

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0690

**Policy Amendment and Land Use Amendment in Bridgeland/Riverside (Ward 9) at
65 and 69 - 7A Street NE, LOC2019-0047**

EXECUTIVE SUMMARY

This land use redesignation and policy amendment application was submitted on 2019 April 04 by CivicWorks Planning + Design Inc on behalf of RNDSQR and the landowners 1853985 Alberta Ltd and Sahra Kanji Professional Corporation. The application proposes to change the designation of two properties from Multi-Residential – Contextual Low Profile (M-C1d110) District to Mixed Use - General (MU-1h11) District to allow for:

- multi-residential, commercial or mixed-use buildings (e.g. commercial buildings, or apartment buildings that may have commercial storefronts);
- a maximum building height of 11 metres (a decrease from the existing maximum of 14 metres);
- additional flexibility in the number of dwelling units; and
- the uses listed in the MU-1 District.

An amendment to the *Bridgeland-Riverside Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use redesignation. The proposal supports applicable policies of the *Municipal Development Plan* (MDP). A development permit for the site was submitted 2019 May 10 and is currently under review.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw the proposed amendment to the Bridgeland-Riverside Area Structure Plan (Attachment 2); and
2. Give three reading to the proposed bylaw.
3. **ADOPT**, by bylaw the proposed redesignation of 0.12 hectares ± (0.29 acres ±) located at 65 and 69 - 7A Street NE (Plan 4301R, Block 7, Lots 30 to 33) from Multi-Residential – Contextual Low Profile (M-C1d110) District to Mixed Use - General (MU-1h11) District; and
4. Give three reading to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

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BACKGROUND

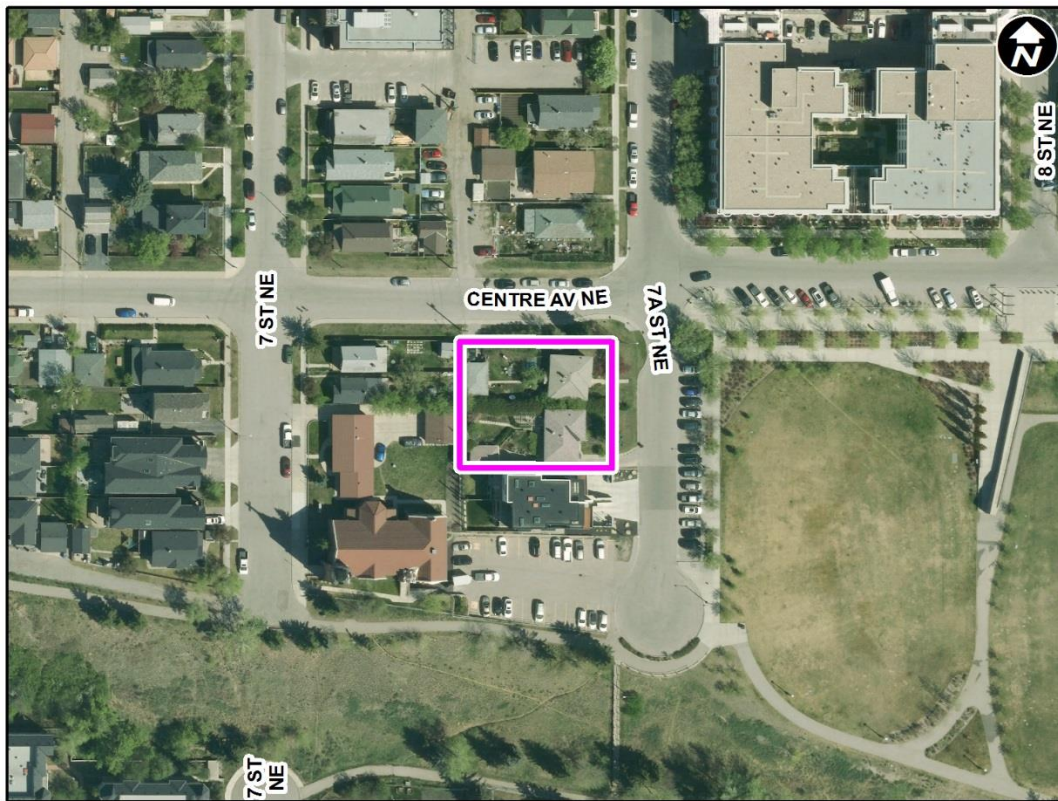
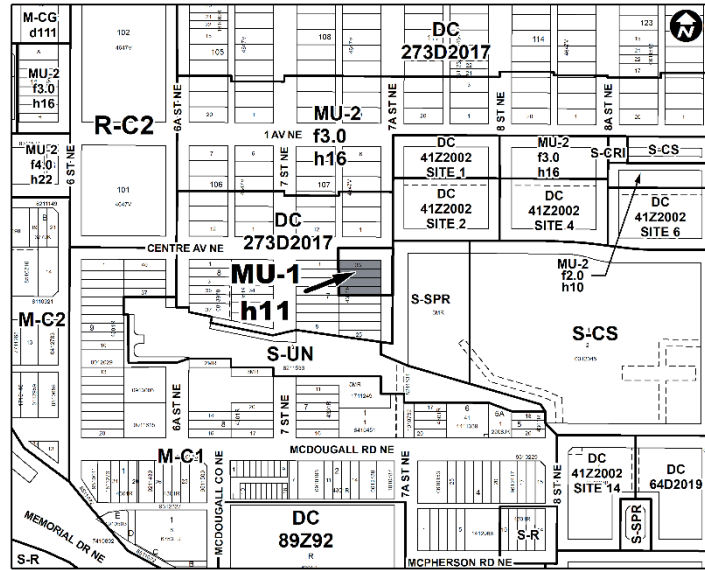
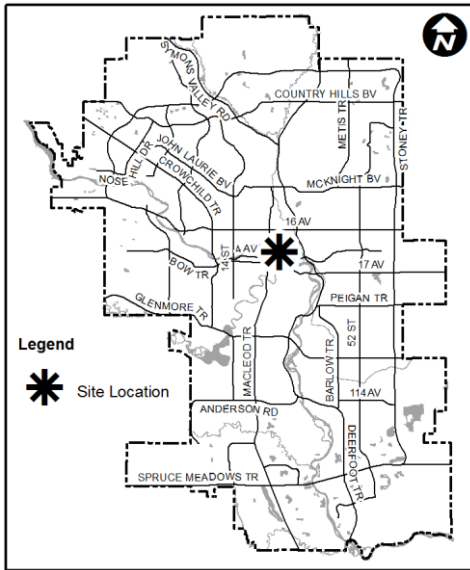
The land use redesignation application was submitted by CivicWorks Planning + Design on behalf of RNDSQR and the landowners 1853985 Alberta Ltd and Sahra Kanji Professional Corporation on 2019 April 04.

In 2016, Council approved the redesignation of the subject site (LOC2015-0125) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Low Profile (M-C1d110) District to accommodate a multi-residential development consisting of two buildings with a total of 10 units (DP2017-3199). The development permit was approved in 2018 but has not yet been released.

A new development permit consisting of Restaurant: Neighbourhood and Office uses was submitted 2019 May 10 and is currently under review (DP2019-2317). Approval of the proposed land use is required to allow for this development.

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Location Maps



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Site Context

The subject site consists of two parcels and is located on the southwest intersection of 7A Street and Centre Avenue NE in the community of Bridgeland-Riverside, one block south of the 1 Avenue NE Neighbourhood Main Street.

Surrounding development is characterized by semi-detached buildings to the south, both single and semi-detached development to the west, single detached development across the street to the north, and Murdoch Park, across the street to the east. Multi-residential development is located to the northeast of the site and includes commercial uses along 1 Avenue NE that wrap around the corner onto 7A Street NE.

The subject site is approximately 0.12 hectares in area with dimensions of 36 meters in length by 30 metres wide and is currently developed with two single detached dwellings.

As seen in Figure 1 below, Bridgeland-Riverside's peak population year was in 2018.

Figure 1: Community Peak Population

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*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed land use amendment allows for development that has the ability to be compatible with the established built form of the existing community, while providing local amenities and employment opportunities in Bridgeland-Riverside.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

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Land Use

The current land use is Multi-Residential – Contextual Low Profile (M-C1d110) which allows for multi-residential development to a maximum of 14 metres. The proposed Mixed Use – General (MU-1h11) District will provide opportunities for a mix of uses within a street-oriented building.

The height modifier of 11 metres is three metres lower than the current maximum of 14 metres, reflecting the required height of the submitted development permit.

Development and Site Design

The proposed redesignation provides guidance for site development at the development permit stage. Site design considerations including parking, active frontages, pedestrian connection and interface with adjacent uses including Murdoch Park will be reviewed as part of the development permit application.

Environmental

No significant environmental issues were identified. An Environmental Site Assessment was not required.

Transportation

Pedestrian and vehicular access to the site is currently available from Centre Avenue NE and 7A Street NE. South of Centre Avenue NE, 7A Street NE is a cul-de-sac and there is no rear lane.

The site is located approximately 500 metres from the Bridgeland/Memorial LRT Station. The site is served by Calgary Transit Route 90 Bridgeland / University with a bus stop approximately 100 metres north of the site on 1 Avenue NE. On-street parking is restricted on Centre Avenue NE to Residential Permit Parking only. Parking is currently not permitted directly in front of the site on 7a Street NE and a short-term public parking lot is located directly opposite the site on 7A Street NE.

Utilities and Servicing

Sanitary sewers are presently available to service the development. As part of the development permit, a Sanitary Servicing Study must be submitted by the applicant to determine whether off-site upgrades are required.

Water mains are presently available to service the development. As part of the development permit, a Fire Flow calculation letter must be submitted by the applicant to determine whether off-site upgrades are required.

Storm sewers are presently available to service the proposed development.

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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.

Administration received seven letters of objection to the proposal. An additional letter of objection was received by the Councillor's office and forwarded to Administration. Concerns related to the land use include:

- traffic and safety, reduced availability of on-street parking, delivery trucks as a nuisance;
- concern that commercial uses at this location will weaken the 1 Avenue NE Main Street;
- concern that future commercial tenants will not be compatible with adjacent residential;
- potential shadow impacts on the park; and
- destruction of scenic views from Murdoch Park.

Administration received one phone call in support of the proposal.

The Bridgeland-Riverside Community Association (CA) was circulated on the application. The letter provided by the CA can be found in Attachment 3. The CA supports the proposed height of 11 metres and appreciated the applicant's engagement to-date including large signage with renderings on-site, a postcard drop and in-depth information provided online by the applicant.

Generally, the CA has stated that there has been positive feedback about the development and proposed uses, but there were concerns from some individuals regarding parking and traffic for the commercial uses, idling delivery trucks, concern that the proposed land use amendment is not tied to plans with the development permit. Some concerns were also expressed regarding the addition of commercial uses in this area and that tenants that may change over time to less desirable tenants, while others indicated that certain commercial uses could be an opportunity to enhance the activation of Murdoch Park.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan* which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment and policy 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.

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Municipal Development Plan (Statutory – 2019)

The site is identified as Residential-Developed – Inner City in the *Municipal Development Plan* (MDP). Applicable MDP policies support moderate intensification that adds a mix of local commercial development. Buildings should maximize front door access to the street to encourage pedestrian activity.

Bridgeland-Riverside Area Redevelopment Plan (Statutory - 1980)

An amendment to the *Bridgeland-Riverside Area Redevelopment Plan* (ARP) is required to support this application (See Attachment 2). Figure 3: Generalized Land Use is proposed to be changed to amend the subject site to Neighbourhood Limited from the current land use of Non Family Oriented Development.

As with other areas designated as Neighbourhood Limited in the ARP, the policies of the Developed Areas Guidebook will apply. In the Developed Areas Guidebook, this building block supports small-scale, local commercial development that serves residents' daily needs.

Administration is currently developing a new ARP for Bridgeland-Riverside and a new Developed Areas Guidebook.

Social, Environmental, Economic (External)

This proposal provides the opportunity for additional local amenities and employment opportunities for residents in Bridgeland-Riverside and could support the activation of the west side of Murdoch Park.

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 item.

Risk Assessment

There are no significant risks associated with this proposal.

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REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies of the *Municipal Development Plan* and could provide local amenities and employment opportunities within Bridgeland-Riverside that has the potential to activate the west side of Murdoch Park.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Amendments to the Bridgeland-Riverside Area Redevelopment Plan
3. Community Association Letter