

Applicant Submission

2019 July 22

On behalf of the landowner, please accept this application to redesignate a +/-0.16 acre (+/- 0.065 hectare) site from M-C1 to MU-2 f2.0h14, to accommodate a small-scale street-oriented and pedestrian-oriented developments that better optimizes the opportunity and advantages offered by this prime urban main street location and the gateway into the downtown core.

The subject site is located in the community of Crescent Heights in Ward 7, on Edmonton Trail NE between 10 Avenue NE and 11 Avenue NE. Lands to the north and east are designated under the commercial district C-COR1 f1.0h10. Lands to the south is designated under DC Direct Control District (Bylaw 114Z82) which list office building as the permitted use. Residential-Contextual One (R-C2) District sites exist to the west of the subject parcel. Current use of the parcel is a residential bungalow.

The proposed build form of this area is a small-scale street-oriented and pedestrian-oriented developments with building entrances that front onto Edmonton Trail NE. Edmonton Trail NE is classified as an Urban Boulevard street type. Calgary Transit bus stops for routes 5 and 69 northbound and routes 4 and 69 southbound are located on Edmonton Trail NE within 100 meters walking distance of the parcel. The planned 16 Avenue N Green Line Light Rail Transit station will be approximately 1.0 kilometer walking distance from the parcel. City Hall Light Rail Transit station is approximately 2.0 kilometers walking distance from the parcel. Bridgeland Light Rail Transit station is approximately 2.2 kilometers walking distance from the parcel.

The site is located within an Urban Main Street area, which are intended to provide for a high level of residential and employment intensification along an Urban Boulevard street type, as defined in the Calgary Transportation Plan (CTP). Crescent Heights Area Redevelopment Plan (CHARP) also supports development of healthy commercial corridor serving the local community and passing commuters.

The proposed MU-2 f2.0h14 is consistent with the policies set up in Municipal Development Plan and the intent of Crescent Heights Area Redevelopment Plan. The small-scale, pedestrian-oriented developments will provide business opportunities and professional services to residents not only in Crescent Heights, but also in Renfrew and surrounding areas. With its closeness to public transit systems and focus on pedestrian friendly developments, the stability of the residential areas can be well maintained. So please support this application.