

**POLICY AMENDMENT
EDGEMONT (WARD 4)
NORTH OF EDGEMONT BOULEVARD NW AND EAST OF
EDGEBROOK DRIVE NW
BYLAW 10P2016**

EXECUTIVE SUMMARY

This policy amendment seeks to amend the Crowchild Phase 3 Policy Statement & Area Structure Plan (Map 7). This mapping amendment is to change an area from residential to commercial to allow for an existing commercial facility. Land Use Bylaw 1P2007 designates this site as C-N2 Commercial Neighbourhood.

PREVIOUS COUNCIL DIRECTION

None

ADMINISTRATION RECOMMENDATION(S)

2016 January 14

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 10P2016; and

1. **ADOPT** the proposed amendment to Crowchild Phase 3 Policy Statement & Area Structure Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 10P2016.

REASON(S) FOR RECOMMENDATION:

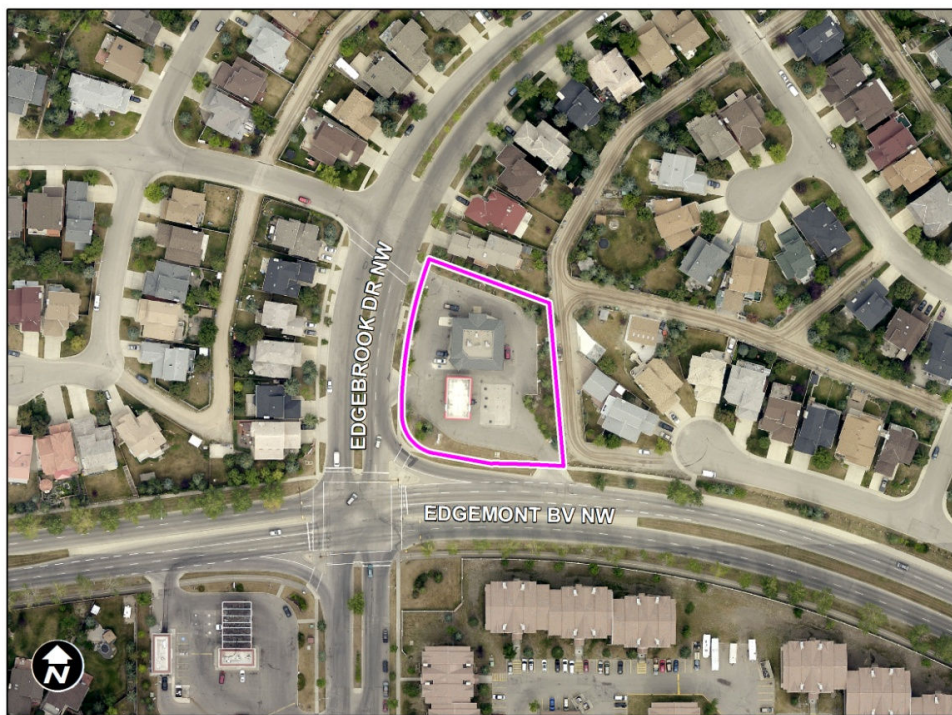
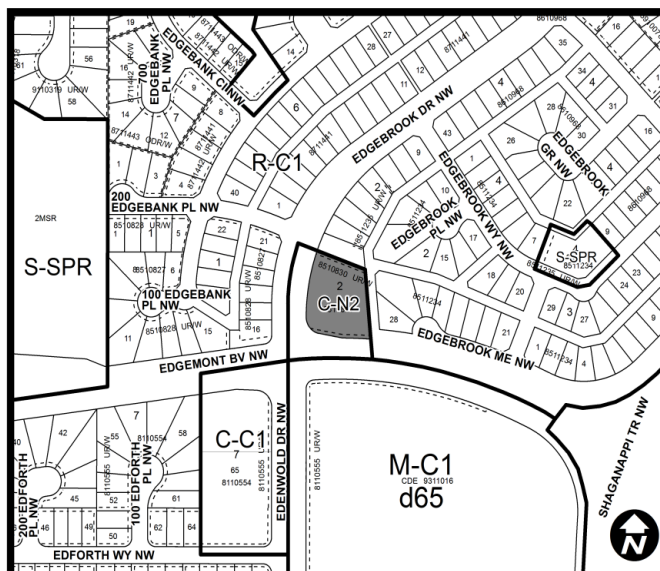
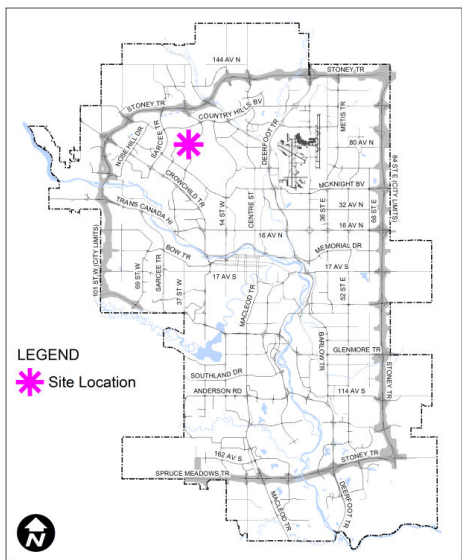
This proposal is in keeping with the applicable policies of the Municipal Development Plan (MDP). The proposed map amendment is compatible with the existing Neighbourhood Commercial (C-N2) District land use designation.

ATTACHMENT

1. Proposed Bylaw 10P2016

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed amendment to the Crowchild Phase 3 Policy Statement & Area Structure Plan (APPENDIX II).

Moved by: R. Wright

Carried: 9 – 0

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BYLAW 10P2016

Applicant:

City of Calgary

Landowner:

1892569 Alberta Ltd (Karim Abdullah)

PLANNING EVALUATION

SITE CONTEXT

The parcel impacted by this minor map amendment is currently occupied by a gas bar and convenience store. This facility is seeking to expand their commercial operations to include the addition of two retail and consumer service units. To the north and east of the site are existing RC-1 single family dwellings that are separated by existing fences. To the south is Edgemont Boulevard NW. To the west is Edgemont Drive NW. The site is also adjacent to medium density multi dwelling uses and commercial uses to the south.

Administration has received a development permit that is being reviewed non-concurrently to this minor map amendment application. The development proposes two additional commercial units totalling 284 square metres (3,062 square feet) facing west towards Edgebrook Drive NW. The purposed consumer and retail units are not within the existing building and therefore are discretionary uses. The client has not indicated the types of commercial offerings that will be located on this site.

LAND USE DISTRICTS

No land use redesignation was applied for as part of this application. The proposed map amendment is compatible with the existing Commercial Neighbourhood 2 (C-N2) District land use designation.

LEGISLATION & POLICY

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

The subject parcels are located within the Developed Residential – Established Area as identified on Map 1 of the MDP. Both City-Wide and Established Area policies apply.

Overall the Municipal Development Plan is supportive of development and redevelopment of neighbourhood retail sites. This application is in keeping with the MDP as the proposed map amendment is supportive of providing for the redevelopment of older shopping centres and commercial strips, and should include mixed use developments that create greater residential and employment variety while retaining a retail function.

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Crowchild Phase 3 Policy Statement & Area Structure Plan (ASP) (Statutory / Approved by Council – 1979)

The subject parcels fall under the Residential area within Map 7 of the Crowchild Phase 3 Policy Statement & Area Structure Plan. A housekeeping amendment is required to align the ASP with the Land Use Bylaw.

The Crowchild Phase 3 Policy Statement & Area Structure Plan planned for growth and change that is consistent with approved city-wide plans and is sensitive to the needs and character of the Edgemont community. The plan sets out goals that are consistent with the Municipal Development Plan and support the provision of residential development, joint use sites, commercial areas and internal roadways up to and including major streets.

Any future development permit applications will be required to follow the policies of this plan and provide a development that is sensitive to the surrounding context.

TRANSPORTATION NETWORKS

Not Applicable

UTILITIES & SERVICING

Water, sanitary and sewer services are available. Any future redevelopment would be reviewed to ensure intensification of services can be accommodated.

ENVIRONMENTAL ISSUES

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

ENVIRONMENTAL SUSTAINABILITY

Not Applicable

GROWTH MANAGEMENT

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

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PUBLIC ENGAGEMENT

Community Association Comments
Not Applicable

Citizen Comments
Not Applicable

Public Meetings
Not Applicable

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APPENDIX I

APPLICANT'S SUBMISSION

The minor amendment is to update the Crowchild Trail, Map 7, Land Use Plan for the property located at 8210 Edgebrook Drive NW (Legal Description 8510829;2;1) from Residential to Commercial. Currently on the property resides the Centex Gas Station and Convenience Store. A development permit to expand the commercial offering was submitted to the Planning and Development department and is currently in progress (Application No: DP2015-4223). Upon review of the Development Permit application it was found that the designation under Land Use Bylaw (LUB) IP2007 did not align with the Crowchild Phase 3 Policy Statement & Area Structure Plan. The site was originally developed as a gas bar and convenience store in 1988 under DP88-0517. The purpose of this amendment is to align the ASP with the LUB and ensure the correct policies are in place to guide future redevelopment.

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APPENDIX II

**PROPOSED AMENDMENT TO THE CROWCHILD PHASE 3
POLICY STATEMENT & AREA STRUCTURE PLAN**

- (a) Delete the existing Map 7 entitled “Land Use Plan” and replace with the revised Map 7 entitled “Land Use Plan” as follows:

