

**POLICY AMENDMENT AND LAND USE AMENDMENT
RENFREW (WARD 9)
EAST OF EDMONTON TRAIL NE AND SOUTH OF 7 AVENUE NE
BYLAWS 41P2016 AND 293D2016**

MAP 22C

EXECUTIVE SUMMARY

This land use application is seeking to redesignate the subject site, located on the east side of Edmonton Trail NW, from Multi-Residential – Contextual Medium Profile (M-C2) District to Commercial – Corridor 1 (C-COR1) District to allow for mixed-use development with a floor area ratio (FAR) of 2.5 and building height of 16 metres.

A mapping amendment to the Crescent Heights Area Redevelopment Plan is required to accommodate this Land Use Amendment application.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2016 September 22

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

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaws 41P2016 and 293D2016; and

1. **ADOPT** the proposed amendments to the Crescent Heights Area Redevelopment Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 41P2016.
3. **ADOPT** the proposed redesignation of 0.04 hectares ± (0.10 acres ±) located at 622 Edmonton Trail NE (Plan 2892X, Lots 8 and 9) from Multi-Residential – Contextual Medium Profile (M-C2) District **to** Commercial – Corridor 1 f2.5h16 (C-COR1f2.5h16) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 293D2016.

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REASON(S) FOR RECOMMENDATION:

The proposed land use contextually responds to the adjacent development surrounding the subject site. The addition of commercial land use at this location is in keeping with the land use north of the site and across Edmonton Trail NW. The proposed land use provides for the ability to develop a mixed-use building supported by the Municipal Development Plan at this location.

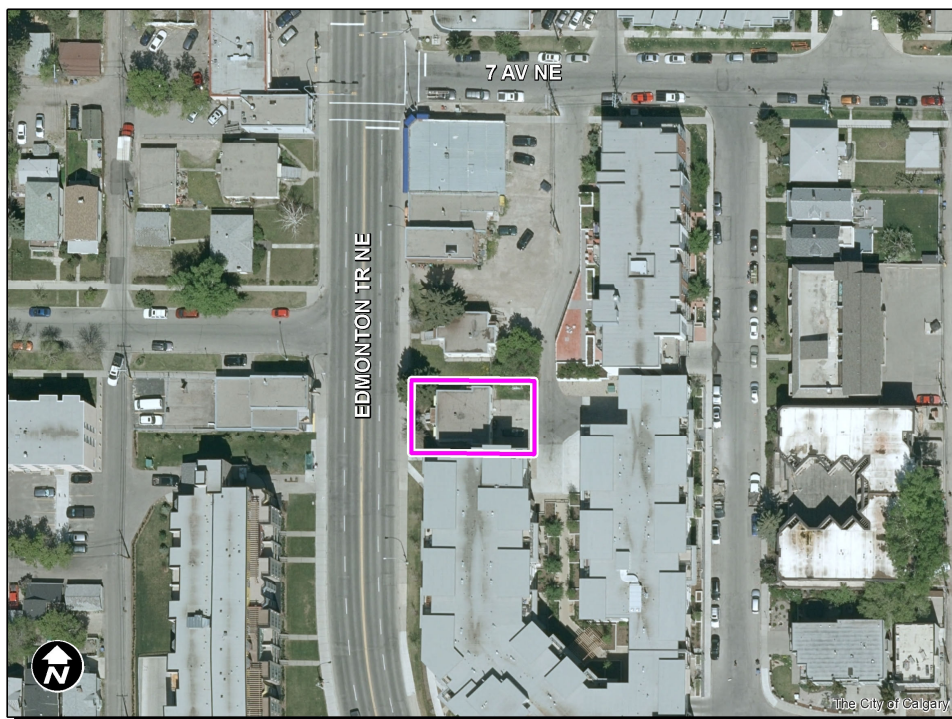
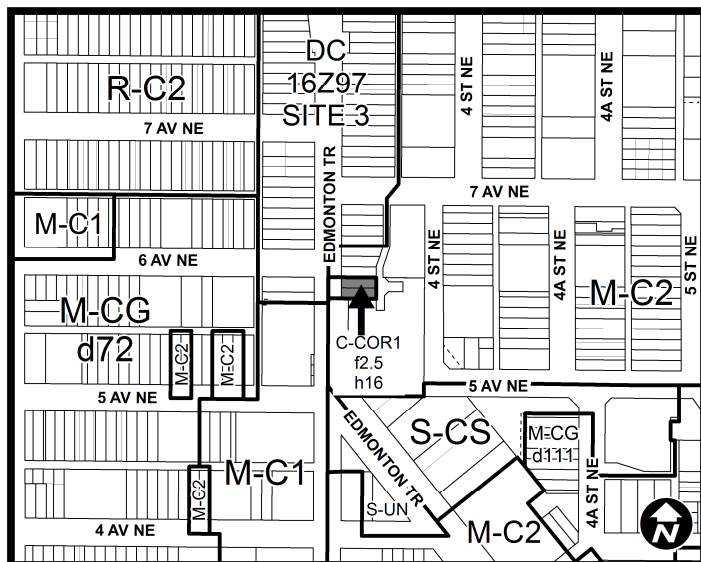
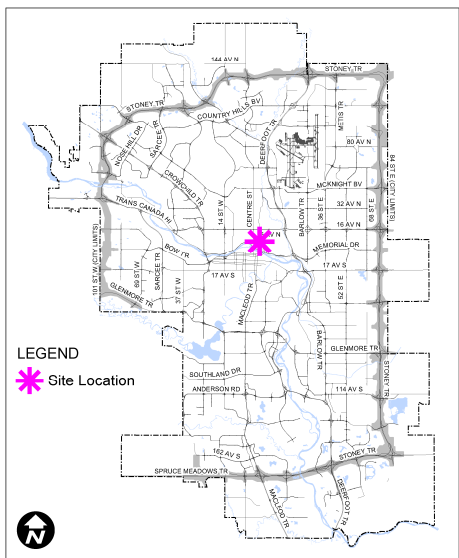
ATTACHEMENTS

1. Proposed Bylaw 41P2016
2. Proposed Bylaw 293D2016

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

- | | |
|----|---|
| 1. | Recommend that Council ADOPT , by bylaw, the proposed amendments to the Crescent Heights Area Redevelopment Plan (APPENDIX II). |
| | Moved by: G.-C. Carra Carried: 7 – 0 |
| 2. | Recommend that Council ADOPT , by bylaw, the proposed redesignation of 0.04 hectares ± (0.10 acres ±) located at 622 Edmonton Trail NE (Plan 2892X, Lots 8 and 9) from Multi-Residential – Contextual Medium Profile (M-C2) District to Commercial – Corridor 1 f2.5h16 (C-COR1f2.5h16) District. |
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Applicant:

Lenarry Holdings

Landowner:

Robert John Holotnak

PLANNING EVALUATION

SITE CONTEXT

The subject site is located at the located on the east site of Edmonton Trail NW, within the community of Renfrew. The site is currently occupied by an older multi-residential dwelling.

Lands to the south and east of the site are multi-residential with three to four storey apartment buildings. The land to the immediate north of the site is occupied by a similar older multi-residential building. Lands further north along the same block are commercial with single storey buildings. Lands west of the site across Edmonton Trail NW are a mix of commercial and multi-residential land uses.

LAND USE DISTRICTS

The C-COR1 District is a commercial, mixed-use district, which allows for commercial development opportunities on the lower floors, with residential development above. The district provides rules ensuring continuous, at-grade retail frontages, and characteristics of pedestrian oriented streets. The proposed land use district allows for a density and building height that are the same as what is allowed under the current M-C2 land use designation.

LEGISLATION & POLICY

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

This parcel is located within the Corridors – Urban Corridor area on Map 1 of the MDP. Policy for Urban Corridors states that these corridors 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 the population. Apartments, mixed-use developments and ground oriented housing are encouraged within these areas.

Crescent Heights Area Redevelopment Plan (Statutory / Approved by Council – 1997)

The subject site is located in the *Medium Density Multi Dwelling* area as identified on Map 2 of the Crescent Heights Area Redevelopment Plan (ARP). The *Medium Density Multi Dwelling* area policies envision redevelopment that provides for a variety of housing types up to four storey apartments. However, the sites directly north of the subject site and across Edmonton

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Trail NW are recognized as commercial in the ARP. In addition, allowing for commercial land use at this location supports the goals of the ARP, to improve the business environment of the retail areas and encourage a mix of commercial services for community residents.

In order to accommodate the proposed Land Use Amendment, minor map amendments to the Crescent Heights ARP are required. The proposed amendments would identify the site as "Local Commercial" (See APPENDIX II).

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

TRANSPORTATION NETWORKS

A Traffic Impact Assessment was not required as part of this application. The subject site is located within walking distance from nearby transit stops for several bus routes on Edmonton Trail NW.

UTILITIES & SERVICING

Water, sanitary, and storm sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time.

ENVIRONMENTAL ISSUES

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

ENVIRONMENTAL SUSTAINABILITY

An analysis of sustainability measures to be incorporated into the development will occur at the Development Permit stage.

GROWTH MANAGEMENT

The proposed Land Use Amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns.

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PUBLIC ENGAGEMENT

Community Association Comments

The Renfrew Community Association was circulated regarding this application and did not provide comments.

Citizen Comments

Two letters were received from the adjacent residents. One of these was in support and one in opposition. The letter in opposition to the proposal had concerns with traffic and parking in the area as well as the width of the lane.

Public Meetings

No public meetings were held.

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APPENDIX I

APPLICANT'S SUBMISSION

Currently this site contains a derelict house in need of demolition; which stands out in the area for its poor general upkeep. We are applying to change the zoning of this property to commercial C-COR1, with a FAR of 2.5 and a building height of 16 metres in order to allow for a new commercial building.

My wife and I are long time residents of the Bridgeland / Regal Terrace area, and are fully supportive of and thrilled with the revitalization we see along Edmonton Trail. There are several businesses in the direct vicinity of this building that are operating commercially in former residential properties. There is a real estate office just across the street, as well as several restaurants, a convenience store, and even retail outlets; we believe a yoga studio would serve the growing area population very well. There are several new condominium buildings in the area so it seems the residential is moving toward higher density which again suits a mix of commercial enterprises being made available to the growing population.

Thank you for your consideration. We are excited to be a part of the continued improvement of this area and the opportunity to enhance the resident's rich and vibrant community.

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APPENDIX II

**PROPOSED AMENDMENT TO THE CRESCENT HEIGHTS
AREA REDEVELOPMENT PLAN**

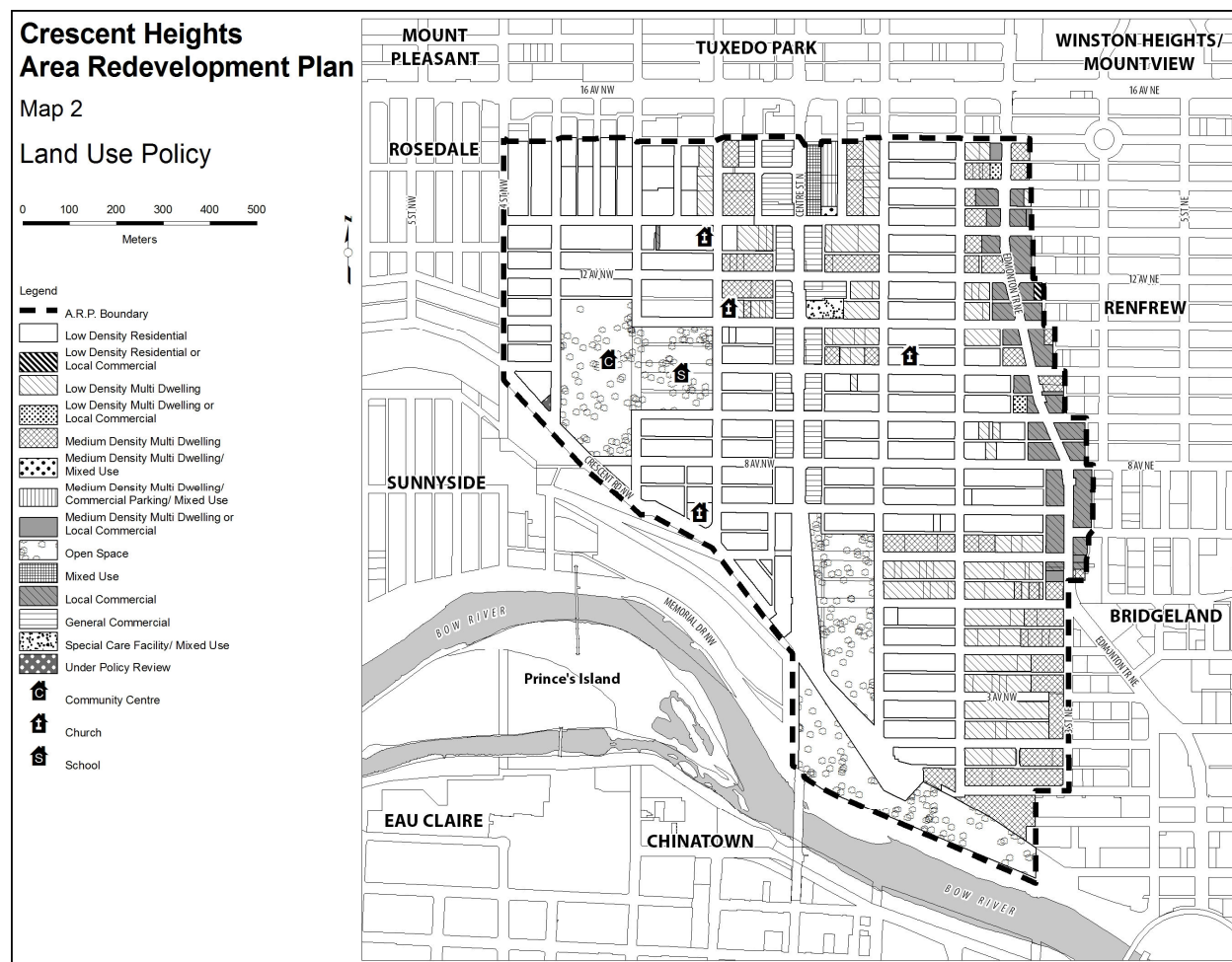
- (a) Delete the existing Map 2 entitled "Land Use Policy" and replace with the revised Map 2 entitled "Land Use Policy" (APPENDIX III).
- (b) Delete the existing Map 5 entitled "Commercial Areas" and replace with the revised Map 5 entitled "Commercial Areas" (APPENDIX IV).

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APPENDIX III

Revised Map 2 – Land Use Policy



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APPENDIX IV

Revised Map 5 – Commercial Areas

