

Planning & Development Report to
Calgary Planning Commission
2019 March 07

ISC: UNRESTRICTED
CPC2019-0203

Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at 1109 Edmonton Trail NE, LOC2018-0223

EXECUTIVE SUMMARY

This application has been submitted by Horizon Land Surveys on behalf of the land owner, 2142585 Alberta Ltd (Yuli Song), on 2018 October 09.

This land use and policy amendment application seeks to redesignate one parcel located at 1109 Edmonton Trail NE in the community of Crescent Heights. The application proposes to redesignate the parcel from the Multi-Residential – Contextual Low Profile (M-C1) District to the Commercial – Corridor 1f2.0h14 (C-COR1f2.0h14) District to allow for:

- commercial storefronts along a continuous commercial block face with opportunities for residential and office development on the upper floors;
- a maximum building height of 14 metres (maintaining the existing height);
- a maximum floor area ratio of 2.0, allowing approximately 1,300 square metres of building floor area; and
- the uses in the C-COR1 District.

The proposal aligns with the applicable policies of the *Crescent Heights Area Redevelopment Plan*, as amended and the *Municipal Development Plan*.

No development permit has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed amendment to the Crescent Heights Area Redevelopment Plan (Attachment 3);
2. Give three readings to the proposed Bylaw;
3. **ADOPT**, by bylaw, the proposed redesignation of 0.07 hectares \pm (0.16 acres \pm) located at 1109 Edmonton Trail NE (Plan 470P, Block 29, Lots 4 and 5) from Multi-Residential – Contextual Low Profile (M-C1) District to Commercial - Corridor 1f2.0h14 (C-COR1f2.0h14) District; and
4. Give three readings to the proposed Bylaw.

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PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

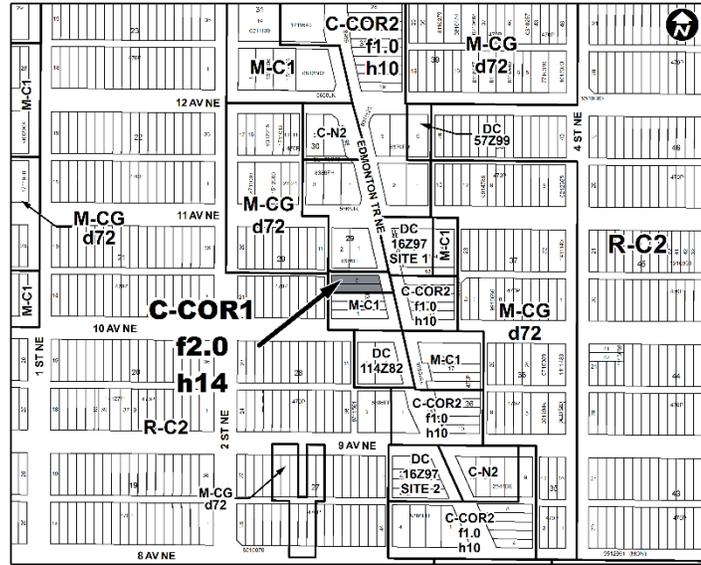
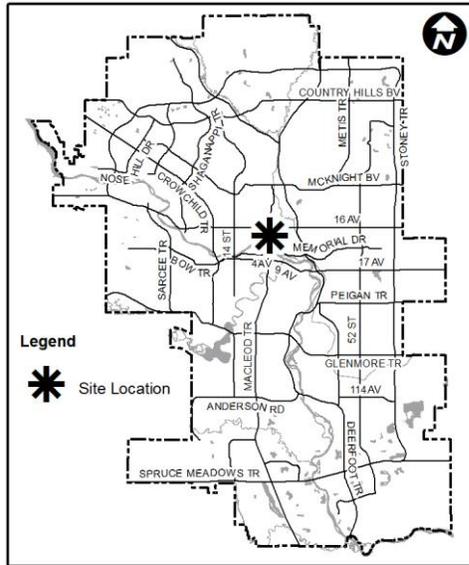
This application was submitted by Horizon Land Surveys on 2018 October 09. While no development permit application has been submitted at this time, the applicant has indicated their intent to develop a street fronting commercial building with the possibility of residential on the upper floors as referenced in the submitted Applicant Submission (Attachment 1).

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Location



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Site Context

Crescent Heights, and specifically Edmonton Trail NE is a community with a mix of housing types ranging from single detached dwellings to large multi-residential developments as well as commercial uses, mixed use and stand-alone commercial uses along the Edmonton Trail NE and Centre Street N corridors.

The subject site, 1109 Edmonton Trail NE, is located along the identified Main Street of Edmonton Trail NE, between the two major intersections on this portion of Edmonton Trail NE - 8 Avenue NE and 12 Avenue NE. The site has approximately 15.5 metres of frontage along Edmonton Trail NE and is currently developed with a single detached dwelling with lane access along the west and north property lines of the parcel.

Immediately to the north and east of the site is the Commercial – Corridor 2 (C-COR2) District. The predominant land use along this portion of the Edmonton Trail NE corridor is the C-COR2 District with various modifiers on height and floor area ratio as well as pockets of the Multi-Residential – Contextual Low Profile (M-C1) District. Northbound transit is located directly across Edmonton Trail NE from the site and southbound transit is located 100 metres to the south on Edmonton Trail NE.

As identified in *Figure 1*, the community of Crescent Heights has seen a slight decrease in population since the peak in 2015.

Crescent Heights	
Peak Population Year	2015
Peak Population	6,380
2017 Current Population	6,197
Difference in Population (Number)	-183
Difference in Population (Percent)	-3%

Source: The City of Calgary 2017 Census

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed C-COR1f2.0h14 District represents a commercial land use that allows for the opportunity to develop a stand-alone commercial development along an identified Main Street with the opportunity to develop dwelling units or offices on the upper floors.

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Initially, the application was submitted with a district modifier of 1.0 FAR and a maximum height modifier of 12 metres. Administration advised the applicant that the location along the Edmonton Trail NE Main Street warranted a higher intensity of land use on the site and recommended increasing the height at a minimum to the height of the existing district of 14 metres and to increase the FAR to 2.0 to allow for the opportunity for residential or office uses above any future grade oriented commercial uses.

Administration and the applicant explored the option of amending the application to make a joint application with the two parcels to the south directly adjacent to the subject site in order to assemble a more substantial development parcel with the Mixed Use - Active Frontage (M-U2) District, however the adjacent land owners were not interested in pursuing this proposal.

Administration also explored the option to deem the lane which runs along the north property line of the subject site surplus and close and sell it to the applicant in order to make a more substantial development parcel and eliminate a pedestrian/automobile conflict point along the Edmonton Trail NE pedestrian realm. This was also not feasible as there are utilities located within the lane and these would be prohibitively expensive to relocate.

Planning Considerations

As part of the review of this application, several key factors were considered by Administration including the alignment with relevant policies, and the appropriateness of the land use district. The following sections highlight the scope of technical planning analysis conducted by Administration.

Land Use

The existing Multi-Residential - Contextual Low Profile (M-C1) District is intended to provide for multi-residential development of low height and medium density within close proximity to low density residential. No commercial uses are allowed within the M-C1 District.

Given that the subject site is relatively narrow and constrained, a district that would allow for a stand-alone commercial development with the option to add a mix of residential or office uses on the upper floors was chosen to accommodate future redevelopment. The proposed Commercial – Corridor 1f2.0h14 (C-COR1f2.0h14) District is intended for street fronting commercial developments with parking located behind the buildings. The district also includes modifiers that allow for the establishment of a maximum FAR of 2.0 which equates to approximately 1,300 square metres of development on the site. The proposed district also proposes a maximum height of 14 metres which maintains the same height of the existing M-C1 District - approximately four storeys of development.

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Development and Site Design

The proposed redesignation is intended to accommodate the development of street fronting commercial development with parking located in the rear and the possibility of dwelling units or offices on the upper floors of the building.

There currently exists a bylaw road widening setback on the property fronting onto Edmonton Trail NE that requires any future development to setback and additional 5.182 metres from Edmonton Trail NE to protect for any future road widening.

At the development permit stage, key factors that will be important to address include:

- Addressing Edmonton Trail NE with an appropriate interface, active street front that includes permeable commercial access and glazing facing the commercial street;
- Automobile parking facilities located behind the street façade of the building;
- Appropriate treatment of the east, north and south facades, as these are highly visible facades; and
- Ensuring that active uses are located on the main floor if the buildings.

Environmental

An Environmental Site Assessment was not required as part of this application. There are no known environmental concerns on the parcel or in the immediate area.

Transportation

The parcel is located along Edmonton Trail NE which is classified as an Urban Boulevard in the Calgary Transportation Plan. A Transportation Impact Assessment was not requested as part of this application. Transit is located approximately 100 metres from the site to the south along Edmonton Trail NE with the Max Orange BRT stop located 600 metres to the north at Edmonton Trail NE and 16 Avenue NE. A future Greenline station will be located approximately 800 metres to the northwest at Centre Street N and 16 Avenue N.

Utilities and Servicing

Water, sanitary and sewer services are available to service the site. Sanitary capacity and storm water management will be evaluated with the future development permit.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site with a large notice posting sign facing Edmonton Trail NE. Notification letters were sent to adjacent land owners and the application was advertised on-line. No public open houses were held for this application.

Administration received a letter of support from the Crescent Heights Community Association for this application. They did however point to some key factors at the development permit stage

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they would like to be addressed including the location of businesses within the future development, underground parking, as well as ensure a visually pleasing and well-designed building.

No comments had been received from adjacent land owners or community members at the time of writing this report.

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

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The site is located within the 'City, Town' area as identified on Schedule C: South Saskatchewan Regional 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.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed policy and land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory - 2009)

The subject parcel is located within the Urban Main Street area of the *Municipal Development Plan (MDP)*. The applicable MDP policies encourage a broad range of employment, commercial and retail uses as well as housing to accommodate a diverse range of the population. The proposed redesignation complies with the policies of the MDP.

Crescent Heights Area Redevelopment Plan (Statutory - 1997)

The *Crescent Heights Area Redevelopment Plan (ARP)* identifies the subject parcel as located within the Medium Density Multi Dwelling typology. This typology is intended to accommodate multi-residential development without the option for a commercial component in the development. The ARP must be amended to accommodate the proposed land use district. An amendment to the ARP is included in this application to amend the site on Map 2 - Land Use Policy to the Local Commercial typology in order to accommodate the proposed C-COR1f2.0h14 District and subsequent redevelopment (Attachment 3).

Amending the ARP to the Local Commercial typology will align the site with other C-COR sites along the Edmonton Trail NE corridor and allow for a stand-alone commercial development as well as a mixed use development.

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Social, Environmental, Economic (External)

The proposed land use district allows for a wide range of pedestrian oriented commercial uses with office and residential opportunities on the upper floors. The addition of these uses to the community will attract more users to the Edmonton Trail NE Urban Main Street, bringing more services within walking distance to the local residents.

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.

REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies of the *Municipal Development Plan* and the *Crescent Heights Area Redevelopment Plan*, as amended. Given that Edmonton Trail NE is identified as a Main Street, the proposed district allows for the opportunity to utilize an under-developed parcel in the inner city for a higher use while still respecting the low density context immediately adjacent to the site.

ATTACHMENT(S)

1. Applicant Submission
2. Crescent Heights Community Association Response
3. Proposed Amendment to the Crescent Heights Area Redevelopment Plan