

**POLICY AMENDMENT AND LAND USE AMENDMENT
RENFREW (WARD 9)
EAST OF EDMONTON TRAIL NE AND 14 AVENUE NE
BYLAW 33P2016 AND BYLAW 244D2016**

MAP 22C

EXECUTIVE SUMMARY

This application proposes to redesignate one parcel from Residential – Contextual One / Two Dwelling (R-C2) and Commercial – Corridor 2 (C-COR2 f1.0h10) to Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to correct a split land use designation on the parcel and allow for a four-unit development that may include live-work units.

This application includes minor text and map amendments to the Crescent Heights Area Redevelopment Plan (ARP).

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2016 July 28

That Calgary Planning Commission recommends **APPROVAL** of the proposed Policy Amendment and Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaws 33P2016 and 244D2016; and

1. **ADOPT** the proposed amendments to the Crescent Heights Area Redevelopment Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 33P2016; and
3. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.13 acres ±) located at 409 – 14 Avenue NE (Plan 791P, Block 40, Lots 28 and 29) from Residential – Contextual One / Two Dwelling (R-C2) District, Commercial – Corridor 2 f1.0h10 (C-COR2 f1.0h10) District **to** Multi-Residential – Contextual Grade-Oriented (M-CGd72) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 244D2016

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REASON(S) FOR RECOMMENDATION:

The proposal is in keeping with the applicable policies of the Municipal Development Plan and the ARP as amended. The proposed M-CGd72 District allows for a low-rise, low-density development that has the ability to be compatible with the character of the existing neighbourhood. The proposal represents a modest increase in density for this inner city parcel and can serve as a transition between the low-density residential properties located to the east and the Edmonton Trail commercial corridor to the west. In addition, the subject parcel has direct lane access as well as good public transit connections.

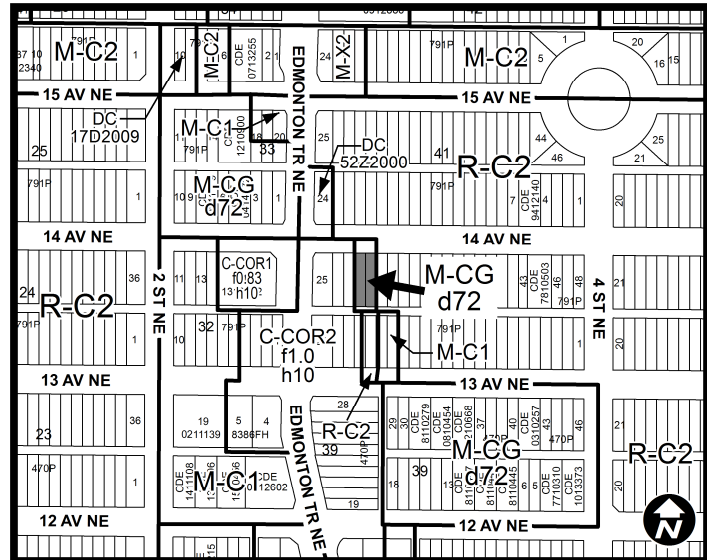
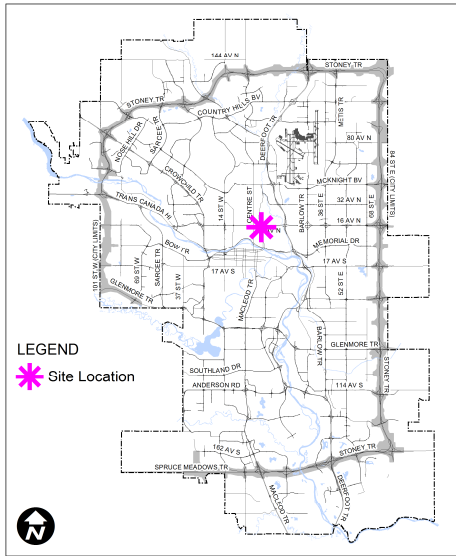
ATTACHMENTS

1. Proposed Bylaw 33P2016
2. Proposed Bylaw 244D2016
3. Public Submissions

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

1. Recommend that Council **ADOPT**, by bylaw, the proposed amendments to the Crescent Heights Area Redevelopment Plan (APPENDICES III-VI).

Moved by: S. Keating

Carried: 6 – 0

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 409 – 14 Avenue NE (Plan 791P, Block 40, Lots 28 and 29) from Residential – Contextual One / Two Dwelling (R-C2) District, Commercial – Corridor 2 f1.0h10 (C-COR2 f1.0h10) District **to** Multi-Residential – Contextual Grade-Oriented (M-CGd72) District.

Moved by: S. Keating

Carried: 6 – 0

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Applicant:

Wild Oak Custom Homes Ltd

Landowner:

Wild Oak Custom Homes Ltd

PLANNING EVALUATION

SITE CONTEXT

The site is located in the northeast community of Renfrew and is currently developed with one single detached dwelling and a parking pad located on the rear lane. The surrounding area largely consists of single detached dwellings with commercial and multi-residential uses located to the north and west along Edmonton Trail NE and 16 Avenue NE.

The site currently has two land use designations where a portion (approximately half) of the parcel is designated Residential – Contextual One / Two Dwelling (R-C2) District and the remainder is designated Commercial - Corridor 2 (C-COR2 f1.0h10) District.

A summary of current and peak population for the community is provided below:

Renfrew Community	
Peak Population Year	1968
Peak Population	8,019
2015 Current Population	6,550
Difference in Population (Number)	- 1,468
Difference in Population (Percent)	-18%

LAND USE DISTRICTS

The application proposes redesignating the subject site from R-C2 and C-COR2 f1.0h10 to Multi-Residential – Contextual Grade-Oriented (M-CGd72) District. The redesignation would resolve the split land use condition and allow for up to four dwelling units on the parcel. The M-CG District is intended to provide for multi-residential development that is low height and low density where all units have direct access to grade. Built-forms typical of this district include four-plexes and low-rise multi-residential apartment buildings. The M-CG District also allows for Live Work Units.

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LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan (Statutory/Approved by Council – 2009)

The subject parcel is located within the Developed Residential – Inner City Area as identified on Map 1 of the Municipal Development Plan (MDP). Both City-Wide policies and Inner City Area policies apply. In general, these policies encourage redevelopment in inner city communities, particularly for sites in transition zones adjacent to commercial corridors. Redevelopment should be consistent and compatible with the existing character of the neighbourhood.

The application is in keeping with relevant MDP policies as the rules of the M-CG district provide for development that is sensitive to existing low-density residential development and can provide a transition from the primarily low-density residential development to the east and more commercially oriented development to the west along Edmonton Trail NE.

Crescent Heights Area Redevelopment Plan (Statutory/Approved by Council – 1997)

The Crescent Heights Area Redevelopment Plan (ARP) recognizes the split land use condition for the subject parcel and Map 2 of this plan identifies the site as *Low Density Residential or Local Commercial* and *Local Commercial*. Specific policies for this site provide direction to rectify the split land use condition by redesignating the site to a commercial or low-density residential district.

While the present proposal is in keeping with the overall intent and goals of the ARP, it is not consistent with the site specific policies and the land use map of this plan. Therefore, minor text and map amendments to the ARP are required to accommodate this application (APPENDICES III-VI).

TRANSPORTATION NETWORKS

A Traffic Impact Assessment (TIA) was not required as part of this application. At the Development Permit stage, vehicle access will be from the rear lane.

UTILITIES & SERVICING

Water and sanitary services are available and can accommodate the future redevelopment of the subject site without the need for off-site improvements at this time.

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ENVIRONMENTAL ISSUES

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

ENVIRONMENTAL SUSTAINABILITY

An analysis of sustainability measures to be incorporated into the development will occur at the Development Permit stage.

GROWTH MANAGEMENT

The proposed land use amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns.

PUBLIC ENGAGEMENT

Community Association Comments

The Renfrew Community Association was circulated and does not support the application. Their letter is included in APPENDIX II.

Citizen Comments

Administration received five letters of objection to the proposal from nearby residents that raised the following concerns:

- Built-form allowed under the M-CG District not compatible with predominately low-density residential surrounding the site. Site is most suitable for single and semi-detached housing.
- Increased traffic and parking congestion in the area.
- Possible live work units would represent commercial encroachment into residential area.

Public Meetings

No public meetings were held.

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APPENDIX I

APPLICANT'S SUBMISSION

We are applying for a land use Redesignation for the property at 409 14 Ave NE. The reason we are applying for the redesignation is we plan on re-developing and constructing a four-unit development with live work units on the site. Currently the land is split zoned C-COR2f1.0h10 and R-C2. We are seeking to have the land use designation changed to M-CG D72 on both sides of the lot.

We feel a warranted change in land use designation is based on the following:

- Our lot has a split land use designation that makes development extremely difficult, as the land use designations are vastly different.
The Crescent Heights ARP identifies our site as one that would be supported for redesignation to wholly commercial or residential designation.
- Our lot is an excellent site for a buffer development between the C-COR2 lot on the west, and the R-C2 lot on the east.
We are hoping to include low intensity commercial in the form of live work units. The built form of the development would contextually respect the existing residential development on 14 ave, while at the same time offering low intensity commercial space.
- Our proposed development will increase the density of the inner city, something that the City of Calgary supports.
- The proposed development is less than two blocks south of 16 avenue NE and 30m east of Edmonton Trail NE therefore public transportation is easily accessible. There are over eight separate transit stops within 200m of our development.
Walkable access to public transportation includes major bus routes on 16 avenue NE, Edmonton Trail, and 12 avenue NE.
The proximity to public transportation is well suited and may cut down on vehicle traffic to and from the proposed development. A person owning a unit would not need a vehicle at all due to the close proximity to a variety of public transportation options, as well as shopping facilities.

This proposed development achieves the goal of the City of Calgary to increase the density of inner-city neighbourhoods in an appropriate manner, while at the same time respecting the character of the neighbourhood. The redesignation would provide a great transition from commercial developments on Edmonton Trail to residential developments on 14 Avenue. The land use redesignation is supported in the Crescent Heights ARP.

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APPENDIX II

RENFREW COMMUNITY ASSOCIATION LETTER

Gonzalez, Troy C.

From: Adam Smith [REDACTED]
Sent: Monday, July 18, 2016 11:57 AM
To: Gonzalez, Troy C.
Subject: RE: LOC2016-0051 Renfrew Community Association Comments

Troy,

Thank you for the follow-up it is nice to see as typically I haven't received this much desire from the City for our comments. Please keep up the good work!!!

Our comments are:

- We had a similar application about a year ago (possibly a little longer), I believe right across the street from this property on either this avenue or 13th or 15th and we did not support at that time and as such can not this time either.
 - The reasons for lack of support are as follows:
 - The letter provided in a prefect world would be what happens but there is nothing binding about it and as such we doubt that is what will be built as it would not maximize value for the developer.
 - The maximum that would be developable on the property would be quite large and "invasive" on the neighbouring homes, not commercial structures as there are none along there.
 - As there are multiple of these "split" properties along Edmonton trail this would set precedence for all similarly divided/split zoned properties.

If the developer wants to submit plans for city approval with their application concurrently to show what the final impact of this zoning change will be then our opinion may change but unfortunately for them many developers before have sold one thing and built another. So their positive community minded story about what could be built has to have no bearing on our thought process, which is a sad statement to make.

The community has supported relaxations and changes in the past but they were for tangible projects with plans submitted.

Thank you again for following up,

Adam Smith

T. Gonzalez

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APPENDIX III

**PROPOSED AMENDMENTS TO THE CRESCENT HEIGHTS
AREA REDEVELOPMENT PLAN**

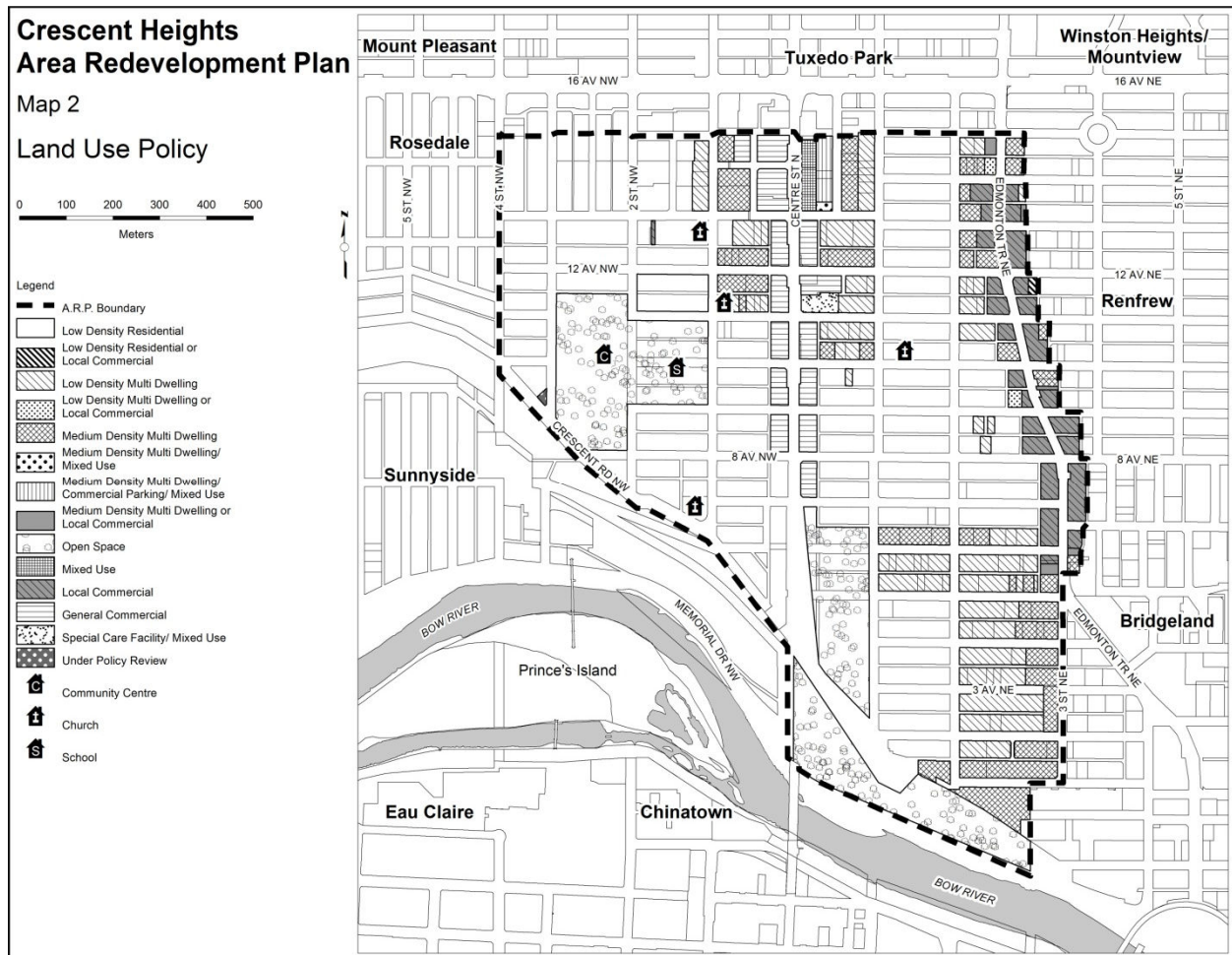
- (a) Delete the existing Map 2, entitled “Land Use Policy”, and replace with revised Map 2 entitled “Land Use Policy” (APPENDIX IV).
- (b) In Section “3.0 RESIDENTIAL DEVELOPMENT”, after subsection “3.7 Housing Units above Commercial Development, delete Site 13 in its entirety from Table 1 Residential Redesignations.
- (c) Delete the existing Map 4, entitled “Residential Redesignation Sites”, and replace with revised Map 4 entitled “Residential Redesignation Sites” (APPENDIX V).
- (d) Delete Site 13 – 409 14 Avenue NE in subsection “3.8 Residential Redesignations” in its entirety.
- (e) Delete the existing Map 5, entitled “Commercial Areas”, and replace with revised Map 5 entitled “Commercial Areas” (APPENDIX VI).

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APPENDIX IV

REVISED "Map 2 – Land Use Policy

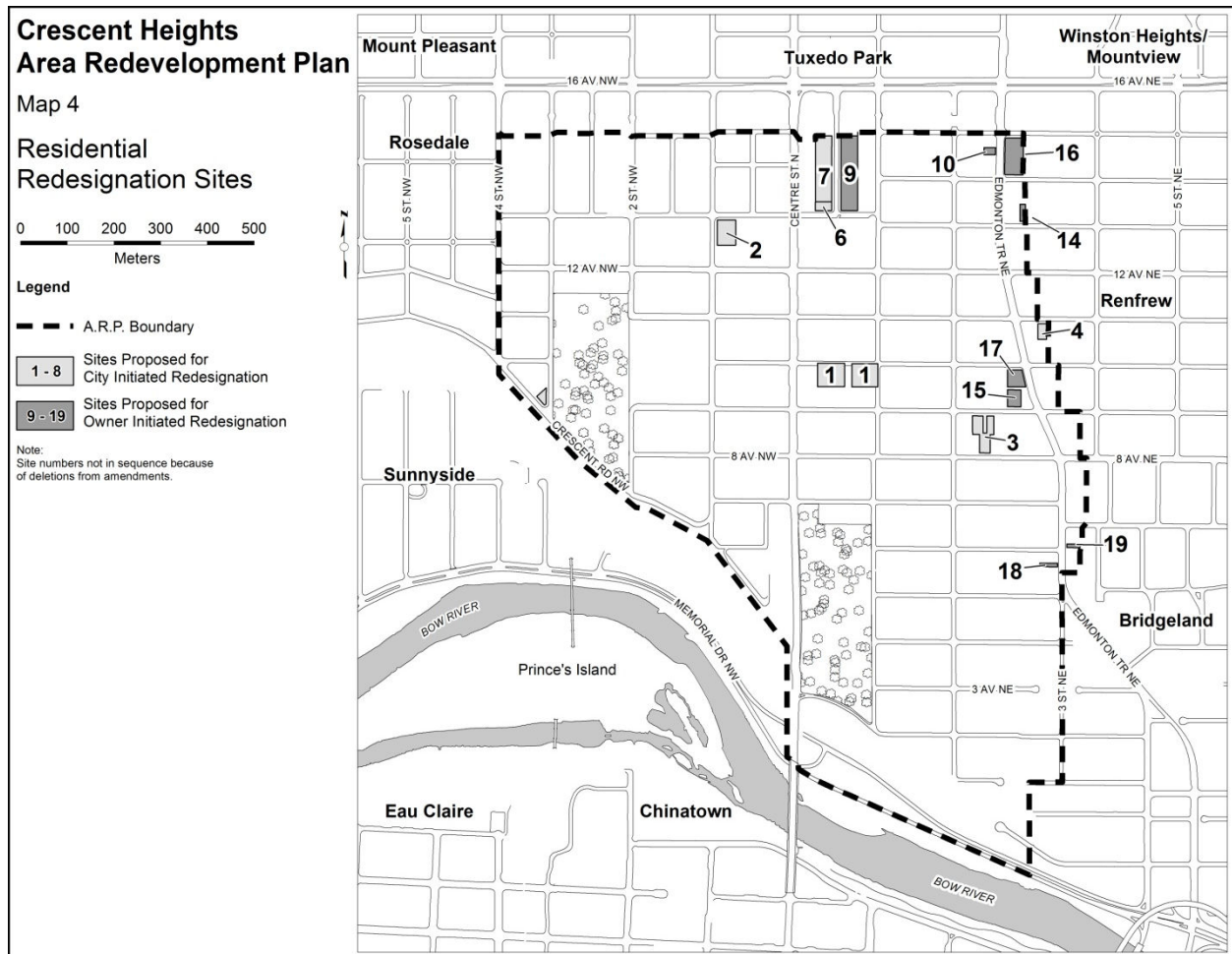


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APPENDIX V

REVISED "Map 4 – Residential Redesignation Sites"

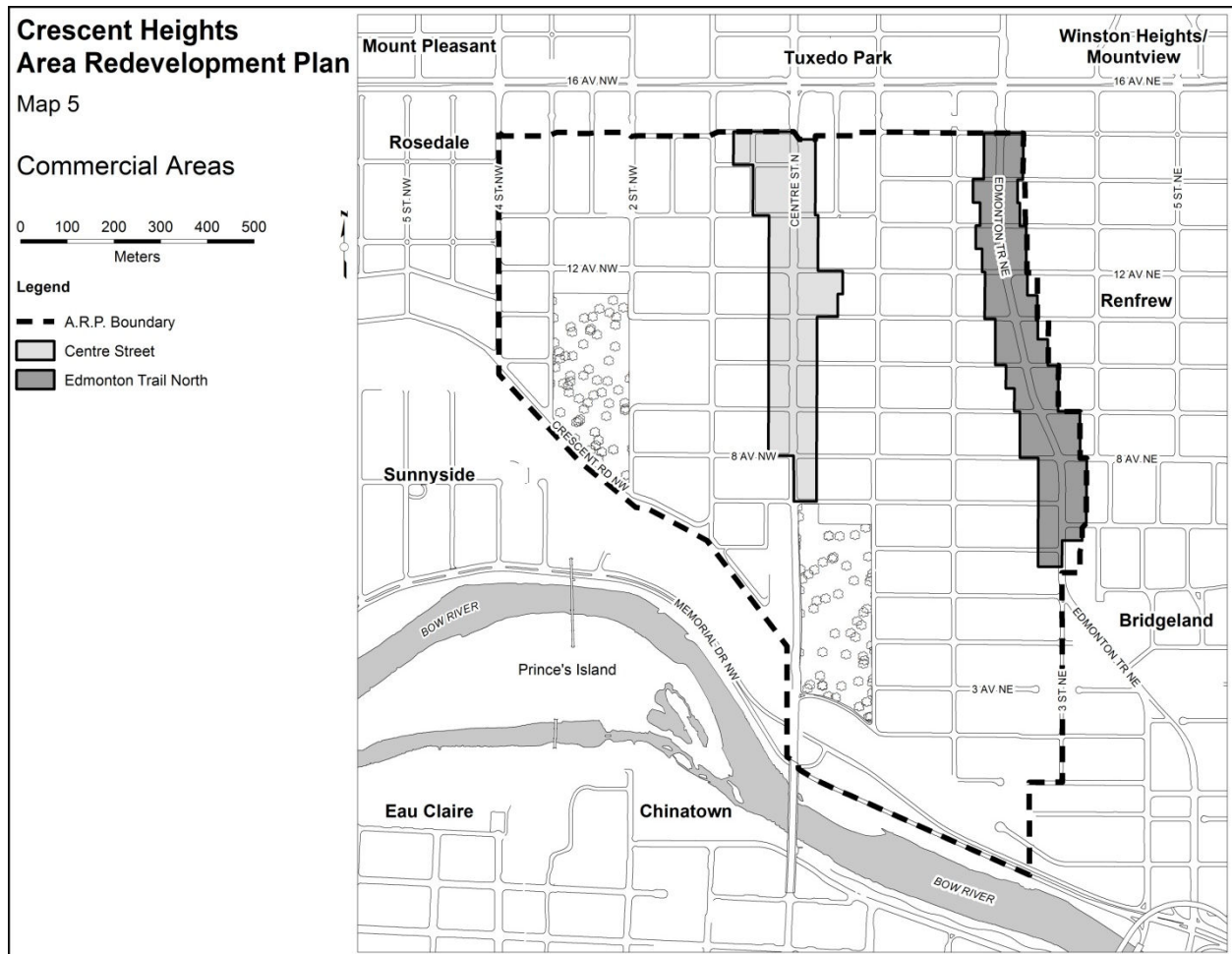


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APPENDIX VI

REVISED "Map 5 – Commercial Areas



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APPENDIX VII

LOCATION CRITERIA FOR MULTI-RESIDENTIAL INFILL

Subject Site	Comments
On a Corner	<p>Corner developments have fewer direct interfaces with low density development.</p> <p>Corner sites avoid mid-block development that could signal speculation that the entire block is appropriate for redevelopment.</p>
Within 400m of a transit stop	<p>Allows for greater transit use, providing more mobility options for residents of multi-dwelling developments.</p> <p>Can reduce motor vehicle usage, thereby minimizing vehicle traffic impact on community.</p>
Within 600m of a Primary Transit stop or station	<p>Allows for greater transit use, providing more mobility options for residents of multi-dwelling developments.</p> <p>Can reduce motor vehicle usage, thereby minimizing vehicle traffic impact on community.</p>
On a collector or higher standard roadway on at least one frontage	Minimizes traffic on local streets
Adjacent to existing or planned non-residential development or multi-dwelling development	Creates an appropriate transition between low density and other more intensive land uses or larger scale buildings
Adjacent to or across from existing or planned open space or park or community centre	Creates an appropriate transition between low density and other land uses
Along or in close proximity to a corridor or activity centre	Creates an appropriate transition between low density and other land uses
Direct lane access	Improves pedestrian environment for local residents by limiting the creation of multiple or high frequency use driveways across local sidewalks.