Planning & Development Report to Calgary Planning Commission
2019 April 18

ISC: UNRESTRICTED
CPC2019-0377

Road Closure and Land Use Amendment in Bridgeland/Riverside (Ward 9) adjacent to 23 McDougall Court NE, LOC2018-0252

EXECUTIVE SUMMARY

This road closure and land use redesignation application was submitted by Max Tayefi Architect on 2018 November 16, with authorization from the landowner, The City of Calgary. The application proposes to close a portion of undesignated road right-of-way that exists adjacent to 23 McDougall Court NE and redesignate the area of closed road to Multi-Residential – Contextual Low Profile (M-C1) District to allow for:

- extension of the existing Assisted Living use on the adjacent site, including administrative offices;
- a maximum density of 148 units per hectare on the site;
- a maximum building height of 14 metres; and
- the uses listed under the M-C1 District.

This proposal is in compliance with the applicable policies of the *Municipal Development Plan* and the *Bridgeland-Riverside Area Redevelopment Plan*. No development permit has been submitted at this time.

ADMINISTRATION'S RECOMMENDATION:

That Calgary Planning Commission recommends that Council hold a Public Meeting, and

1. **ADOPT**, by bylaw, the proposed closure of 0.10 hectares ± (0.25 acres ±) of road (Plan 1910503, Area A, Area B, Area C, Area D and Area E) adjacent to 23 McDougall Court NE, with conditions (Attachment 3); and

2. Give three readings to the proposed closure bylaw.

3. **ADOPT**, by bylaw, the proposed redesignation of 0.10 hectares ± (0.25 acres ±) of closed road (Plan 1910503, Area A, Area B, Area C, Area D and Area E) adjacent to 23 McDougall Court NE from Undesignated Road Right-of-Way **to** Multi-Residential – Contextual Low Profile (M-C1) District; and

4. Give three readings to the proposed bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, DATED 2019 MAY 02

1. ADOPT, by bylaw, the proposed closure of 0.10 hectares ± (0.25 acres ±) of road (Plan 1910503, Area A, Area B, Area C, Area D and Area E) adjacent to 23 McDougall Court NE, with conditions;

2. Give three readings to **Proposed Bylaw 5C2019**;

3. ADOPT, by bylaw, the proposed redesignation of 0.10 hectares ± (0.25 acres ±) of closed road (Plan 1910503, Area A, Area B, Area C, Area D and Area E) adjacent to

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23 McDougall Court NE from Undesignated Road Right-of-Way to Multi-Residential – Contextual Low Profile (M-C1) District; and

4. Give three readings to **Proposed Bylaw 111D2019**.

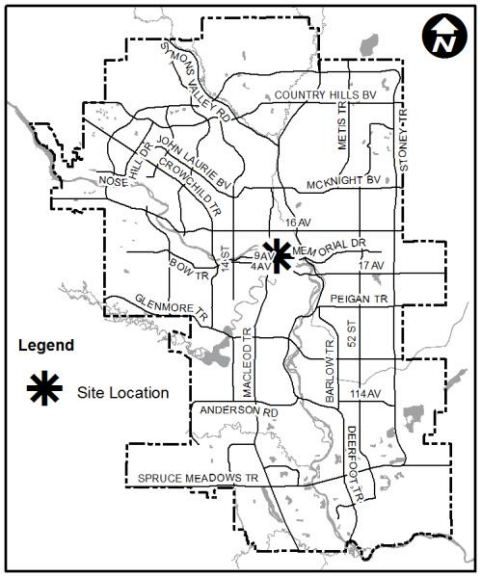
PREVIOUS COUNCIL DIRECTION / POLICY

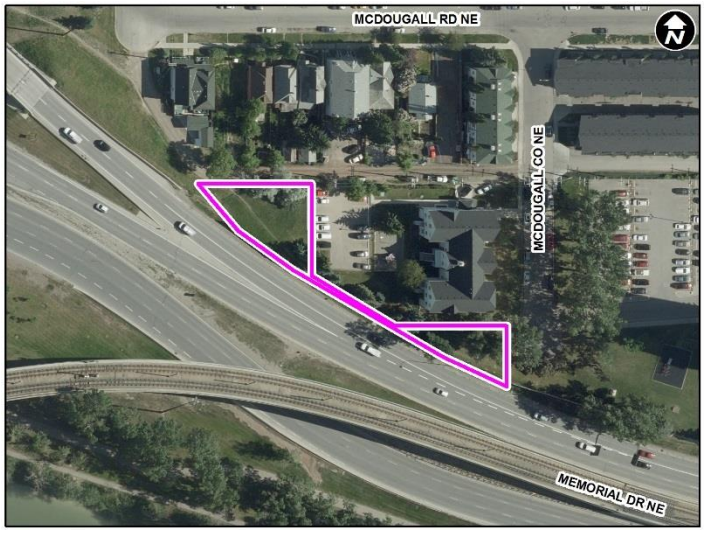
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None.

BACKGROUND

This application was submitted by Max Tayefi Architect on 2018 November 16, on behalf of the land owner The City of Calgary. While no development permit has been submitted at this time, the applicant indicated their intent to extend the existing use in the future. In order to accommodate this, the area of undesignated road right-of-way is proposed to be closed and redesignated to M-C1 District, in accordance with the Applicant's Submission (Attachment 1).

Location Maps



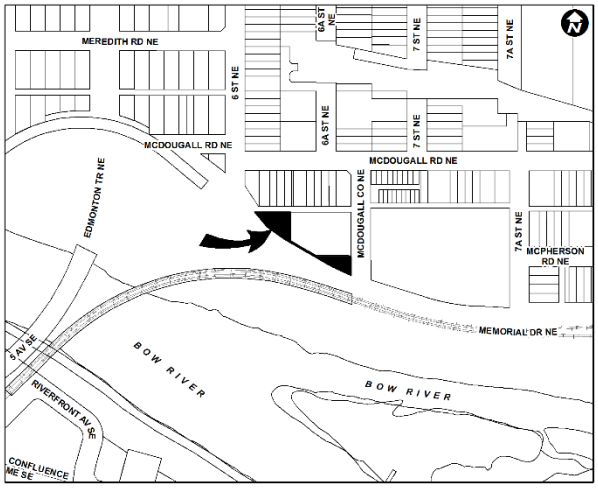


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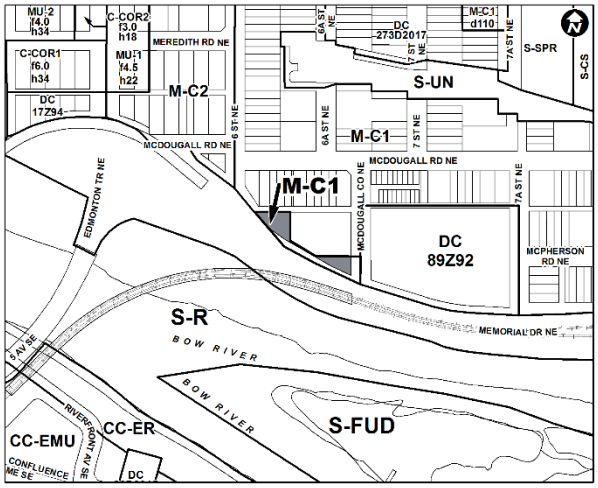
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Road Closure Map



Proposed Land Use Map



Site Context

The five portions of undesignated road right-of way are located in the northeast community of Bridgeland/Riverside, remnant from Memorial Drive and adjacent to the 23 McDougall Court NE, which is owned by the Calgary Catholic Immigrant's Society, operating as the Margaret Chisholm Resettlement Centre. The centre provides temporary accommodation and assistance to newcomers as they begin their resettlement process in Canada. The three-storey building was constructed in 1993, and can accommodate up to 80 people.

The Resettlement Centre is bound by M-C1 designated land to the north, and the Women In Need Society of Alberta to the east, under DC Direct Control District 89Z92. The subject undesignated road right-of-way is bounded to the south and southwest by Memorial Drive SE.

As seen in the table below, the community of Bridgeland/Riverside's peak population was in 2018, with a population of 6,529 people.

Bridgeland/Riverside	
Peak Population Year	2018
Peak Population	6,529
2018 Current Population	6,529
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2018 Civic Census*

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Additional demographic and social-economic information may be obtained online through the Bridgeland/Riverside community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Planning Consideration

As part of the review of this application, several key factors were considered by Administration including the proposal's alignment with relevant policies, and the appropriateness of the land use district. The following sections highlight the scope of technical planning analysis conducted by Administration.

Road Closure

The application proposes to close the undeveloped road rights-of-way surrounding the existing Margaret Chisholm Resettlement Centre, consolidating them with the adjacent parcel and redesignating them to the M-C1 District. The attached Conditions of Approval (Attachment 3) provide the guiding conditions of the road closure.

Land Use

This land use amendment application seeks to redesignate five areas of undeveloped and undesignated road right-of-way to Multi-Residential – Contextual Low Profile (M-C1) District. The proposed M-C1 District is a designation that provides for multi-residential development of low height and medium density and is intended to be in close proximity or adjacent to low density residential development. The proposed M-C1 District allows for a range of multi-residential housing forms such as townhouses, apartment buildings and development to accommodate assisted living.

Development and Site Design

The proposed redesignation is intended to accommodate expansion of the existing Assisted Living use into a second building. Future redevelopment of the site will be guided by the rules of the proposed M-C1 District. At the development permit stage, Administration will collaborate with the applicant to address the following considerations:

- parking;
- building placement;
- contextual sensitivity; and
- transition and connection to the existing building.

Environmental

An Environmental Site Assessment was not required as part of this application.

Transportation

Site accesses are available at McDougall Court NE or the existing rear lane. Off-site sidewalk and lane improvements will be required at the development permit stage.

Existing transit services are available approximately 500 metres north along 1 Avenue NE. The Bridgeland Memorial LRT Station is located approximately 650 metres east along Memorial Drive SE.

Utilities and Servicing

Once consolidation of the parcels occurs, water, sanitary, and storm sewer mains will be available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements.

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 was advertised online.
Administration received one letter in opposition to the application citing parking as their concern. Parking will be an essential consideration at the development permit stage, although the size of the parcel under request offers many different options to accommodate required parking on the site.

The Bridgeland/Riverside Community Association indicated support for the proposal. No public meetings were held for this application.

Following Calgary Planning Commission, notification 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 (2014)

The site is located within the 'City, Town' area as identified on Schedule C: South Saskatchewan Regional Plan Map in *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.

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Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan.* The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory - 2009)

The subject parcel is located within the Residential – Developed Established area of the *Municipal Development Plan* (MDP). The applicable MDP policies encourage moderate intensification in a form and nature that respects the scale and character of the neighbourhood.

Bridgeland-Riverside Area Redevelopment Plan (Statutory - 1980)

The *Bridgeland-Riverside Area Redevelopment Plan* (ARP) identifies the site as Non-Family Oriented Development, which should be residential in nature, and kept below RM-5 (Bylaw 2P80), which is the equivalent of Multi-Residential – Contextual Medium Profile (M-C2) District of Land Use Bylaw 1P2007. The M-C2 District allows greater height and density than the proposed M-C1 District. As such, the proposed road closure and land use redesignation complies with the policy.

There is presently work underway to update the ARP. At this time, the proposal complies with the draft policy.

Social, Environmental, Economic (External)

The proposal has the potential to allow for intensification of the existing Assisted Living facility that provides refuge for newcomers to Canada, at a location that is served by transit and existing local infrastructure. The proposed M-C1 District facilitates the potential for a more efficient use of land within the city boundary, thereby keeping with the City's goal of accommodating 33 percent growth within our established area by the year 2039.

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.

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Risk Assessment

There are no significant risks associated with this proposal.

REASONS FOR RECOMMENDATIONS:

The proposal is in keeping with applicable policies of the *Municipal Development Plan* and the *Bridgeland-Riverside ARP.* The proposed M-C1 District is intended for parcels in proximity to low density residential development and is suitable for the context of the area. The proposed undesignated road right-of-way closure proposes a better use for lands that have not been developed or utilized as road, allowing for expansion of the Margaret Chisholm Centre, which provides essential services that assist in resettling and providing care for newcomers to Canada.

ATTACHMENTS

1. Applicant's Submission
2. Registered Road Closure Plan
3. Proposed Road Closure Conditions
4. **Proposed Bylaw 5C2019**
5. **Proposed Bylaw 111D2019**