

Planning & Development Report to
Calgary Planning Commission
2017 September 20

ISC: UNRESTRICTED
CPC2018-1051
Page 1 of 9

Policy Amendment and Land Use Amendment in Bridgeland (Ward 9) at 523 - 8 Street NE, LOC2017-0400

EXECUTIVE SUMMARY

This application was submitted by Inertia on 2017 December 21 on behalf of the landowners, Charles and Jaclyn Stepper. The application proposes to change the designation of this property from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for:

- rowhouses in addition to the uses already allowed (e.g. single detached, semi-detached, duplex homes, and secondary suites);
- a maximum building height of 11.0 metres (an increase from the current maximum of 10.0 metres);
- a maximum of **three** dwelling units (an increase from the current maximum of 2 dwelling units); and
- the uses listed in the proposed R-CG District.

The proposal is in keeping with applicable policies of the *Municipal Development Plan*. However, a minor amendment to the *Bridgeland-Riverside Area Redevelopment Plan* is required to accommodate the proposed land use redesignation.

A development permit application for a three-unit rowhouse building has been submitted and is under review by Administration.

Policy Amendment and Land Use Amendment in Bridgeland (Ward 9) at 523 - 8 Street NE, LOC2017-0400

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed amendment to the Bridgeland - **Riverside** Area Redevelopment Plan (Attachment 3); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.04 hectares \pm (0.10 acres \pm) located at 523 – 8 Street NE (Plan 4647V, Block 117, Lot 8) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade Oriented Infill (R-CG) District; and
4. Give three readings to the proposed bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, DATED 2018 SEPTEMBER 20:

That Council hold a Public Hearing and:

1. **Adopt, by Bylaw, the proposed amendment to the Bridgeland - Riverside Area Redevelopment Plan;**
2. Give three readings to the proposed **Bylaw 79P2018**;
3. Adopt, by Bylaw, the proposed redesignation of 0.04 hectares \pm (0.10 acres \pm) located at 523 – 8 Street NE (Plan 4647V, Block 117, Lot 8) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade Oriented Infill (R-CG) District; and
4. Give three readings to the proposed **Bylaw 266P2018**.

Excerpt from the Minutes of the 2018 September 20 meeting of the Calgary Planning Commission:

“A letter written by the Bridgeland-Riverside Community Association, Re: LOC2017-0400 (523 - 8 Street NE), dated 2018 September 11, with respect to Report CPC2018-1051, was distributed.”

“That with respect to Corrected Report CPC2018-1051, the following be approved, as amended and after amendment:

And further, that the letter distributed with respect to Report CPC2018-1051 be attached to the Report prior to being forwarded to Council.”

Policy Amendment and Land Use Amendment in Bridgeland (Ward 9) at 523 - 8 Street NE, LOC2017-0400

PREVIOUS COUNCIL DIRECTION / POLICY

None.

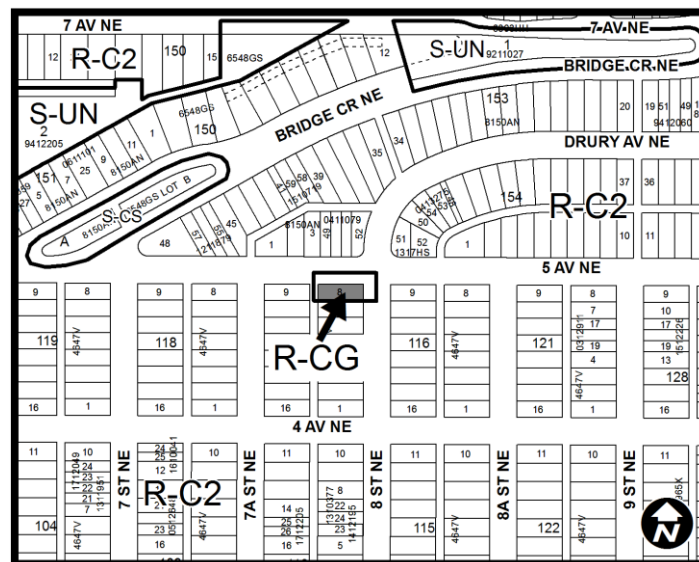
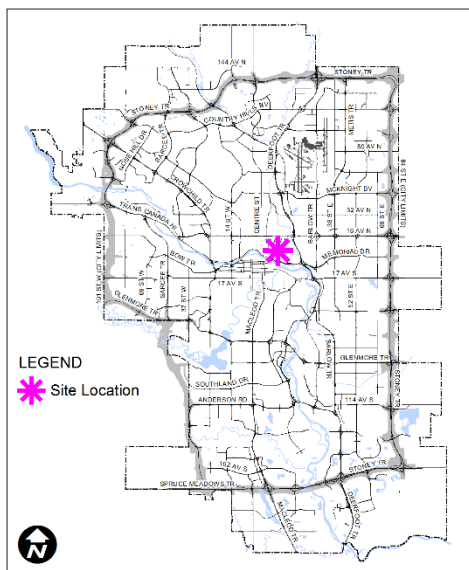
BACKGROUND

This land use amendment application has been submitted to The City of Calgary by Inertia, on behalf of the landowner Charles and Jaclyn Stepper on 2017 December 21 (Attachment 1). A development permit for a three-unit rowhouse development (DP2018-1950) has been submitted and is under review by Administration (Attachment 4).

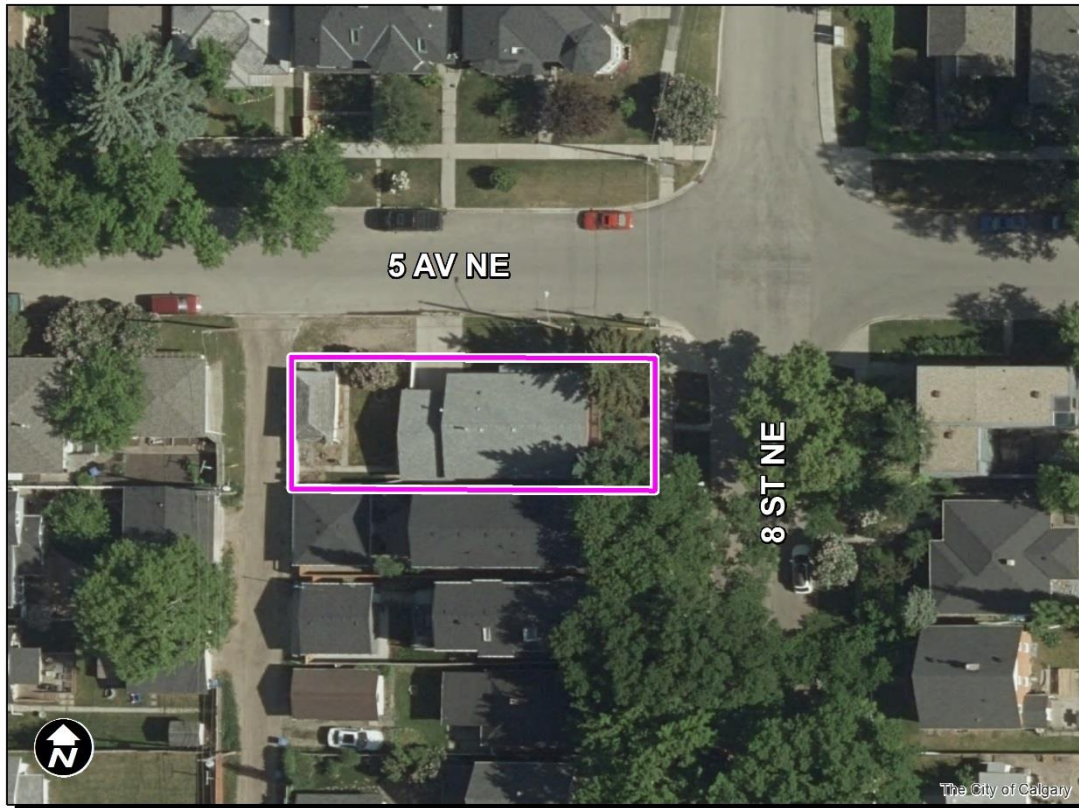
The community of Bridgeland-Riverside is subject to the policies of the *Bridgeland-Riverside Area Redevelopment Plan* originally approved on 1980 September 3. A new Area Redevelopment Plan is in the process of being created by The City in consultation with the Bridgeland-Riverside Community Advisory Group and the greater community. It is anticipated that the Area Redevelopment Plan work will be presented to Council by Winter / Spring 2019.

In the interim, The City cautions applicants in advancing with applications within the community that propose redevelopment and are not aligned with the existing policy. If there are issues from the applicant's perspective with delaying their decision dates to align with the new Plan, The City will continue to process and make recommendations to the Calgary Planning Commission. Recommendations for land use amendments and decisions for development permits will be based upon the analysis of the compatibility of the proposal with the surrounding land use and context.

Location Maps



**Policy Amendment and Land Use Amendment in Bridgeland (Ward 9) at 523 - 8
 Street NE, LOC2017-0400**



Site Context

The subject site is located in the community of Bridgeland at the southwest corner of 5 Avenue NE and 8 Street NE. Surrounding development is characterized by a mix of single and semi-detached homes with the predominant surrounding land use being the Residential – Contextual One/Two Dwelling (R-C2) District. The site is approximately 0.04 hectares in size with approximate dimensions of 12 metres by 33 metres. A rear lane exists along the eastern portion of the site. The property is currently developed with a one-storey single detached dwelling with an attached garage accessed from 5 Avenue NE and an accessory residential building adjacent to the lane.

As identified in Figure 1, the community of Bridgeland/Riverside has seen little change in population growth over the last several years with a population peak in 2017.

Policy Amendment and Land Use Amendment in Bridgeland (Ward 9) at 523 - 8 Street NE, LOC2017-0400

Figure 1: Community Peak Population

Bridgeland/Riverside	
Peak Population Year	2017
Peak Population	6,332
2017 Population	6,332
Difference in Population (Number)	0
Difference in Population (Percent)	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 allows for a range of building types that have the ability to be compatible with the established building form of the existing neighbourhood. Though a minor amendment to the *Bridgeland-Riverside Area Redevelopment Plan* is required, the proposal generally meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Planning Considerations

Land Use

The existing Residential – Contextual One/Two Dwelling (R-C2) District is a residential designation in developed areas that is primarily for single detached, side-by-side and duplex homes. Single detached homes may include a secondary suite. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units.

The proposed R-CG District allows for two to three storey (11 metres maximum height) rowhouse development where one façade of each dwelling unit must directly face a public street. The maximum density of 75 units per hectare would allow for up to three (3) dwelling units on the subject site. The R-CG District allows for a range of other low-density housing forms such as single detached, semi-detached, duplex dwellings and secondary suites.

Some modifications to the R-CG District rules have recently been endorsed by Calgary Planning Commission and a decision will be made at the 2018 September 24 Combined Council Meeting, the Report having been postponed from the 2018 September 10 Combined Council Meeting. These modifications are relatively minor in nature but do include some discretion for secondary suites and associated parking requirements in rowhouse developments and greater consistency in determining maximum building height. These potential changes to the R-CG district rules do not impact the suitability of the site to accommodate R-CG development.

Development and Site Design

Policy Amendment and Land Use Amendment in Bridgeland (Ward 9) at 523 - 8 Street NE, LOC2017-0400

The rules of the proposed Residential – Grade-Oriented Infill (R-CG) District will provide guidance for the future site development including appropriate uses, height and building massing, landscaping and parking. Given the specific context of this corner site, additional items that are being considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along both the 8 Street NE and 5 Avenue NE frontages;
- emphasizing individual at-grade entrances; and
- consideration of overlooking from the amenity spaces to the adjacent property.

Environmental

There are no environmental concerns associated with the site or this proposal.

Transportation

The subject site is located approximately 450 metres from transit stops on 1 Avenue NE as well as approximately 850 metres from several routes along Edmonton Trail. Vehicular access is available from the existing rear lane. A Traffic Impact Assessment was not required as part of this application.

Utilities and Servicing

Water, storm and sanitary 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 landowners and the application was advertised online.

**Policy Amendment and Land Use Amendment in Bridgeland (Ward 9) at 523 - 8
Street NE, LOC2017-0400**

Administration received a letter in opposition to the application from the Bridgeland Riverside Community Association (Attachment 2) based on the following concerns:

- Ongoing Area Redevelopment Plan work;
- Impacts of a three unit rowhouse on a relatively small lot;
- Only meets two of the eight Location Criteria for Multi-Residential Infill;
- Already identified area for R-CG land use in the community; and
- Uncertainty of the land use not being tied to plans.

Administration received fourteen letters in opposition to the application. Reasons stated for opposition are summarized below:

- Increase in height, density, and lot coverage;
- Increase in traffic congestion and parking issues;
- Overshadowing/loss of sunlight and privacy;
- Decrease in adjacent property values;
- Does not fit in with the character of the area and surrounding single and semi-detached homes;
- Impact on the lane from garbage/recycling; and
- Area Redevelopment Plan review.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The design compatibility of discretionary uses with respect to the surrounding neighbourhood and parking requirements are reviewed at the development permit stage.

Following Calgary Planning Commission, notifications for 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.

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*. While the Plan makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential – Developed – Inner City area as identified on Map 1: Urban Structure in the *Municipal Development Plan*. The applicable policies encourage redevelopment of inner-city communities that is similar in scale and built form to existing development, including a mix of housing such as townhouses and rowhousing.

Policy Amendment and Land Use Amendment in Bridgeland (Ward 9) at 523 - 8 Street NE, LOC2017-0400

The proposal is in keeping with relevant *Municipal Development Plan* policies as the rules of the R-CG District provide for a development form that may be sensitive to existing residential development in terms of height, built form and density.

Bridgeland-Riverside Area Redevelopment Plan (Statutory - 1980)

The subject parcel is located within the 'Conservation' area on Figure 3- Generalized Land Use of the *Bridgeland-Riverside Area Redevelopment Plan*. The Conservation area is intended to accommodate primarily single and duplex housing with the appropriate land use designation identified as R-2 which is equivalent to the Residential – Contextual One / Two Dwelling (R-C2) District. The proposed land use amendment would require a minor amendment to the *Bridgeland-Riverside Area Redevelopment Plan*. The text of the proposed amendment to Residential Implementation Policy 2 is included in Attachment 3. The proposed amendment is appropriate given that the potential development allowed within the proposed land use district establishes a building form that is contextual with the surrounding residential development in the area.

As discussed in the Background section of this report, a new Area Redevelopment Plan is in the process of being created by The City in consultation with the Bridgeland-Riverside Community Advisory Group and the greater community. It is anticipated that the Area Redevelopment Plan will be presented to Council by Winter / Spring 2019. The new Area Redevelopment Plan will take into consideration any amendments that are adopted by Council up to that point.

Location Criteria for Multi-Residential Infill (Non-statutory, 2014)

While the proposed R-CG District is not a multi-residential land use, the Location Criteria for Multi-Residential Infill was amended to consider all R-CG redesignation proposals under these guidelines as the R-CG allows for a building form comparable to other "multi-residential" developments. The guidelines are not meant to be applied in an absolute sense but are to be used in conjunction with other relevant planning policy, such as the *Municipal Development Plan* or local area policy plans, to assist in determining the appropriateness of an application in the local context.

The subject parcel does not meet many of the location criteria because it is located along local residential streets, is not adjacent to an amenity or another multi-residential development, and does not lie within 600 metres of a primary transit route.

However, moderate intensification in this corner parcel with direct lane access has a contextually sensitive impact on adjacent properties, and is therefore considered appropriate. It is also located within 450 metres from the nearest transit stop and in close proximity to 1 Avenue NE, which is classified as a Neighbourhood Main Street.

Social, Environmental, Economic (External)

Policy Amendment and Land Use Amendment in Bridgeland (Ward 9) at 523 - 8 Street NE, LOC2017-0400

The recommended land use allows for a wider range of housing types than the existing DC District and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

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 in keeping with applicable policies of the *Municipal Development Plan*. The proposed R-CG District was designed to be implemented in proximity to or directly adjacent to low-density residential development. The proposal allows for a range of building types that have the ability to be compatible with the established building form of the existing neighbourhood and can better accommodate the housing needs of different age groups, lifestyles and demographics.

ATTACHMENT(S)

1. Applicant's Submission
2. Bridgeland Riverside Community Association Letter
3. Proposed Amendment to the Bridgeland-Riverside Area Redevelopment Plan
4. Proposed Development (DP2018-1950) Summary
5. **Bridgeland Riverside Community Association Letter, September 11 2018**
6. **Proposed Bylaw 79P2018**
7. **Proposed Bylaw 266D2018**
8. **Public Submissions**