

Applicant's Submission

June 5, 2019

This application is for a proposed Land Use Redesignation in the Community of Crescent Heights, from Commercial Corridor – 2 (C-COR2f1.0h10) to the Multi-Residential - Contextual Medium Profile (M-C2f2.0d180) district, to accommodate additional density for a low-rise multi-residential development. The intent of this application is to provide for a three storey multi-residential development. Given the small nature of the site, the current FAR of 1.0 is extremely restrictive, and will not support this modest redevelopment.

The site is located at 336 – 8 Avenue NE and has a total area of approximately 0.138 acres. The site is currently occupied by a single family residence, and is located on the north side of 8 Avenue NE, one block west of Edmonton Trail NE, with lanes abutting the property to the west and north – a natural separation between the site and residential areas to the west. The subject site is currently part of a larger block of sites with the C-COR2f1.0h10 designation straddling the Edmonton Trail corridor. The sites directly west and south of the subject parcels are low density in nature, while the sites to the north and east are primarily designated for commercial and multifamily.

The subject sites fall within the Crescent Heights Area Redevelopment Plan (ARP), within the band of local commercial and mixed-use land uses that border Edmonton Trail. This area is encouraged to promote small-scale commercial and mixed-use developments that further encourage transit support and generally enhance the streetscape. This area is identified within the Municipal Development Plan as within an Urban Corridor, where intensification of residential and employment opportunities should be provided and a broad range of both commercial and residential development considered, in order to accommodate a varied cross section of the City's population. Transit is readily available with frequent bus service on Edmonton Trail to the immediate east, and primary transit routes to the west at Centre Street North.

Consultation with the Crescent Heights Community Association and nearby residents indicates strong opposition to commercial uses facing 8 Avenue NE. The current Area Redevelopment Plan specifically states that these commercial nodes along Edmonton Trail must be consolidated, with commercial entries only to Edmonton Trail. Any commercial component within an unconsolidated parcel would require an amendment to the current ARP. It should be noted that redevelopment of this single parcel under the current C-COR2 designation is not supportable as a result of this ARP requirement.

Multi-residential development makes sense when taking into account the location of this parcel at the westernmost extent of the block it is located within, the lack of potential for consolidation at this time with adjacent parcels and clear community input. As such, and assuming additional density in the future along Edmonton Trail, the proposed district and subsequent development will:

- Enable multi-residential development with parameters that limit the development to a maximum of 10 units
- Provide assurance to the community that the intended development will be multi-residential
- Act as a good transition from low-density residential to potentially higher density at Edmonton Trail in the future
- Increase density along this important corridor in a sensitive manner

Given that the intended development supports the goals of both the Community of Crescent Heights and the Municipal Development Plan, we would request your support of the proposed land use designation.