

Planning & Development Report to
 Calgary Planning Commission
 2018 August 23

ISC: UNRESTRICTED
 CPC2018-0993
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**Road Closure and Land Use Amendment in Centre City East Village (Ward 7)
 Adjacent to 539 - 7 Avenue SE and 502 - 8 Avenue SE, LOC2018-0099**

EXECUTIVE SUMMARY

This road closure application and associated land use amendment was submitted on 2018 May 03, by Watt Consulting Group Ltd, representing the Calgary Municipal Land Corporation (CMLC). The application proposes to close a portion of road right-of-way between 539 - 7 Avenue SE and 502 - 8 Avenue SE and to redesignate the closed road to Centre City East Village Integrated Residential District (CC-EIR).

The proposal is aligned with the applicable policies of the Municipal Development Plan (MDP) and will facilitate the intent of the East Village Area Redevelopment Plan (ARP) which envisions the subject site as part of a high quality pedestrian public access route referred to as The Riff (refer to Attachment 3 for schematic illustration of The Riff walkway feature, as per the ARP).

ADMINISTRATION RECOMMENDATION:

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

1. ADOPT, by bylaw, the proposed closure of 0.810 hectares \pm (2.00 acres \pm) of road (Plan 1811391, Area A) adjacent to 539 – 7 Avenue SE and 502 - 8 Avenue SE, with conditions (Attachment 2); and
2. Give three readings to the proposed closure bylaw.
3. ADOPT, by bylaw, the proposed redesignation of 0.810 hectares \pm (2.00 acres \pm) of closed road (Plan 1811391, Area A) adjacent to 539 – 7 Avenue SE and 502 - 8 Avenue SE from DC Direct Control District to Centre City East Village Integrated Residential District (CC-EIR); and
4. Give three readings to the proposed bylaw.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, DATED 2018
 AUGUST 23:**

That Council:

1. **Hold a public hearing during a 2018 October Public Hearing of Council;**
2. **Adopt, by Bylaw, the proposed closure of 0.810 hectares \pm (2.00 acres \pm) of road (Plan 1811391, Area A) adjacent to 539 – 7 Avenue SE and 502 - 8 Avenue SE, with conditions;**
3. Give three readings to the proposed closure **Bylaw 9C2018;**
4. Adopt, by Bylaw, the proposed redesignation of 0.810 hectares \pm (2.00 acres \pm) of closed road (Plan 1811391, Area A) adjacent to 539 – 7 Avenue SE and 502 - 8 Avenue SE from DC Direct Control District to Centre City East Village Integrated Residential District (CC-EIR); and
5. Give three readings to the proposed **Bylaw 249D2018.**

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PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This road closure application and associated land use amendment was submitted on 2018 May 03, by Watt Consulting Group Ltd, representing the Calgary Municipal Land Corporation (CMLC). As per the Applicant's Submission (Attachment 1), CMLC has been overseeing a number of road closures in the East Village in order to implement the vision of the East Village ARP, which includes the establishment of high quality pedestrian public access routes. CMLC's intention is that once the lane is closed it will be included in a future subdivision application to consolidate the closure lands with the adjacent lands.

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Site Context

The subject site is located to the east of 4 Street SE and to the west of 5 Street SE, in the community of Centre City East Village. The application proposes the road closure and land use redesignation of an undesignated road right-of-way. The road right-of-way is approximately 0.8 hectares (2.00 acres) in size which currently provides access to an existing surface parking lot.

The CC-EIR District is the predominant land use designation surrounding this road right-of-way, however there are DC Districts directly to west of the site (across 4 Street SE).

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed CC-EIR District would allow the future incorporation of the subject land with the adjacent parcels to facilitate a comprehensive redevelopment project. The application is compatible with the uses and developments in the surrounding area and meets the objectives of the applicable policies outlined in the Strategic Alignment section of this report.

Planning Considerations

Land Use

This application seeks to redesignate the road right-of-way from DC to the CC-EIR District. The CC-EIR District is intended to facilitate a mixed-use area that integrates residential uses with a broad range of commercial, cultural and entertainment uses.

As part of the redesignations for the East Village Community in 2005 (Bylaw 93Z2005), the road-rights-of way were designated at that time as DC Direct Control District so closures and adjustments of roadways would not require a new land use.

The application is compatible with the uses and developments in the surrounding area and meets the objectives of the applicable policies outline in the Strategic Alignment section of this report.

Transportation

The subject site is situated on 4 Street SE which is a Boulevard class roadway with 11,000 vehicle trips per day, and 7 Avenue SE which is a Residential class roadway, with less than 5,000 vehicle trips per day.

A Transportation Impact Assessment (TIA) was not required as part of this road closure, as the proposed road closure is to facilitate the *East Village Area Redevelopment Plan (ARP)* to create a high quality pedestrian public access route through this area, known as the "Riff" (see Attachment 3).

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Public water, sanitary and storm deep utilities exist adjacent to the lands. Development servicing shall be to the satisfaction of Water Resources, at both the Development Permit and Development Site Servicing Plan circulation stages.

Utilities and Servicing

The developer shall coordinate either removal or relocation of existing utilities located within the subject closure lands or execute and register an easement or utility right-of-way for protection of existing utilities that will remain. City records show that an existing (inactive) public sanitary main is located within the proposed closure lands. Records also show existing (private) Atco and Enmax utilities within the same lands.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders (including the Community Association and Ward Councillor) and notice posted on-site. Notification letters were sent to adjacent land owners and the application was advertised online. No letters from the Community Association or adjacent landowners or the general public were received.

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

Strategic Alignment

South Saskatchewan Regional Plan (Statutory, 2014)

While the *South Saskatchewan Regional Plan* (SSRP) makes no specific reference to this site, the proposed road closure and land use amendment is consistent with the SSRP policies including the Efficient Use of Land policies (Section 5) Land Use Patterns policies (Section 8).

Municipal Development Plan (Statutory, 2009)

The subject site is identified under Map 1 Urban Structure of the *Municipal Development Plan* (MDP) as Centre City. Several policies within Section 3.2 Centre City are relevant to the subject site, including:

3.2.1 (a) Reinforcing the Centre City as the focus of business, employment, cultural, recreation, retail and high density housing within Calgary. This will be achieved by:

- iii. Encouraging a greater mix of cultural, recreation and leisure activities;
- v. Providing high-quality pedestrian and cycling connections within the Centre City and to communities, Activity Centres and *Main Streets* beyond its boundaries.

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East Village Area Redevelopment Plan (Statutory, 2017)

The subject site is located within the 'Neighbourhood Centre and the Riff'.

Section 3.3.1 'Neighbourhood Centre' states the vision for the Neighbourhood Centre is for a variety of residential and non-residential uses and is to be the most vibrant and pedestrian-oriented part of East Village, with many public amenities.

Section 6.1.1 'The RIFF Policy Area' includes details of the Riff, which is a privately owned, public accessible pedestrian route that connects the historic main street through the neighbourhood to the Bow River (see Attachment 3) for the Riff illustration

Social, Environmental, Economic (External)

The proposed road closure and land use redesignation will allow for future employment, social and economic opportunities once the land is incorporated into the adjacent CC-EIR District parcels.

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 road closure and land use amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

Risk Assessment

There are no risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposed road closure and land use redesignation is aligned with applicable policies identified in the *Municipal Development Plan (MDP)* and the *East Village Area Redevelopment Plan*. The proposed road closure and redesignation will accommodate the comprehensive city-block plans for the future redevelopment of the adjacent parcels.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Road Closure Conditions
3. East Village Area Redevelopment Plan – The Riff Policy Area
4. **Proposed Bylaw 9C2018**
5. **Proposed Bylaw 249D2018**