

QuantumPlace[®]

CONSULTING

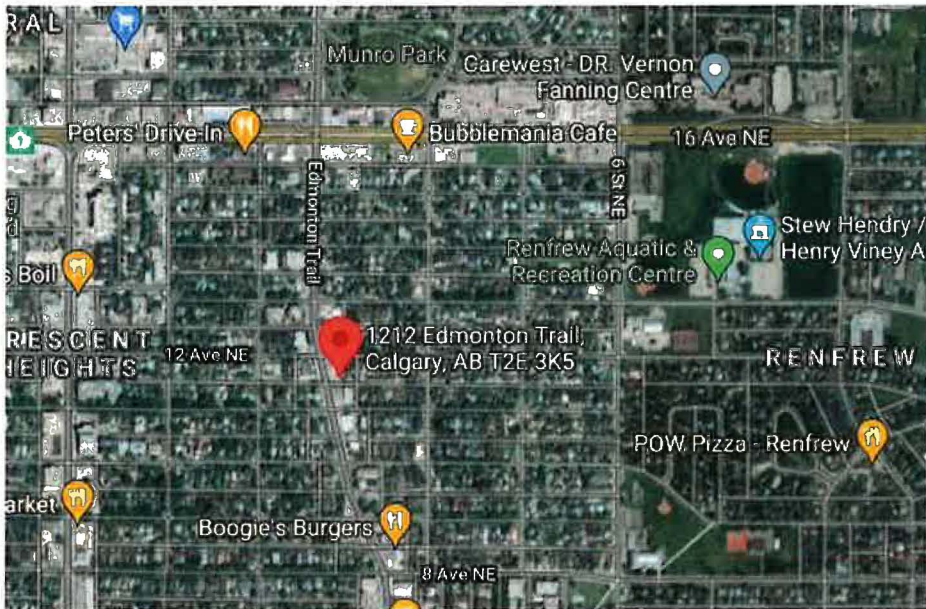
1212 Edmonton Trail NE

Public Hearing March 29, 2022

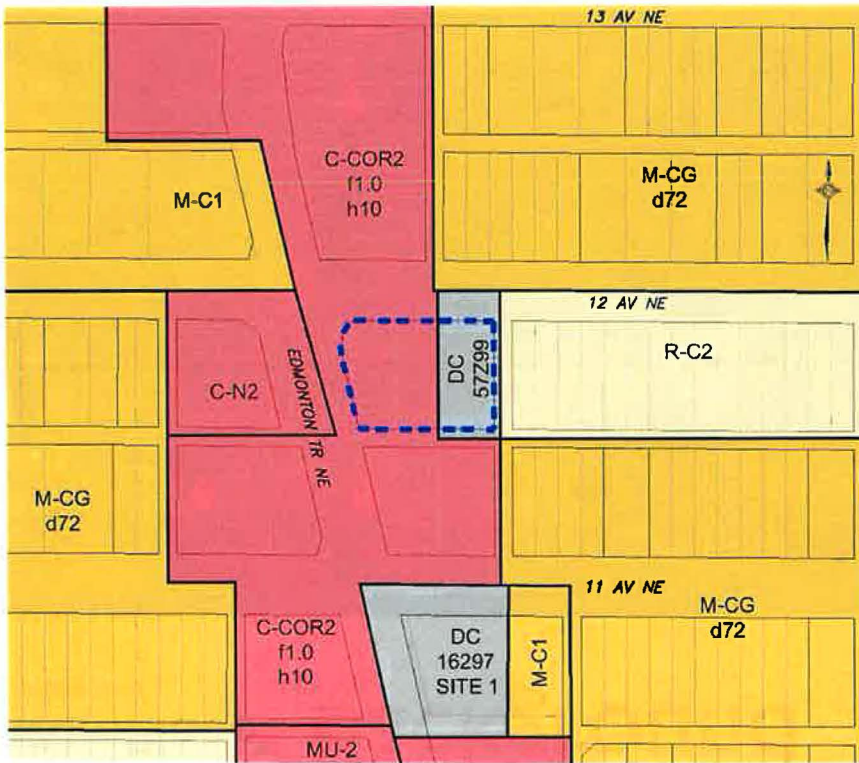
Agenda

1. Background
2. Context
3. Policy Alignment
4. Land Use Change
5. Development Proposal
6. Engagement

 **Background**



- **Communication with Renfrew CA in the spring**
- **Land purchase by QuantumPlace summer 2021**
- **City pre-application Sept. 14/21**
- **Met with Renfrew CA Oct. 13/21**
- **Land use application Oct. 29/21**
- **Virtual Open House Jan. 26/22**
- **Development Permit application pending**



- 0.44 acres
- Currently one detached home and one commercial building (auto service, no longer in use)
- C-COR2f1.0h10 to the north & south
- C-N2 to the west
- R-C2 to the east across a lane
- M-CGd72 to the northeast / southeast



View looking southeast from north edge of site



View looking south from north edge of site



View looking east from west edge of site



View looking northwest from southeast corner of site

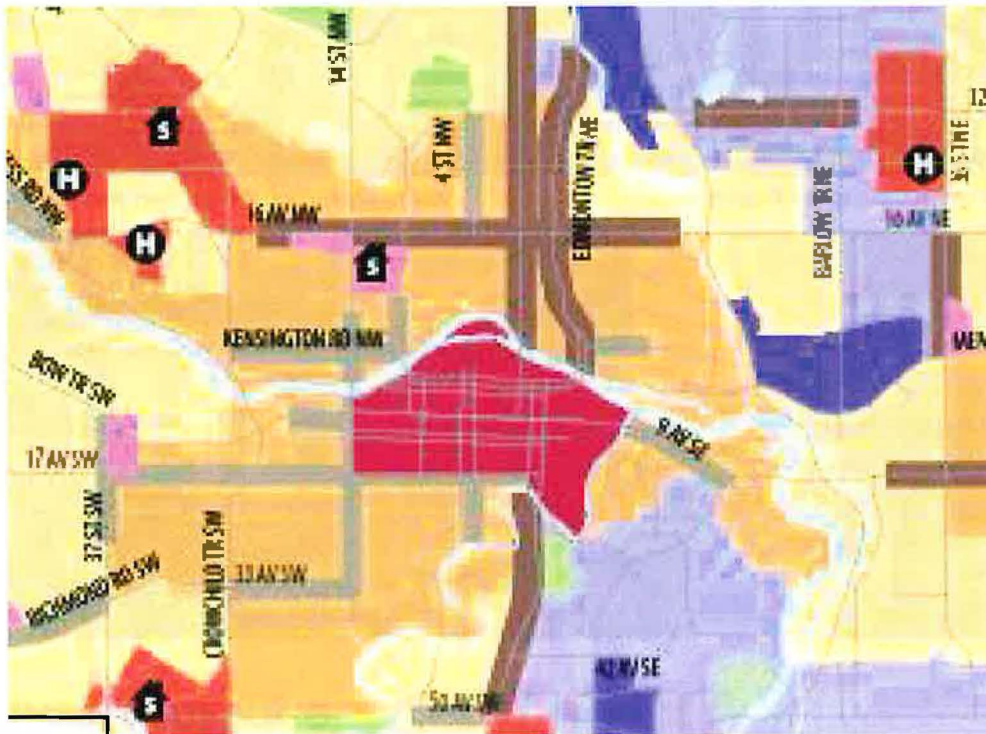


View looking northeast from west edge of site



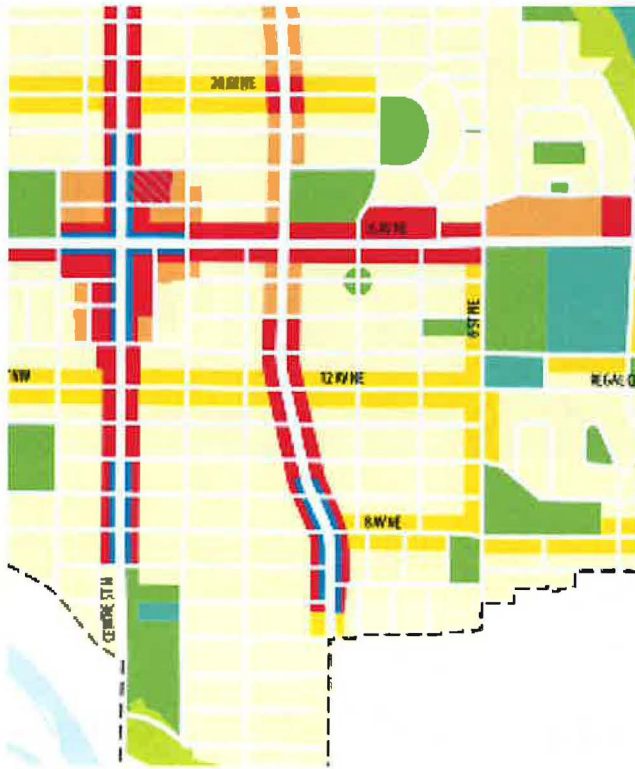
View looking northeast from southwest corner of site

Policy Alignment – MDP



- Edmonton Trail is part of the Primary Transit Network and an “Urban Main Street”
- Accommodating a more compact urban form and cultivating vibrant and transit-supportive main streets
- Renfrew is identified as “Inner City”

Policy Alignment – NHCLAP



- North Hill Communities Local Area Plan (NHCLAP)
- Neighbourhood Commercial urban form
- Low building scale (up to 6 storeys) is supported

Land Use Change

FROM

C-COR2f1.0h10

Commercial -
Corridor 2



DC 57Z99

Direct Control



TO

MU-2f3.5h22

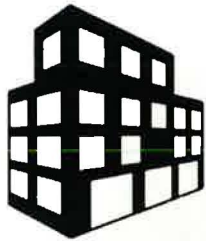
Mixed Use -
Active Frontage



Land Use Change

MU-2	f3.5	h22
Land Use District	Maximum Floor Area Ratio	Maximum Height (m)

Development Proposal



Five storey, mixed-use building

Max FAR 3.5 and height 22 metres



Walk, cycle or take transit to amenities



~40-50 residential units



Up to ~50 parking stalls

Proposed View from West Edmonton Tr Face



May be subject
to change

Proposed Patio View - Edmonton Tr



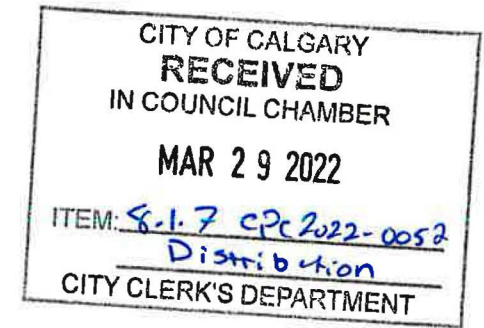
May be subject
to change

Engagement

- RCA Meeting – Oct. 2021
- Application sign on site
- Website launch
- Postcard to adjacent neighbours and Ward 9 office
- Virtual Open House – Jan. 26, 2022
- Development Permit application in April if Land Use successful



Applicant Contact



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