

**POLICY AMENDMENT  
RENFREW (WARD 9)  
15 AVENUE NE AND EAST OF EDMONTON TRAIL NE  
BYLAW 24P2016**

**MAP 22C**

**EXECUTIVE SUMMARY**

This policy amendment application seeks to amend the 16 Avenue North Urban Corridor Area Redevelopment Plan (ARP) to accommodate additional density and flexibility to the built form on 414 and 416 -15 Avenue NE. This ARP amendment is required to accommodate a development permit application for the site. This amendment would allow for an additional 3 units on the subject sites, flexibility to the setback and stepback requirements, and allowance of mechanical equipment outside the building envelope.

**PREVIOUS COUNCIL DIRECTION**

None.

**ADMINISTRATION RECOMMENDATION(S)**

2016 March 24

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

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaw 24P2016; and

1. **ADOPT** the proposed amendments to the 16 Avenue North Urban Corridor Area Redevelopment Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 24P2016.

**REASON(S) FOR RECOMMENDATION:**

Administration is recommending approval of this ARP amendment for the following reasons:

- the amendment provides flexibility in building massing while still ensuring development meets the intent of the ARP;
- the amendment allows for increased density while ensuring the site is not overdeveloped;
- the proposed ARP amendment is in keeping with the goals and policies of the Municipal Development Plan (MDP) and Calgary Transportation Plan (CTP).

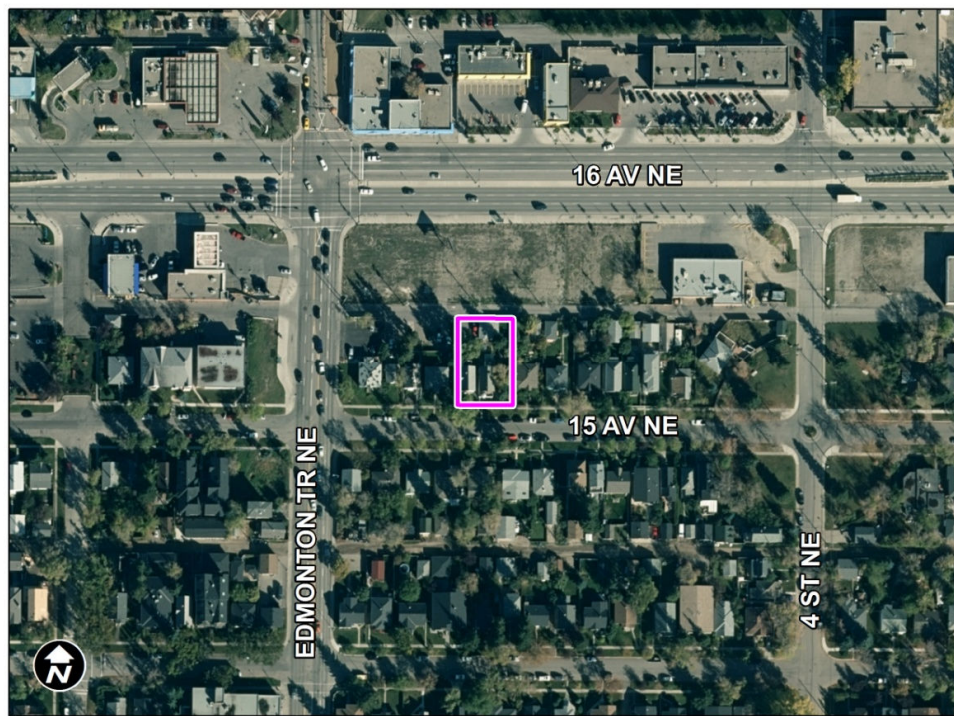
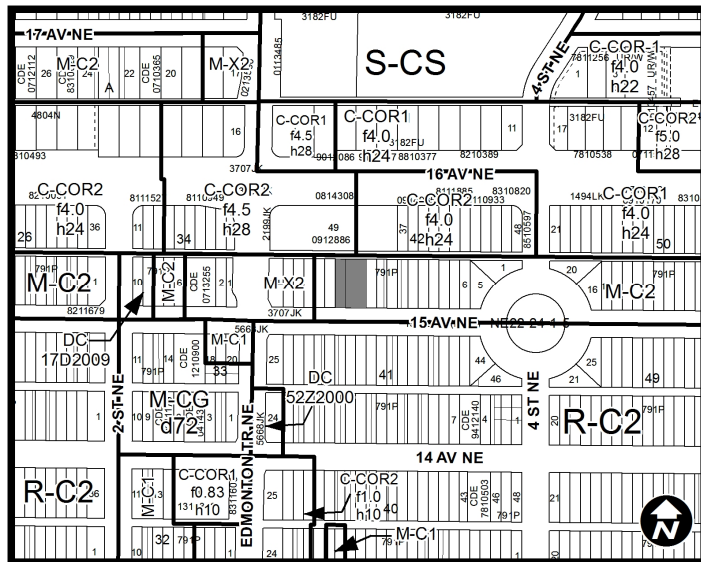
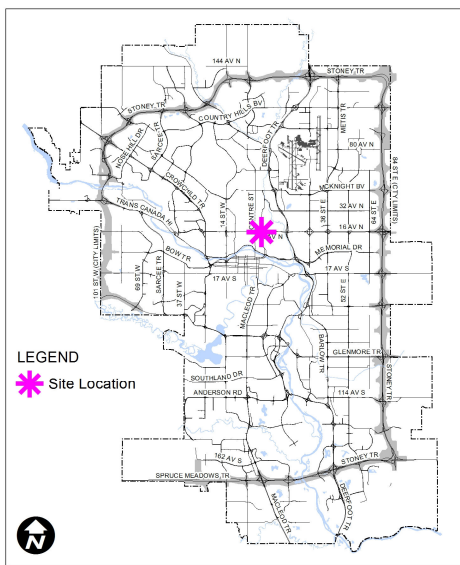
**ATTACHMENT**

1. Proposed Bylaw 24P2016

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LOCATION MAPS



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**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed amendments to the 16 Avenue North Urban Corridor Area Redevelopment Plan (APPENDIX II).

**Moved by: G.-C. Carra**

**Carried: 8 – 0**

Reasons for Approval from Mr. Foht:

- I supported the application but felt that the relaxations from the existing area redevelopment plan were relatively minor. It seems having to amend the area redevelopment plan through a formal process seems a cumbersome and time consuming process. A good project in an appropriate area.

Comments from Ms. Gondek:

- The area redevelopment plan as it exists includes “shall” statements, rather than “should” statements, regarding density and FAR. For this reason, relaxations are not possible and this policy amendment to the area redevelopment plan is required.

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**Applicant:**

Talicia Wagner

**Landowner:**

Terrier Investments Ltd

**PLANNING EVALUATION**

**SITE CONTEXT**

The site under the Development Permit is approximately 0.084 hectares  $\pm$  (0.21 acres  $\pm$ ) and is located within a mixed use urban corridor. To the east and west are one-storey single residential, designated M-C2. The site to the north across the lane is vacant, designated C-COR2. The sites to the south across 15 Avenue NE are one-storey residential, designated R-C2.

The subject sites currently house 2 two-storey homes, however, a Development Permit application is currently under review for 1 building, 20 units (DP2015-3334).

**LAND USE DISTRICTS**

A Land Use Amendment is not being proposed.

**LEGISLATION & POLICY**

**Municipal Development Plan**

On *Map 1: Urban Structure* of the MDP, the site is identified as part of an *Urban Corridor*.

The MDP states that the *Urban Corridor* should contain a broad range of housing in terms of form, tenure, and affordability to accommodate a diverse range of the population. Apartments, mixed-use developments and ground-oriented housing are encouraged.

A range of intensification strategies should be employed to allow for modest intensification of Inner City areas, from parcel-by-parcel to larger more comprehensively planned approaches at the block level.

The MDP policies strive for street oriented development with front door access to the street to encourage pedestrian activity.

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*16 Avenue North Urban Corridor Area Redevelopment Plan*

The ARP identifies the site as Medium Density Low Minimum Multi-Residential, with a maximum density of 210 units per hectare and a maximum height of 16 metres (approximately 5 storeys). The ARP prescribes setback and stepbacks locations and depths.

The Development Permit application does not meet some of the ARP requirements; however, the application meets the intent of the policy by providing:

- minimized shadow impacts;
- articulated building facades;
- a mixture of unit types and sizes; and
- reduced perception of building height and massing from street level perspective.

An ARP amendment is needed to provide flexibility to the setback and stepbacks requirements. The policy also requires mechanical equipment be included in the building envelope, whereas the Land Use Bylaw does not. The proposed amendment will remove this requirement.

In addition, the policy also limits units per hectare whereas the Land Use District (M-C2) does not. As per the ARP, the maximum density is 210 units per hectare; however the Land Use Bylaw does not apply maximum units per hectare to M-C2. The proposed policy amendment would allow for an additional 3 units on the site. The development would still be required to meet the maximum Floor Area Ratio of 2.5 as required in the Land Use District.

The proposed amendments are listed in APPENDIX II.

## **TRANSPORTATION NETWORKS**

The subject site is laned and located one block from a Primary Transit Network. It is one block from two Urban Corridors: 16 Avenue and Edmonton Trail NE.

## **UTILITIES & SERVICING**

No utilities or servicing issues were identified.

## **ENVIRONMENTAL ISSUES**

An Environmental Site Assessment was not required.

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**PUBLIC ENGAGEMENT**

**Community Association Comments**

- The applicant has engaged the Renfrew Planning Committee throughout the project since 2014. Formal comments on the Policy Amendment were not received by Administration from the Community Association; however, through the development permit process they have expressed their support of a site specific policy amendment to accommodate the proposed development.

**Citizen Comments**

- No comments received by CPC Report submission date.

**Public Meetings**

- No public meetings have been held.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

An amendment to the 16<sup>th</sup> Avenue North Urban Corridor Area Redevelopment Plan is required to accommodate the proposed development. The proposed amendments are supported by the MDP and the current Land Use Bylaw, both of which were implemented since this ARP was put into place. The following policy amendments are outlined below:

- Proposed increase to 20 units from current policy allowance of 17 (+3 units)
- Deviation from Front Step-back: Required 6m step-back from Property Line at 10m
- Deviation from Lane Step-back: Required 11.8m step-back from Property Line at 10m
- Mechanical equipment on roof not included within the building envelope
- Allowance for structure (transfer beams over parkade) within east 2.8m side setback

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**APPENDIX II**

**PROPOSED AMENDMENTS TO THE 16 AVENUE NORTH URBAN  
CORRIDOR AREA REDEVELOPMENT PLAN**

- (a) In policy 4.3.2 (1), after the first sentence, add the following:

“A building located on the site at 414 and 416 - 15 Avenue NE may be appropriate for density up to 240 units per hectare, provided the development does not exceed 2.5 FAR.”

- (b) In policy 4.3.3.2(2) delete the last sentence:

“Mechanical equipment must be included within the building envelope for multi-residential buildings.”

- (c) In policy 4.3.3.3, add the following subsection:

“(9) Variations to the setback and stepback requirements may be appropriate for a building located on the site at 414 and 416 - 15 Avenue NE, provided the general intent of the policy is met to the satisfaction of the Development Authority.”