

Applicant Submission



QUANTUMPLACE DEVELOPMENTS LTD.
SUITE 203, 1026 16 AVENUE NW
CALGARY, ALBERTA T2M 0K6

January 19, 2022

Cameron Thompson
800 Macleod Trail SE,
Calgary, AB T2G 5E6

Re: LOC2021-0180 DTR Response Applicant's Submission

MU-2f3.5h22 Rationale

The project is envisioned as a four to five storey, mixed-use building located on Edmonton Trail within the community of Renfrew. It is within walking, transit and cycling distance of numerous amenities including restaurants, offices, grocery stores and downtown Calgary. The existing land uses (C-COR2f1.0h10 and DC 57Z99) do not allow for this vision for the following reasons:

- While C-COR2 does allow for some residential use, MU-2 is more appropriately suited to the range of uses that align to the mixed-use vision for this site.
- The maximum Floor Area Ratio (FAR) and height do not allow for multiple storeys (i.e. commercial uses on the main floor and residential uses on the upper floors)
- DC 57Z99 is based on the R-2 (Residential Low Density) district from Calgary Land Use Bylaw 2P80, with an office use as a discretionary use. Therefore, this district does not allow for either multi-residential or commercial uses.

The intent of the MU-2 district is to: be located along commercial streets where active commercial uses are required at grade to promote activity at the street level; promote developments with storefronts along a continuous block face on the commercial street; accommodate a mix of commercial and residential uses in the same building; and respond to local area context by establishing maximum building height for individual parcels. The MU-2 district also allows for a 25% relaxation of parking restrictions when the building is within 600 m of an existing or approved capital funded LRT platform; this site is within 600 m of the proposed Green line station at 8 Av N. The applicant does not intend to take advantage of this rule at this time.

There are existing multi-storey residential buildings along Edmonton Trail in the immediate vicinity. In addition, there are many examples of street-fronting commercial uses along Edmonton Trail. This proposal would build off this context by aligning to main street policy for Edmonton Trail and activating the street with commercial uses while enhancing public realm amenities and bringing more residents within proximity of these amenities. There is also a required 5.182m bylawed Right-Of-Way setback along Edmonton Trail. The proposed maximum height of 22m and FAR of 3.5 would be contextually sensitive to low-density residential to the east of the site across the laneway.



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North Hill Communities Local Area Plan (NHCLAP) Rationale

The subject site is identified as the Neighbourhood Commercial urban form in the NHCLAP. According to the NHCLAP "Neighbourhood Commercial areas support a range of commercial uses on the ground floor, with the most active areas requiring uses such as shops, services and restaurants." The intent of the MU-2 district and proposed land use redesignation aligns with this urban form by encouraging the subject site's location "along commercial streets where active commercial uses are required at grade to promote activity at the street level" and by promoting "developments with storefronts along a continuous block face on the commercial street." The NHCLAP also identifies the subject site as a Low Building Scale with a maximum height of six storeys. The proposed maximum height of 22 m (four to five storeys) within this land use redesignation application would align with policy.

Municipal Development Plan (MDP) Rationale

Edmonton Trail is part of the Primary Transit Network and an "Urban Main Street" as identified within the MDP and calls for the highest densities to be placed fronting Edmonton Trail. This proposed land use redesignation assists in achieving MDP goals by accommodating a more compact urban form (allowing for approximately 40 residential units in addition to commercial uses at grade) and cultivating vibrant and transit-supportive main streets by providing additional amenities and allowing more residents to live closer to a part of the Primary Transit Network in an area identified as "Inner City."

Sincerely,

A handwritten signature in blue ink that reads "Alison Timmins".

Alison Timmins RPP, MCIP, CAPM
Community Planner
QuantumPlace