

Planning & Development Report to  
Calgary Planning Commission  
2018 August 23

ISC: UNRESTRICTED  
CPC2018-0975  
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**Land Use Amendment in Renfrew (Ward 9) at 824 Edmonton Trail NE,  
LOC2018-0138**

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**EXECUTIVE SUMMARY**

This land use amendment application was submitted to The City of Calgary by Studio Inkognito on behalf of the landowner, 1985453 Alberta Ltd (Sung Hwang) on 2018 June 14. This application proposes to redesignate the subject parcel from DC Direct Control to Commercial – Neighbourhood 1 (C-N1) District to allow for:

- small scale commercial developments (e.g. one or two-storey buildings with commercial storefronts);
- a maximum building height of 10.0 metres (a decrease from the current maximum of 12.0 metres);
- a maximum floor area ratio (FAR) of 1.0; and
- the uses listed in the proposed C-N1 designation.

The proposal is in keeping with applicable policies of the *Municipal Development Plan* and the *Crescent Heights Area Redevelopment Plan*. A change of use development permit application (DP2018-1710) for a Cannabis Store use was submitted on 2018 April 24, and is under review.

**ADMINISTRATION RECOMMENDATION:**

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. ADOPT, by bylaw, the proposed redesignation of 0.06 hectares ± (0.15 acres ±) located at 824 Edmonton Trail NE (Plan 4031N; Block A; Lots 11 and 12) from DC Direct Control to Commercial – Neighbourhood 1 (C-N1) District; and
2. Give three readings to the proposed bylaw.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, DATED 2018 AUGUST 23:**

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That Council:

1. **Hold a public hearing during a 2018 October Public Hearing of Council;**
2. Adopt, by Bylaw, the proposed redesignation of 0.06 hectares ± (0.15 acres ±) located at 824 Edmonton Trail NE (Plan 4031N; Block A; Lots 11 and 12) from DC Direct Control to Commercial – Neighbourhood 1 (C-N1) District; and
3. Give three readings to the proposed **250D2018 Bylaw.**

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

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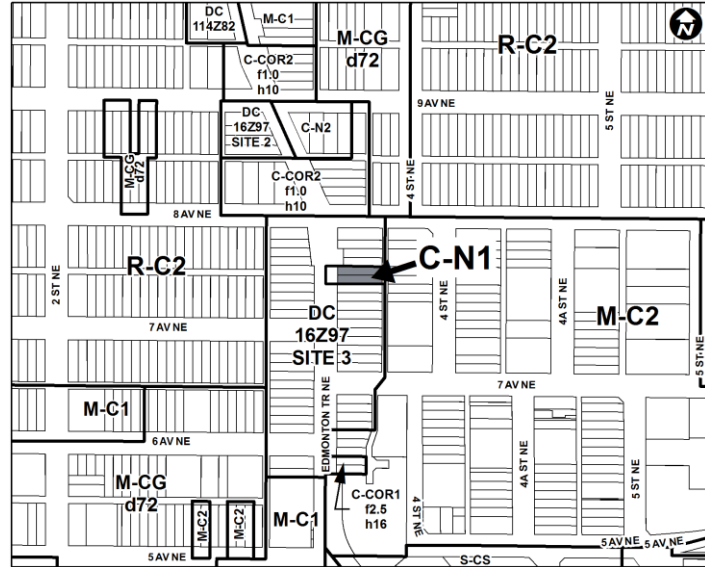
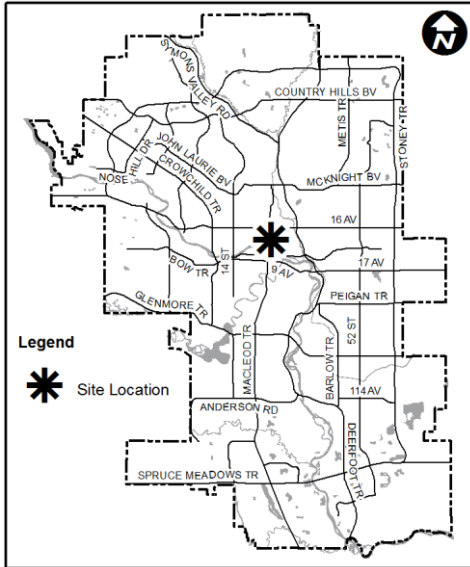
**BACKGROUND**

This land use amendment application was submitted to The City of Calgary by Studio Inkognito on behalf of the landowner, 1985453 Alberta Ltd (Sung Hwang) on 2018 June 14. As noted in the Applicant's Submission (Attachment 1), the applicant is intending to accommodate a proposed Cannabis Store use.

A change of use development permit application (DP2018-1710) for a Cannabis Store use was submitted on 2018 April 24, and is under review.

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Location Maps



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**Site Context**

The subject site is located in the northeast community of Renfrew, on Edmonton Trail NE between 7 Avenue NE and 8 Avenue NE. Lands to the north, west, and south are designated under the same DC Direct Control District (Bylaw 16Z97) as the subject site, which is based on the C-2 General Commercial District of *Land Use Bylaw 2P80*. Multi-Residential – Contextual Medium Profile (M-C2) District sites exist to the east of the subject site.

The site's total area is approximately 0.06 hectares ± (0.15 acres ±). The subject site is developed with a two-storey mixed use building.

As identified in *Figure 1*, Renfrew's peak population was in 1968 with 8,019 residents.

*Figure 1: Community Peak Population*

<b>Renfrew</b>	
Peak Population Year	1968
Peak Population	8,019
2017 Current Population	6,397
Difference in Population (Number)	-1,622
Difference in Population (Percent)	-20%

Source: *The City of Calgary 2017 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Renfrew](#) community profile.

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

The proposal is to allow for the conversion to a Commercial District of *Land Use Bylaw 1P2007* that allows for a range of commercial uses, including the Cannabis Store use. The proposal is consistent with the applicable policies, as discussed in the Strategic Alignment section of this report.

**Planning Considerations**

***Land Use***

This application is to redesignate the site from the existing DC Direct Control District (Bylaw 16Z97), based on the C-2 General Commercial District of *Land Use Bylaw 2P80* to Commercial – Neighbourhood 1 (C-N1) District. The C-N1 District is intended to allow for small scale, street-oriented commercial development with potential for residential uses on upper floors at a compatible scale to nearby residential areas. The C-N1 District is intended to have vehicular access to the site from the rear lane. The C-N1 District allows for a maximum building height of 10 metres and a maximum floor area ratio of 1.0.

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Alternative land use district options apart from C-N1 were explored by the applicant and Administration. The C-N1 District was considered the most appropriate district for the immediate purpose of allowing for a Cannabis Store use because it aligns with the relevant policies and allows the existing pattern of development to continue.

***Development and Site Design***

The built form of this area is small-scale street-oriented and pedestrian-oriented developments with building entrances that front onto Edmonton Trail NE. Parking is typically located at the rear of the building and vehicular access to the site is typically from the rear lane. No comprehensive redevelopment of the site is being contemplated at this time, however, the general pattern of development should be reflected in future development.

***Transportation Networks***

Edmonton Trail NE is classified as an Urban Boulevard street type. Vehicular access to the site is available via the rear lane. Calgary Transit bus stops for routes 5 and 69 northbound and routes 4 and 69 southbound are located on Edmonton Trail NE within 100 metres walking distance of the parcel. The planned 16 Avenue N Green Line Light Rail Transit station will be approximately 1.3 kilometres walking distance from the parcel. City Hall Light Rail Transit station is approximately 1.7 kilometres walking distance from the parcel. Bridgeland Light Rail Transit station is approximately 1.9 kilometres walking distance from the parcel.

A Transportation Impact Assessment (TIA) and a parking study were not required as part of this land use redesignation application.

***Utilities and 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.

***Stakeholder Engagement, Research and Communication***

Consistent with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site for three weeks. Notification letters were sent to adjacent land owners and the application has been advertised online. No public meetings were held by the Applicant or Administration in association with this application.

Letters in support of the proposed land use redesignation were received from both the Renfrew Community Association (Attachment 2) and the Crescent Heights Community Association (Attachment 3).

No comments were received from the public by the Calgary Planning Commission report submission date.

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Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Calgary Planning Commission's recommendation, the date of the Public Hearing and options for providing feedback will be advertised to the public.

**Strategic Alignment**

***South Saskatchewan Regional Plan (Statutory, 2014)***

The site is located within the City, Town area of the Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

***Municipal Development Plan (Statutory, 2009)***

The subject site is located within an Urban Main Street area, according to Urban Structure Map (Map 1) of the *Municipal Development Plan (MDP)*.

Urban Main Streets are intended to provide for a high level of residential and employment intensification along an Urban Boulevard street type, as defined in the *Calgary Transportation Plan (CTP)*. The Urban Boulevard is a multi-modal street with a strong focus on walking, cycling and transit, though it continues to accommodate moderately high traffic volume. Urban Main Streets emphasize a walkable pedestrian environment fronted by a mix of higher intensity residential and business uses. The listed uses of the C-N1 District include commercial and residential uses and rules that result in street-oriented and pedestrian-oriented building designs with vehicular access to the site from the rear lane.

While the MDP makes no specific reference to this site, the proposal is consistent with the applicable policies.

***Crescent Heights Area Redevelopment Plan (Statutory, 1997)***

The subject site is located within a Local Commercial area, according to the Land Use Policy Map (Map 2) of the *Crescent Heights Area Redevelopment Plan (CHARP)*.

The purpose of the Local Commercial area is to encourage successful commercial development which will serve commuters and the local community, ensure a high standard of commercial development and minimize its impact on nearby housing. Development in the Local Commercial area is encouraged to improve the pedestrian environment along Centre Street NE and Edmonton Trail NE and support the transit corridor concept for the major roads by providing transit supportive designs, employment and residential uses. The listed uses of the C-N1 District include commercial uses that serve commuters and the local community and rules that result in street-oriented, pedestrian-oriented, and transit-oriented building designs with heights and setbacks that minimize impact on nearby housing.

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While the CHARP makes no specific reference to this site, the proposal is consistent with the applicable policies.

***North Bow Special Study (Non-Statutory, 1979)***

The subject site is located within a Commercial area, according to the Proposed Land Use Plan (Map 7) of the *North Bow Special Study* (NBSS). While the NBSS makes no specific reference to this site, the proposal is consistent with the applicable direction.

***North Bow Design Brief (Non-Statutory, 1977)***

The subject site is located within a Commercial area, according to the Generalized Land Use Concept Plan of the *North Bow Design Brief* (NBDB).

The NBDB provides direction for development in Commercial areas to regulate massing and be limited to 40 feet (12 metres ±) in height to minimize impacts on adjacent residential areas. The NBDB provides direction for development in the Commercial area to provide maximum sound attenuation with continuous building facades and landscaping. The NBDB discourages site access to commercial development via residential streets and lanes. The maximum height of the C-N1 District is 10.0 metres. The rules of the C-N1 District allow for continuous building facades. The rules of the C-N1 District allow for building designs with vehicular access to the site from the rear lane. While the NBDB makes no specific reference to this site, the proposal is consistent with the applicable direction.

**Social, Environmental, Economic (External)**

An environmental site assessment was not required for this application.

**Financial Capacity**

***Current and Future Operating Budget:***

There are no known impacts to the current and future operating budgets at this time.

***Current and Future Capital Budget:***

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

**Risk Assessment**

There are no significant risks associated with this proposal.

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**REASON(S) FOR RECOMMENDATION(S):**

The proposal is consistent with the applicable policies of the *Municipal Development Plan* and the *Crescent Heights Area Redevelopment Plan*, and is consistent with the intent of the Commercial – Neighbourhood 1 District of *Land Use Bylaw 1P2007*.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Renfrew Community Association Letter
3. Crescent Heights Community Association Letter
4. **Proposed Bylaw 250D2018**