

**Planning & Development Report to
Calgary Planning Commission
2018 October 04**

**ISC: UNRESTRICTED
CPC2018-1083
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**Land Use Amendment in Bridgeland-Riverside (Ward 9) at 118 - 8 Street NE,
LOC2018-0156**

EXECUTIVE SUMMARY

This land use amendment application was submitted on 2018 July 05 by O2 Planning and Design on behalf of the landowner Acqua Shops Ltd. The application proposes to change the designation of the subject parcel from DC Direct Control District to Mixed Use – Active Frontage (MU-2f3.0h16) District to allow for:

- mixed-use development on Bridgeland – Riverside’s 1 Avenue NE Main Street;
- a maximum building area of approximately 5,940 square metres based on a floor to parcel area ratio (FAR) of 3.0;
- a maximum building height of 16.0 metres; and
- a broader range of uses, combined with additional 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*.

A development permit for a Cannabis Store within the existing building was submitted by Bridgeland Cannabis Store on 2018 April 25 and was refused on 2018 August 09. An appeal to the Subdivision and Development Appeal Board was submitted 2018 August 30.

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ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.20 hectares ± (0.49 acres ±) located at 118 - 8 Street NE (Condominium Plan 0713392) from DC Direct Control District to Mixed Use – Active Frontage (MU-2f3.0h16) District; and
2. Give three readings to the proposed bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, DATED 2018 OCTOBER 18:

That with respect to Report CPC2018-1083, the following be approved, **after amendment**:
 That Calgary Planning Commission recommend that Council:

1. **Hold a Public hearing during a future Public Hearing of Council;**
2. Adopt, by Bylaw, the proposed redesignation of 0.20 hectares ± (0.49 acres ±) located at 118 - 8 Street NE (Condominium Plan 0713392) from DC Direct Control District to Mixed Use – Active Frontage (MU-2f3.0h16) District; and
3. Give three readings to the proposed Bylaw **277D2018**.

PREVIOUS COUNCIL DIRECTION / POLICY

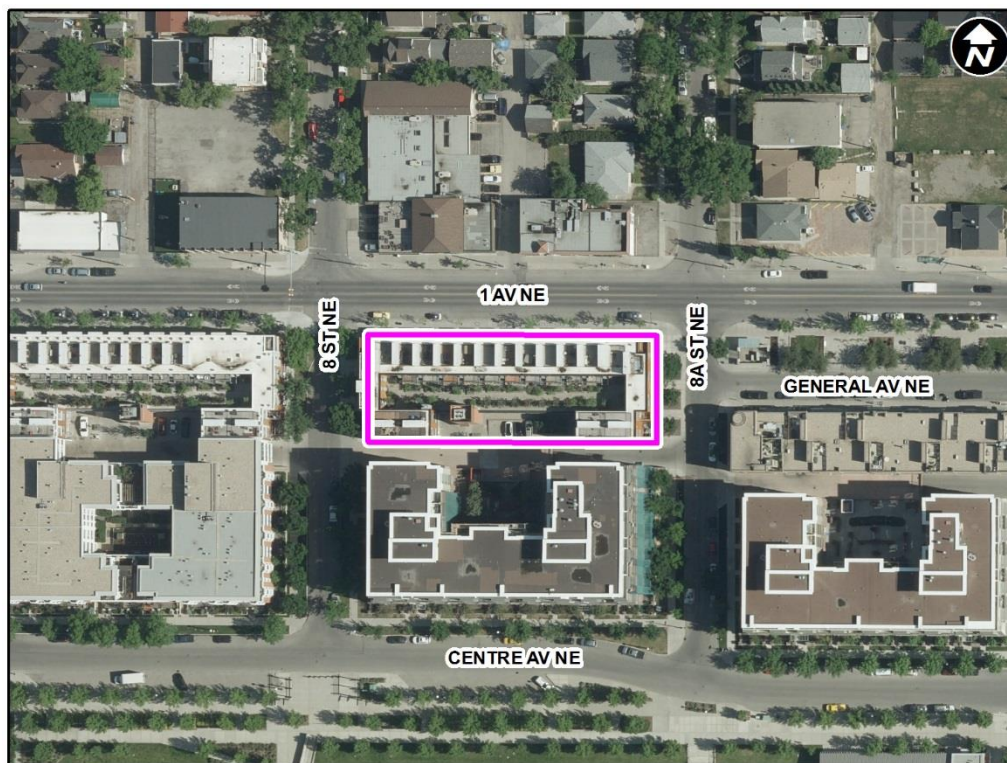
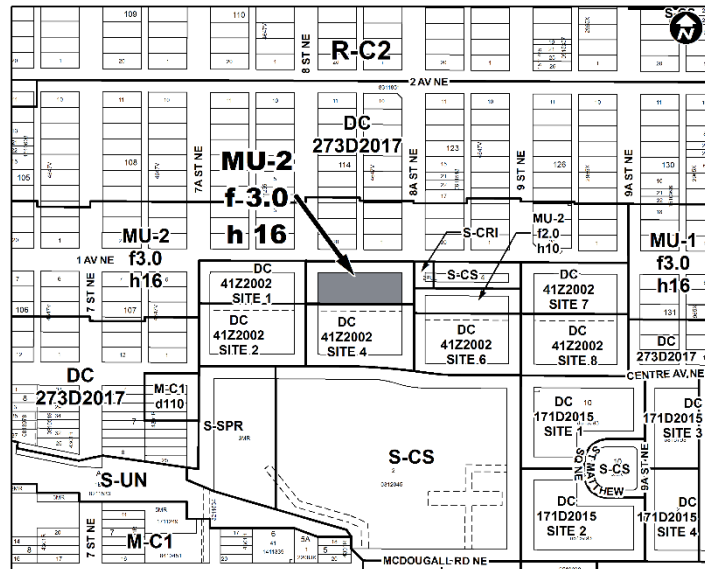
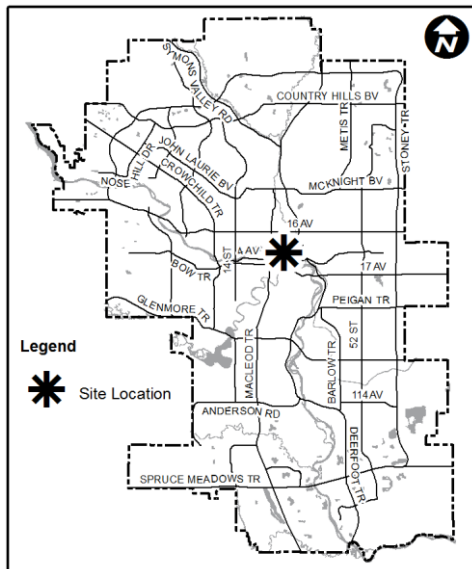
None.

BACKGROUND

This land use amendment application was submitted on 2018 July 05 by O2 Planning and Design on behalf of the landowner Acqua Shops Ltd. As indicated in the Applicant's Submission (Attachment 1), the applicant is interested in a land use designation that is consistent with many other parcels along 1 Avenue NE. A development permit for a Cannabis Store was submitted by Bridgeland Cannabis Store on 2018 April 25 and was refused on 2018 August 09, an appeal to the Subdivision and Development Appeal Board was submitted 2018 August 30.

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Location Maps



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Site Context

The subject site is located in the community of Bridgeland – Riverside along 1 Avenue NE, 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-2f3.0h16). Lands south of the site are part of The Bridges development and are designated the same existing DC Direct Control District as the site, or are park spaces. A public plaza is located east of the site and the Langevin School is located approximately 280 metres to the west of the site.

The site is approximately 0.20 hectares in size and is developed with a three-storey mixed-use development with ground floor commercial and 22 dwelling units. The existing development includes 43 on-site parking stalls and an additional 18 on-street parking stalls.

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.

Planning Considerations

Land Use

The subject site is identified as ‘Site 3’ within the existing DC Direct Control District (Bylaw 41Z2002). The existing DC from 2002 was intended to enable The Bridges development in accordance with the *Bow Valley Centre Concept Plan*. The DC restricts automotive uses, and includes uses intended for a mixed-use development with commercial and residential uses such as those of the existing development. Buildings of a maximum of three storeys up to 11 metres in height and a density of 111 units per hectare are allowed within the existing DC. The proposed Mixed Use – Active Frontage (MU-2f3.0h16) District is intended to:

- promote development with storefronts along a continuous block face on 1 Avenue NE;
- allow a maximum floor area ratio (FAR) of 3.0;
- allow a maximum building height of 16 metres; 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.

The proposed MU-2 district and the density and height modifiers of 3.0 FAR and 16 metres are consistent with the recent City initiated land use redesignations along 1 Avenue NE as part of the Main Streets initiative. Engagement completed for the initiative identified that 1 Avenue NE is appropriate for buildings of four or five storeys, and that higher buildings are more appropriate along Edmonton Trail NE.

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Development and Site Design

The rules of the proposed M-U2 district will provide basic guidance for future site development including appropriate uses, height and building massing. The existing development incorporates both on-site and on-street parking. Consideration for innovative parking solutions should be given at the development permit stage in accordance with local area policy. Additional items that will be considered through the development permit process include, but are not limited to:

- ensuring a building interface along 1 Avenue NE that is pedestrian oriented;
- a vertical mix of uses with uses at-grade that activate the street; and
- a clear distinction between building entrances for commercial and residential uses.

Environmental

No environmental issues or concerns have been identified at this time.

Transportation

Pedestrian access to the site is from 1 Avenue NE, 8 Street NE, and 8A Street NE. Vehicular access is from 8 Street NE and 8A Street NE. The site is well served by Calgary Transit with bus stops located within 50 metres of the development on 1 Avenue NE. The parcel is also located within 500 metres walking distance to the Bridgeland – Memorial LRT station. A Transportation Impact Assessment (TIA) and parking study was not required in support of this land use amendment application.

Utilities and Servicing

Water, sanitary, and storm sewer mains are available and can accommodate potential redevelopment of the subject site without the need for off-site improvements at this time. Individual servicing connections and stormwater management will be reviewed at the development permit stage.

Stakeholder Engagement, Research and Communication

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

The applicant attended the 2018 August 07 Bridgeland – Riverside Community Association meeting. No other public meetings were held by Administration or the applicant. Administration received a letter of support from the Bridgeland – Riverside Community Association (Attachment 2), however, concerns regarding the proposed maximum building height and floor area were raised.

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

- concerns with the potential location of a Cannabis Store in close proximity to a playground and park;
- opinion that the Cannabis Store use is inappropriate within a mixed-use development that includes residential units;
- concerns with the potential location of a Cannabis Store in close proximity to a school;
- concerns around the potential increase in cost to enforce illegal use of cannabis in surrounding parks and public areas; and
- concerns that allowing for the Cannabis Store may promote the use of cannabis.

Following Calgary Planning Commission, notifications for a 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 recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan (SSRP)* which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Municipal Development Plan (Statutory, 2009)

The site is located within a 'Neighbourhood Main Street' as identified on Map 1: Urban Structure 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

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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 and reaffirm high quality walking environments along a Main Street, which serves as a focal point for neighbourhood activity. The district also allows for a broad range of uses, supporting a variety of neighbourhood shops and services thereby increasing the overall market viability of the commercial space.

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 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 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. **Proposed Bylaw 277D2018**
4. **Public Submissions**