

**LAND USE AMENDMENT
WINSTON HEIGHTS/MOUNTVIEW (WARD 9)
EDMONTON TRAIL NE & 24 AVENUE NE
BYLAW 114D2014**

MAP 27C

EXECUTIVE SUMMARY

This land use application seeks to redesignate the subject parcel from Commercial Neighbourhood 1 (C-N1) District to Multi-Residential Medium Profile Support Commercial (M-X2) District in order to accommodate a mixed use multi-residential development.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2014 August 28

That Calgary Planning Commission recommends **APPROVAL** the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 114D2014; and

1. **ADOPT** the proposed redesignation of 0.15 hectares \pm (0.37 acres \pm) located at 412 – 24 Avenue NE (Plan 2868AC, Lots 19 to 24) from Commercial – Neighbourhood 1 (C-N1) District **to** Multi-Residential – Medium Profile Support Commercial (M-X2) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 114D2014.

REASON(S) FOR RECOMMENDATION:

The proposed land use redesignation is in keeping with the intent of the policies contained within the Municipal Development Plan with respect to corridors as well as is in conformance with the policies contained within the Winston Heights/Mountview Area Redevelopment Plan and is compatible with the adjacent land uses.

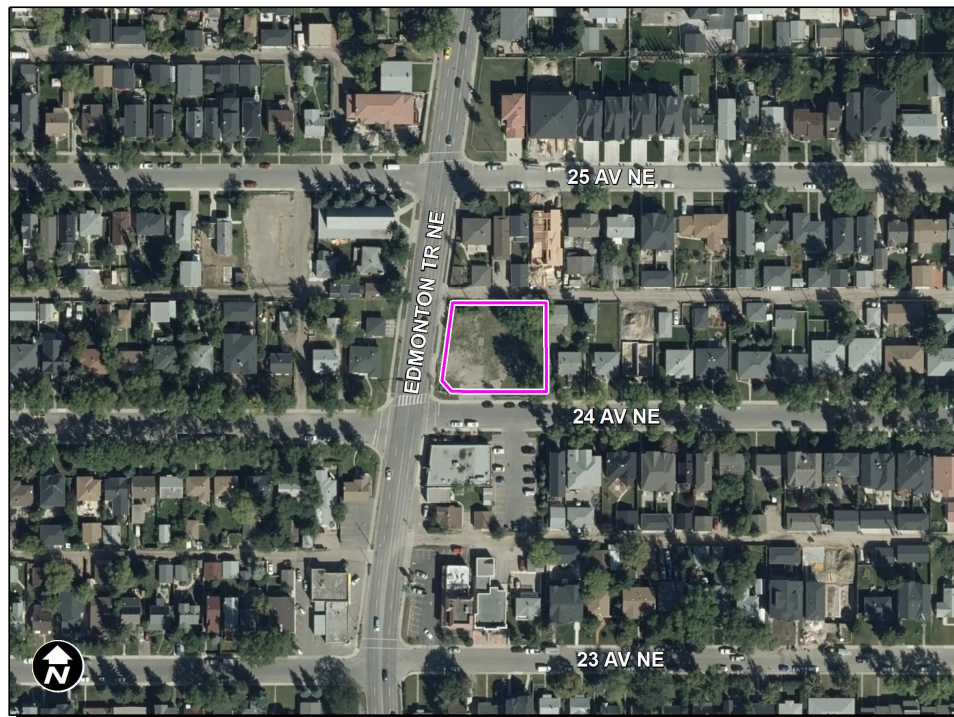
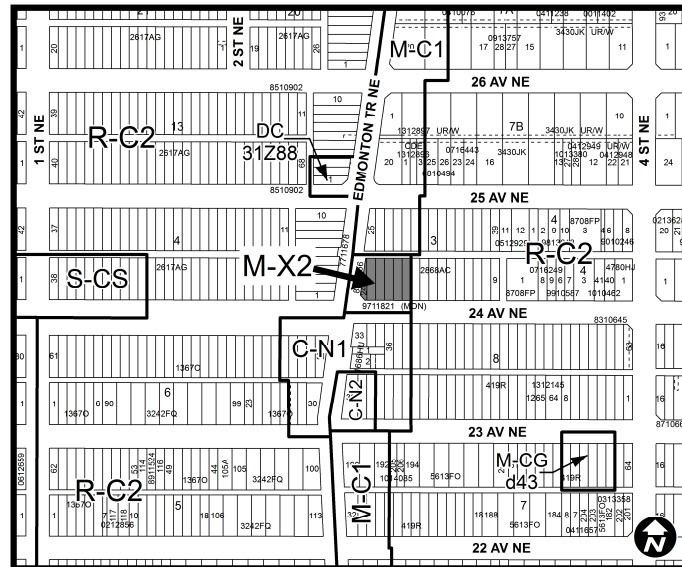
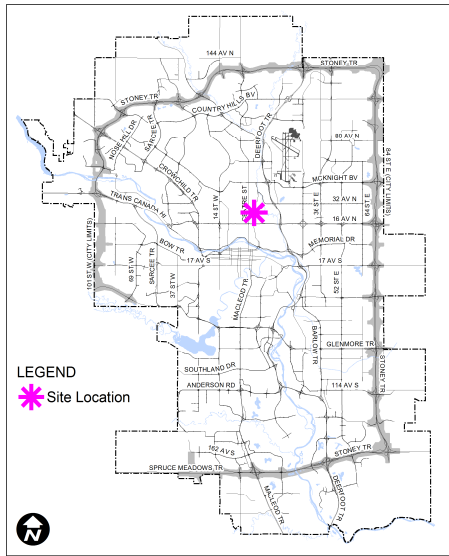
ATTACHMENT

1. Proposed Bylaw 114D2014

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.15 hectares \pm (0.37 acres \pm) located at 412 – 24 Avenue NE (Plan 2868AC, Lots 19 to 24) from Commercial – Neighbourhood 1 (C-N1) District **to** Multi-Residential – Medium Profile Support Commercial (M-X2) District.

Moved by: G.-C. Carra

Carried: 7 – 0

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Applicant:

Zeidler Partnership Architects

Landowner:

Calgary Women's Emergency Shelter
Association

Planning Evaluation Content	*Issue	Page
Density <i>Is a density increase being proposed.</i>	Yes	5
Land Use Districts <i>Are the changes being proposed housekeeping or simple bylaw amendment.</i>	No	5
Legislation and Policy <i>Does the recommendation create capital budget impacts or concerns.</i>	No	5
Transportation Networks <i>Do different or specific mobility considerations impact this site</i>	No	5
Utilities & Servicing <i>Is the site in an area under current servicing review and/or has major infrastructure (water, sewer and storm) concern</i>	No	6
Environmental Issues <i>Other considerations eg. sour gas or contaminated sites</i>	No	6
Growth Management <i>Does this site have the appropriate growth management direction.</i>	Yes	6
Public Engagement <i>Were major comments received from the circulation</i>	No	6

*Issue - Yes, No or Resolved

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PLANNING EVALUATION

SITE CONTEXT

The subject site is a vacant parcel located within the community of Winston Heights/Mountview along the Edmonton Trail corridor and 24 Avenue NE. The subject site is located at a commercial node along the Edmonton Trail corridor and adjacent to a variety of commercial uses such as a licensed restaurant.

LAND USE DISTRICTS

The land use application seeks to redesignate the subject site from the Commercial – Neighbourhood 1 (C-N1) District to Multi-Residential – Medium Profile Support Commercial (M-X2) District. This proposed district would ensure the retention of the commercial component for the commercial node as well as introduce additional residential density to the site.

The current land use district, Commercial – Neighbourhood 1 (C-N1) District limits floor area ratio to 1.0 and the height to 10.0 metres. This built form does not provide the opportunity to increase intensity of uses along the identified corridors in the Municipal Development Plan. The proposed district of Multi-Residential – Medium Profile Support Commercial (M-X2) allows for a maximum floor area ratio of 3.0 and a maximum height of 16 metres. The residential density is regulated at a minimum of 60 units per hectare with no maximum. This district would allow for the density to be maximized through regulation of floor area ratio and allows for more intensity of uses along the Edmonton Trail corridor.

LEGISLATION & POLICY

Municipal Development Plan

The Municipal Development Plan identifies the subject site as part of the Edmonton Trail Urban Corridor area. The Urban Corridor should contain a broad range of employment, commercial and retail uses as well as housing (form, tenure and affordability) to accommodate a diverse range of population. Apartments, mixed-use developments and ground oriented housing are encouraged.

Winston Heights/Mountview ARP

The subject site falls within Area 7 of the Winston Heights/Mountview Area Redevelopment Plan. The policies contained within this area give direction to maintain important local commercial activities at key nodes along Edmonton Trail and provide opportunities for mixed commercial/residential uses.

TRANSPORTATION NETWORKS

A Traffic Impact Assessment was not required as part of the land use redesignation application.

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UTILITIES & SERVICING

All required servicing is available for the proposed land use.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required for this application.

ENVIRONMENTAL SUSTAINABILITY

Not applicable.

GROWTH MANAGEMENT

This land use amendment proposal does not require additional capital infrastructure investment at this time and therefore, no growth management concerns have been identified.

PUBLIC ENGAGEMENT

Community Association Comments

No comments were received by the date of writing this report.

Citizen Comments

No comments were received by the date of writing this report.

Public Meetings

A meeting was held with the Community Association in November of 2013 as well as a public open house was held in the community centre in April of 2014.

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APPENDIX I

APPLICANT'S SUBMISSION

Zeidler Partnership Architects has been retained by the owner of 412 24 Avenue NE to submit a land use redesignation application for the site. This application proposes to redesignate the parcel from C-N2 (Commercial Neighbourhood 2) to MX-2 (Multi-Residential – Medium Profile Support Commercial) district.

After careful consideration of the site context, assessment of the character of Edmonton Trail and a review of relevant planning policy, we feel that the MX-2 is the land use district that will accommodate the form of development that is most appropriate for this site, situated on the Edmonton Trail Urban Corridor. The MX-2 land use district permits mixed-use development incorporating commercial uses on the ground floor with residential development on the upper floors.

We believe that the form of development that will best meet the objectives as set out in the MDP for designated Urban Corridors, ARP local commercial node policies and capitalize on the site context conditions is a mixed-use building incorporating retail or local commercial uses on the ground floor with apartments on the upper floors. This form of development will improve on the existing condition of Edmonton Trail and can assist in the transformation of Edmonton Trail into a true main street for the communities of Winston Heights, Mountview and Tuxedo Park.