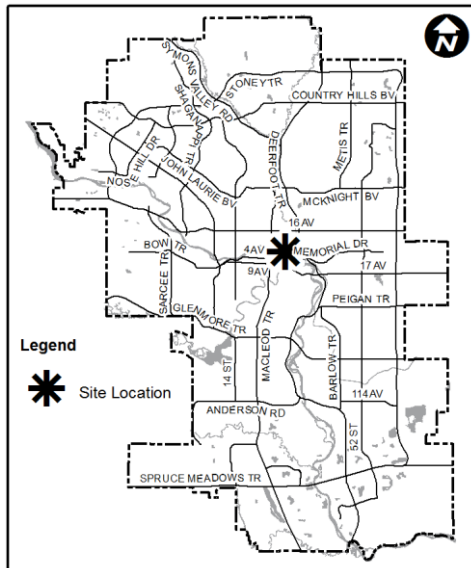
**Land Use Amendment in Bridgeland-Riverside (Ward 9) at 911 General Avenue
NE, LOC2018-0091, Bylaw 217D2018**

BACKGROUND

The applicant is contemplating the future use of a Cannabis Store and is seeking the redesignation to provide flexibility for future redevelopment. At this time, the applicant is not considering demolition and redevelopment of the site, but rather the allowable uses within the land use district.

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Location Maps



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Site Context

The subject site is located along the south side of General Avenue NE, adjacent to the historic main street and commercial heart of Bridgeland-Riverside. The 1 Avenue NE main street contains a wide variety of retail stores, residential and other commercial developments. The majority of the main street, from 11A Street NE to Edmonton Trail NE, is designated Mixed Use – Active Frontage (MU-2). Lands south of the site are part of the Bridges Development and are designated the same DC Direct Control District or are park spaces. A public plaza is located north of the site along 1 Avenue NE. The Langevin School is located more than 370 metres to the west of the site. The site is developed with a two-storey mixed-use development with ground floor commercial and 9 dwelling units above. Underground parking exists on site with 24 stalls accessed from the rear mutual access area, and an additional 24 on street parking stalls.

As identified in *Figure 1*, Bridgeland-Riverside's peak population was in 2017, reaching 6,332 residents.

Figure 1: Community Peak Population

Bridgeland-Riverside	
Peak Population Year	2017
Peak Population	6,332
2017 Current Population	6,332
Difference in Population (Number)	0
Difference in Population (Percentage)	0

Source: *The City of Calgary 2017 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Bridgeland-Riverside](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal is to allow for mixed-use development on Bridgeland-Riverside's 1 Avenue NE main street. The proposal meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Land Use

This application is to redesignate the site from the existing DC Direct Control District (Bylaw 41Z2002) to Mixed Use – Active Frontage (MU-2f2.0h10) District. The subject site is identified as 'Site 5' within the existing DC. The existing DC from 2002 restricts automotive uses, and includes uses intended for a mixed-use development with commercial and residential uses such as those of the current development on the site. The existing DC allows for buildings of a maximum of two storeys and up to 10 metres in height. The original height and density modifiers of 16 metres and 3.0 FAR included in the circulation and notice posting for the application was reduced in response to comments received from the community association and citizens. Thus,

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the proposed amendment is not requesting changes to the height from what is currently allowed. The proposed MU-2f2.0h10 District is intended to:

- promote development with storefronts along a continuous block face on General Avenue NE;
- allow a maximum floor area ratio (FAR) of 2.0; and
- allow a broad range of uses, combined with flexibility regarding the location and sizes of uses to support a range of neighbourhood shops and services.

Implementation

The applicant's submission indicated they are interested in using the existing building for a cannabis retail use. On 2018 April 05, Council approved a new definition for cannabis retail in Land Use Bylaw 1P2007. This new use is called Cannabis Store and is proposed within specific land use districts, including the MU-2 District. Cannabis Store is not contemplated in any pre-1P2007 Bylaw DC Districts. The existing DC from 2002 is based on Bylaw 2P80 and is 'frozen in time', which means no new uses can be added to the existing DC, as Bylaw 2P80 is not being updated. A land use amendment is required to allow Cannabis Store in the district. A discretionary development permit is also required for change of use, subject to Council's decision on this land redesignation and contingent on Cannabis Store being added to the MU-2 District in Bylaw 1P2007. A development permit application (DP2018-1665) is currently under review.

Infrastructure

Transportation Networks

A Transportation Impact Assessment (TIA) and parking study was not required as part of this land use amendment. At the development permit stage, site access, parking and loading is intended to continue as per the existing site conditions approved in 2003. First Avenue NE is classified as a Neighbourhood Boulevard street type. The parcel is well served by Transit with Route 90 directly adjacent the development on 1 Avenue NE. The parcel is also located within 500 metres walking distance to the Bridgeland – Memorial LRT station.

Utilities and Servicing

Water, sanitary, and storm sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application has been advertised online.

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Following Calgary Planning Commission, notifications for the Public hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

The Bridgeland-Riverside Community Association indicated their objection to the proposed land use redesignation in a letter received on 2018 May 29 (Attachment 2).

Administration also received fifteen letters in response to the notice posting. Three letters stated support for the proposal, one letter was neutral, and eleven letters objected to the land use redesignation.

Reasons stated for opposition:

- Concerns with the location of a cannabis store in close proximity to a playground zone and along a route that children use to walk to and from school;
- Concern that a cannabis store in this specific location along 9 Avenue NE, with a public plaza in front of the building, will attract activities that will make the gathering space unfriendly for families;
- Concerns locating a Cannabis Store in a mixed-use area with residences;
- Concern that if redevelopment were to occur the higher height of 16 metres would result in greater building mass and negatively impact the pedestrian experience in the public plaza in front of the building;
- Concern with proximity between a potential cannabis store and existing liquor stores;
- Concerns regarding the number of proposed Cannabis Stores in Bridgeland-Riverside;
- Concerns regarding the impacts of a Cannabis Store on crime in Bridgeland – Riverside;
- Concerns regarding locating Cannabis Stores in Bridgeland – Riverside given the proximity to the Calgary Drop IN & Rehab Centre;
- Concerns with the impact of a cannabis store on existing retailers and the retail environment in Bridgeland; and
- Opposition to a cannabis store in Bridgeland - Riverside given existing community challenges with crime and less than desirable activities.

Reasons stated for support or neutrality:

- Concerns that the community association does not represent all members of Bridgeland-Riverside;
- Trust in the planning process and Planning and Development staff to make well-considered decisions;
- The proposed location is not too close to schools or playgrounds;
- The potential for the use to add vibrancy and traffic to the area around the plaza;
- The proposal does not contravene the land use regulations for cannabis stores; and
- General support for the Cannabis Store use within Bridgeland-Riverside to make it easier for medical cannabis users to access their prescriptions.

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Engagement

No public meetings were held by the applicant or Administration.

Strategic Alignment

South Saskatchewan Regional Plan (Statutory, 2014)

The site is located within the 'City, Town' area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

Municipal Development Plan (Statutory, 2009)

The site is located within the 'Neighbourhood Main Street' as identified on Map 1: Urban Structure Map in the *Municipal Development Plan (MDP)*. Neighbourhood Main Streets provide a strong social function and typically support a mix of uses within a pedestrian friendly environment.

The proposed redesignation to MU-2 would allow for mixed-use development that is pedestrian oriented and is in keeping with the above MDP policy.

Bridgeland-Riverside Area Redevelopment Plan (Statutory, 1980)

The site is located within the 'Community – Mid Rise' area as identified on Figure 3: Generalized Land use in the *Bridgeland-Riverside Area Redevelopment Plan (ARP)*. Additionally, the site is within the area of the ARP where the Developed Areas Guidebook applies. The proposed redesignation to MU-2 would allow for mixed-use development that is pedestrian oriented and is in keeping with the Developed Areas Guidebook policies for the *Community – Mid Rise* land use building block.

The site is also located within the 'Local Commercial and Mixed Use' area as identified on Figure 19: Conceptual Land Use Plan in the *Bow Valley Centre Concept Plan*, Part 6 of the ARP. The proposed redesignation to MU-2 would allow for mixed-use development that is in keeping with applicable policies within Part 6 of the ARP, which calls for at grade retail development with two storeys of residential development above.

The ARP is currently being updated. The proposed land use amendment is in line with the draft ARP.

Social, Environmental, Economic (External)

The recommended land use district will help to implement policy goals of providing more compact, compete communities with a diversity of housing and a variety of shops and services that meet daily needs. The district will help promote high quality walking environments along the main street, which serve as a focal point for neighbourhood activity. The district also allows for a

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broad range of uses, supporting a variety of neighbourhood shops and services and increasing the market viability of the commercial space.

No environmental issues have been identified at this time.

Financial Capacity

Current and Future Operating Budget:

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget:

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal is consistent with the applicable policies of the *Municipal Development Plan* and the *Bridgeland-Riverside Area Redevelopment Plan*. The site is located within close proximity to the Bridgeland – Memorial LRT station and is within the Neighbourhood Main Street intended to support a greater mix of uses to serve changing community needs.

ATTACHMENT(S)

1. Applicant's Submission
2. Community Association Letter
3. Letters Received by Calgary Planning Commission
4. Calgary Planning Commission Motions and Amendments
5. Proposed Bylaw 217D2018