

**Land Use Amendment in Renfrew (Ward 9) at 1212 Edmonton Trail NE and 411 -
 12 Avenue NE, LOC2021-0180**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.18 hectares ± (0.44 acres ±) located at 1212 Edmonton Trail NE and 411 – 12 Avenue NE (Plan 8370FQ, Lots 3 to 5) from Commercial – Corridor 2 f1.0h10 (C-COR2 f1.0h10) District and Direct Control (DC) District to Mixed Use – Active Frontage (MU-2f3.5h22) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject properties to allow for a street-oriented mixed-use or commercial development up to 22 metres (approximately 5 to 6 storeys) in height.
- The proposal allows for an appropriate increase in height, development density and set of uses adjacent to the Edmonton Trail NE Urban Main Street and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and *North Hill Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? The proposed land use may provide more housing and commercial opportunities with access to alternative transportation modes.
- Why does this matter? Allowing for more density and intensification along the Edmonton Trail NE Urban Main Street would represent more efficient use of existing and proposed transit infrastructure and offers more mobility choices to residents.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment was submitted on 2021 October 29 by Quantum Place Developments Ltd on behalf of the landowners, Lyanne Holdings and 2038194 Alberta Ltd (Quantum Place). A detailed overview of the application can be found in Attachment 2. No development permit application has been submitted at this time.

The 0.18 hectare (0.44 acre) site is located at the southeast corner of Edmonton Trail NE and 12 Avenue NE in the community of Renfrew. The parcel fronting Edmonton Trail NE (1212 Edmonton Trail NE) was previously developed and used for automotive services, but the use has since been discontinued. The adjacent parcel to the east (411 - 12 Avenue SE) is currently developed with a single detached dwelling.

The remaining structure at 1212 Edmonton Trail NE is identified as a heritage resource according to the City of Calgary's 'Inventory of Evaluated Heritage Resources'. It is anticipated that the previously operated automotive services use will be commemorated in the design of the site at the development permit stage to the satisfaction of the Development Authority.

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The proposed MU-2f3.5h22 District represents a 12-metre increase to the maximum allowable building height and an increase to the maximum floor area ratio (FAR), while offering the flexibility of constructing a mixed-use building or commercial building.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the respective community association was appropriate. In response, the applicant consulted the Renfrew Community Association (CA) on 2021 October 13 and adjacent residents and businesses within the vicinity of the project. Additionally, the applicant posted a sign on the site, sent postcards to adjacent neighbours and the Ward 9 Councillor's office, launched a project engagement webpage, and hosted a virtual open house on 2022 January 26. A detailed breakdown of the applicant's engagement efforts, including a summary of the engagement results, can be found in the Applicant Outreach Summary (Attachment 3).

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#), and notification letters were sent to adjacent landowners.

Six letters were received from members of the public. Two letters cited support for the proposed development, two letters cited opposition to the proposed development, and two letters were undecided. Reasons for support and opposition are summarized below:

Support	Opposition
<ul style="list-style-type: none"> • Improved aesthetics; • More commercial options; 	<ul style="list-style-type: none"> • Increased noise; • Loss of property value;
<ul style="list-style-type: none"> • Vacant automotive use is not serving the community; and 	<ul style="list-style-type: none"> • Increased traffic on Edmonton Trail and in rear lanes; and
<ul style="list-style-type: none"> • Additional residential density will support local business. 	<ul style="list-style-type: none"> • Loss of privacy and sunlight in backyards spaces.

The Renfrew CA did not provide comments at the time of writing this report. Additional efforts were made by Administration to contact the Renfrew CA on 2022 January 25 via telephone and email but were unsuccessful.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

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IMPLICATIONS

Social

The proposed land use district would allow for growth and redevelopment along an established Urban Main Street promoting a walkable and mixed-use area. It may better accommodate the needs of people looking for easy access to jobs, shopping, and services with good transit service and diversity of housing and mobility options.

Environmental

This application does not include any actions that specifically address the objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

Economic

The ability to develop a 5 to 6 storey commercial or mixed-use development is expected to bring additional people in closer proximity to the Edmonton Trail NE Urban Main Street. The proposal would also make more efficient use of existing infrastructure in the area.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform