



1212 EDMONTON TRAIL

What We Heard Report

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INTRODUCTION

The following What We Heard Report summarizes the engagement efforts, feedback, and response for land use redesignation (LOC) and Development Permit (DP) applications at the combined site of 1212 Edmonton Trail and 411 12 Ave NE (informally known using just the 1212 Edmonton Trail address). 1212 Edmonton Trail is envisioned to facilitate a four to five story, mixed-use building located on Edmonton Trail within the community of Renfrew.

1212 Edmonton Trail is currently designated C-COR2 with a maximum Floor Area Ratio (FAR) of 1.0 and maximum building height of 10 metres. 411 12 Ave is currently designated as DC 57Z99. The proposed land use redesignation would change the land use district to MU-2 (Mixed Use – Active Frontage) to provide commercial uses at grade to promote activity at the street level. A maximum FAR of 3.5 and maximum height of 22 metres are being pursued for this designation.

KEY STAKEHOLDERS

ADJACENT NEIGHBOURS

Adjacent neighbours include both residences and businesses in the vicinity of the project as identified in the figure below:

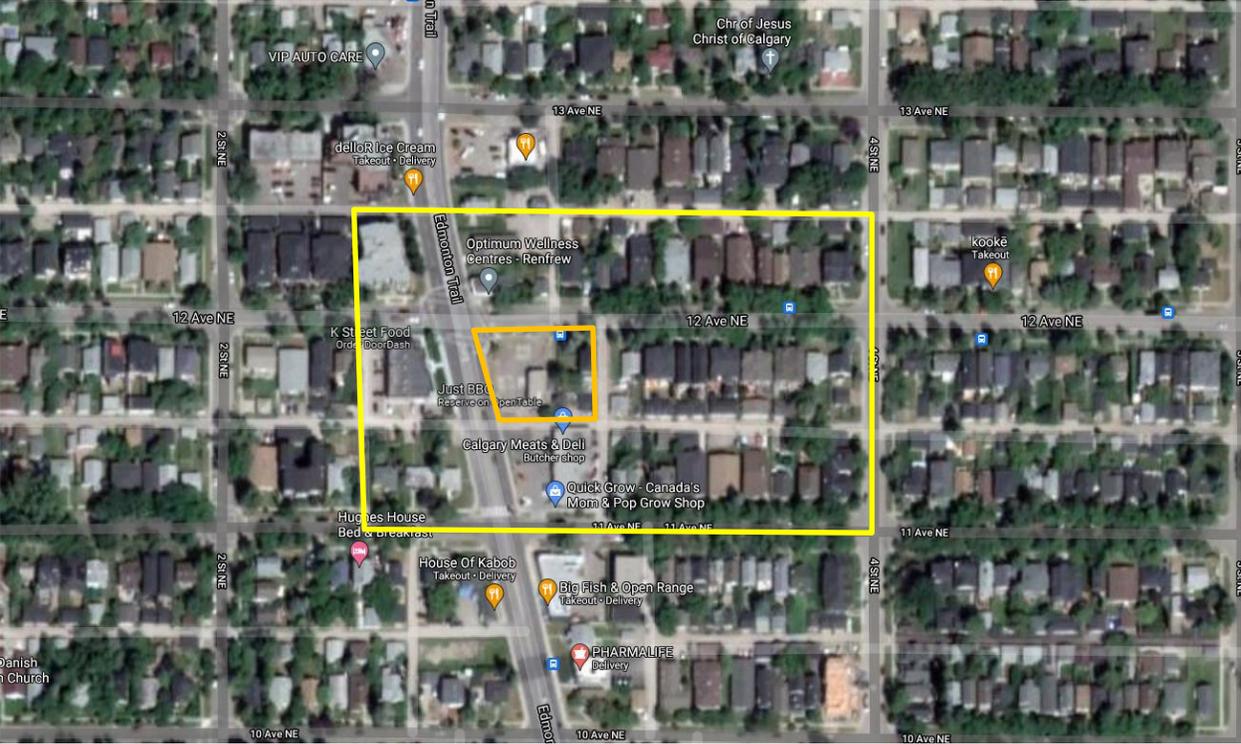


Figure 1 Adjacent Neighbours Outlined in Yellow

RENFREW RESIDENTS

Residents in the Renfrew community were interested in learning more and providing their input on the project. Methods used for engaging Renfrew residents are identified below.



RENFREW COMMUNITY ASSOCIATION (RCA)

It is important to understand that engaging with the RCA does not replace the need to engage with the community and while the RCA was provided with messaging to distribute to the community, they were not expected to provide additional communications or engagement assistance.

WARD 9 COUNCILLOR

The Councillor for Ward 9 is Gian-Carlo Carra.

APPROACH

QPD ENGAGE WEBSITE PAGE

A 1212 Edmonton Trail website was set up on the QPD Engage website in the fall of 2021. The page focuses on collecting key input for adjacent neighbours, providing the appropriate amount of detail for Land Use. This page provides an email address for those who are interested in more information and provided the details and registration information for the Jan. 26 virtual open house. This page will be updated with further details at the time a DP application is made.

Website link: <https://www.qpdengage.ca/1212edmontontrail>

RENFREW COMMUNITY ASSOCIATION MEETING

The RCA was contacted in May 2021 when QuantumPlace Developments (QPD) was undertaking due diligence on the property. In addition, QuantumPlace met with the RCA Planning Committee on Oct. 13, 2021. A summary of the meeting and presentation is included in **Appendix A**.

ON-SITE NOTIFICATION

On Nov. 10, 2021, QuantumPlace installed signage on the site introducing the project as well as providing the website link and contact information for viewers to provide feedback, ask questions, and learn more.

On Nov. 19, 2021, the City of Calgary Notice Posting was installed on the site, providing viewers with both the applicant and City contact information as well as a deadline to submit feedback.

On Jan. 12, 2022, a bold sign was installed on the site informing viewers of an upcoming virtual open house on Jan. 26, 2022 and providing registration information. The bold sign remained on-site until the day after the virtual open house.

WARD 9 COUNCILLOR MEETING

On Jan. 10, 2022 QuantumPlace met virtually with Councillor Carra to discuss the land use application and proposed development.

POSTCARD

On Jan. 12, 2022, a postcard was hand delivered to every business and resident identified as an Adjacent Neighbour (identified in **Figure 1**). This postcard introduced the project, provided the website link, and



invited recipients to register for and attend the Jan. 26, 2022 virtual open house. This postcard was also sent electronically to the Ward 9 Councillor.

VIRTUAL OPEN HOUSE

A virtual open house was hosted on Jan. 26, 2022 for the Renfrew community that provided an overview of the project. Virtual engagement is a useful tool when fluctuating health restrictions lead to uncertainty regarding in-person events. We have also found that attendees prefer this type of engagement. During this event, we ensured that questions and concerns raised by attendees were addressed and explained or discussed in a manner that made the attendee feel heard and clarified what items are relevant for LOC v. DP.

The event was advertised through the following Methods:

- Postcards to Adjacent Neighbours
- Information available on the project website
- Bold sign set up on the project site on Jan. 12, 2022, and taken down on Jan. 27, 2022.

RESULTS

EMAIL

At the time of report writing, QuantumPlace had received emails from seven stakeholders. All inquiries were reviewed and responded to. A summary of the inquiries and the response is provided below.

Resident inquiries included:

- Building height
- Privacy
- Sunlight/shadowing
- Traffic on the streets and the lane
- Parking availability
- Noise from the building
- Property values
- Improving pedestrian and cyclist safety
- Confirmation of retail tenants
- Tenure of residential units
- Market demand
- Quality of exterior finishes
- Effect on community services
- Affordable housing availability
- Timing of construction

Response Summary:

The maximum height of the building is proposed to be 22 metres. The height, density and proposed uses are aligned with both the Municipal Development Plan and the North Hill Communities Local Area Plan. We anticipate paving the lane to the east and south where it is immediately adjacent to the project site, meeting parking requirements of the Land Use Bylaw, and determining shadow impacts in advance of the Development Permit application. We have not confirmed the retail tenants however, the main floor units will be designed to accommodate retail options that could include a restaurant, shops, aesthetic uses, or a bakery.



Property Values & Noise

This site is located in a desirable, inner-city location with relatively high property values, and our studies indicate that there is market demand in this area. While we understand that homeowners may have concerns regarding their property values, there is no evidence to suggest that the construction of mixed-use buildings has a negative impact on neighbouring property values. In addition, residents at 1212 Edmonton Trail NE will be subject to the same noise control bylaws as other Calgary residents. We intend to begin construction in 2022; however, this date is highly dependent on municipal approvals and pre-sales. Depending on starting season, weather and other factors, construction is currently estimated to be approximately 1.5 years.

Design & Public Realm

We are currently working on Development Permit details and hope to propose a quality design for both the building and public realm. We are required to provide a setback along Edmonton Trail, and it is our intention to use that setback to allow for patios and an improved pedestrian interface with the street. We envision the project will offer market based entry-level homes that are well built and energy efficient while adding vibrancy and additional amenities and services to the neighbourhood within walking and transit distance of residents.

RCA MEETING

The summary and presentation from the RCA meeting are included as **Appendix A**.

VIRTUAL OPEN HOUSE

The virtual open house was hosted as a Zoom webinar on Jan. 26, 2022, at 7:00pm. A short presentation was made (**Appendix B**) followed time dedicated for questions and answers. Attendees were able to use the “Q&A” function during the presentation and afterward. The meeting ended at 8:00pm after all attendee questions had been answered.

- 21 people registered for the event
- 8 people attended the event
- 33 questions were asked and responded to

The following topics were discussed:

Tenancy (Commercial and Residential)

Attendees were interested in knowing who the commercial tenants would be. They expressed certain preferences (e.g., restaurants vs. medical clinics). We informed attendees that it was too early to confirm tenants however there would likely be a mix of restaurants and shops.

Safety

Attendees expressed concerns about safety including pedestrian safety and safety in the alleyways. We indicated that we did not anticipate any safety issues in the alleyway due to the proposed building but that it was something that would be taken into consideration at the Development Permit stage.

Construction Impacts

Attendees expressed concerns and asked about what kind of disruptions they could expect from construction. The following possibilities were noted: potential temporary closure of Edmonton Trail and rerouting onto 4th St, temporary closure of the alleyway adjacent to the construction site, limited disruptions when tying into services such as water and electrical. It was indicated that the most disruptive period would be excavation which would likely take about four months depending on what



season construction starts. However, the site is large enough for the construction to be largely contained within the site.

Alleyway

Attendees asked questions about paving the alleyway and access to garages/parking from the alleyway. We indicated that QuantumPlace intends to pave the alleyway only where it is adjacent to the parcel. This would not affect regular maintenance of the remaining gravel portion of the alleyway. It was indicated that there may be times when deliveries are being made over the course of construction to the building that the alleyway may be blocked, and residents would need to access their lots from the other side of the alleyway.

Road Widening Setback

Attendees were interested in incorporating landscaping (i.e., trees and planters) within the road widening setback on Edmonton Trail. Attendees also wanted to know who to talk to at the City of Calgary (City) to discuss how the setback will be used. QuantumPlace identified that landscaping is a possibility pending further discussions with the City. We also provided the link to the project website with more information on the application and how to connect with the File Manager to provide feedback.

Sustainability

Attendees asked if any “green” or sustainable features would be incorporated into the building. We identified that we are still considering sustainable features including geothermal and potentially solar and although there are limitations as to what can be done within the building code, we are still exploring those opportunities to see what is feasible.

Traffic

Attendees asked questions about the intersection of 12 Ave and Edmonton Trail as well as the intersection in the alleyway. They also asked about improvements to the 12 Ave bus stop and whether the entrances to the site from 12 Ave and Edmonton Trail would be closed. We indicated that both intersections with the alleys will likely remain similar, but the current driveways from 12 Ave and also Edmonton Trail onto the former auto repair site would close. We indicated that more information will be determined at the Development Permit stage. In addition, we responded that we are likely to upgrade the bus stop on 12 Ave NE as a part of the Development Permit.

Timing

Attendees asked when construction would begin and how long it would take. A question was also asked about what would be done if the land use does not get approved. QuantumPlace indicated that construction could begin in 2022 but it is very dependent on obtaining the required approvals. Construction would likely be an 18 to 20 month timeframe.

Housing Affordability

Questions were asked whether effort would be placed on making the residential units affordable. We responded that we are currently considering affordability options.

Parking

Attendees asked if enough parking would be provided for users. We responded that the parking currently proposed meets the Land Use Bylaw requirements.



Building Design

Attendees asked if the maximum height of 22 metres could be reduced and what factors would affect whether the building is four or five storeys high. In addition, they asked if stepbacks or graduated heights would be considered. Attendees also asked whether there would be windows from the building facing east and southeast into residents' backyards. It was indicated that the 22m height would be a maximum requirement within the land use district but that the building could end up being shorter. A variety of factors could influence the final storey count including geotechnical parameters, structure parameters, and market conditions. Although it was recognized that stepbacks and graduated heights can sometimes be aesthetically pleasing, they are much more difficult to meet building code requirements and efficiency needs while staying at an affordable price point. We indicated that the building will likely have windows on all four sides and that they would include facing east and southeast.

Economic

Attendees asked about the price point per unit and if there were factors that would prevent people from wanting to purchase a unit. QuantumPlace indicated that a price point per unit was not available at this time but that we expect that the units will be attractive to buyers due to the inner-city location within Renfrew.

Infrastructure Improvements

Attendees asked what infrastructure improvements to amenities such as the pool would be spurred by increased population. QuantumPlace responded that infrastructure upgrades planned within the area are a result of engagement during the North Hill Communities Local Area Plan (NHCLAP) process and that residents indicated other priorities rather than recreation infrastructure. However, an attendee noted that the recreation centre is targeted for future improvements in the NHCLAP.

Storage Options

Attendees asked what storage options would be available for residents. We indicated that we are considering storage options both in the underground parking area and on residential floors. In addition, we are required by the Land Use Bylaw to provide bicycle parking/storage for residents.

FOLLOW-UP

During the virtual open house, attendees also asked how their feedback would be taken into account.

We responded that the land use application information is more for their information however, comments related to the Development Permit application or construction can still be taken into consideration. Topics that will be considered at later stages include:

- Design considerations
- Safety
- Construction impacts to neighbours
- Road widening setback improvements
- Sustainability features

The following commitments were also made to attendees:

- Posting the What We Heard Report on the project website.
- Posting Development Permit application updates to the website. This includes renderings, and application timing.
- Posting land use application updates to the website including information regarding Calgary Planning Commission and Public Hearing dates.



- Posting the Public Hearing date on signage at the site.



APPENDIX A RENFREW COMMUNITY ASSOCIATION
PRESENTATION AND SUMMARY



QUANTUM
PLACE®

1212 Edmonton Trail NE

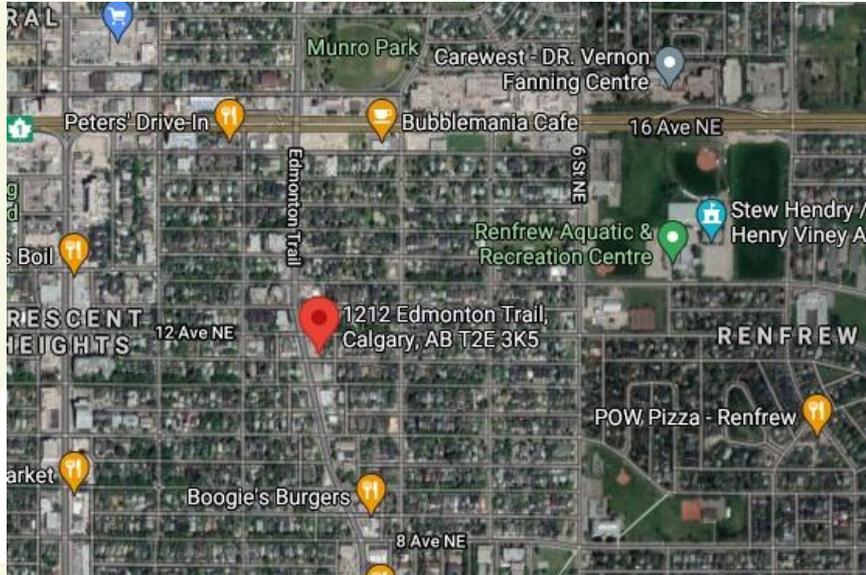
Presentation to Renfrew Community Association Oct. 13 2021



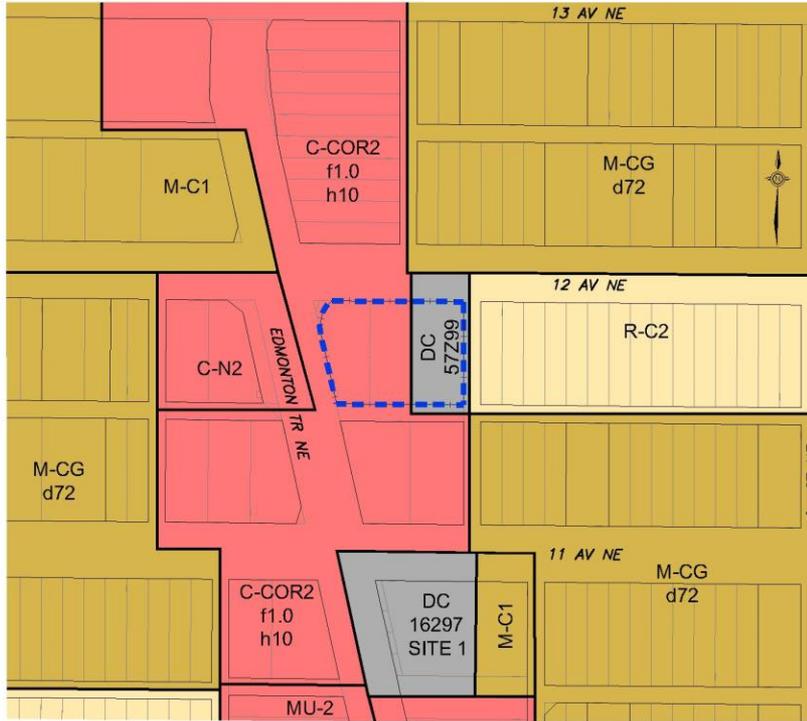
Agenda

1. Background
2. Context
3. Development Proposal
4. Policy Alignment
5. Land Use Change
6. Engagement
7. Next Steps
8. Question

Background



- Communication with Renfrew CA in the spring
- Land purchase
- City pre-application Sept. 14



- 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
- 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

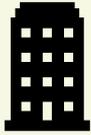


View looking northeast from southwest corner of site

Development Proposal



Four to five storey, mixed-use building



Max FAR 3.5 and height 22 metres



Walk, cycle or take transit to amenities



~40 residential units



~50 parking stalls

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”

Land Use Change

FROM		TO	
C-COR2f1.0h10	Commercial - Corridor 2	MU-2f3.5h22	Mixed Use - Active Frontage
			
DC 57Z99	Direct Control		
			

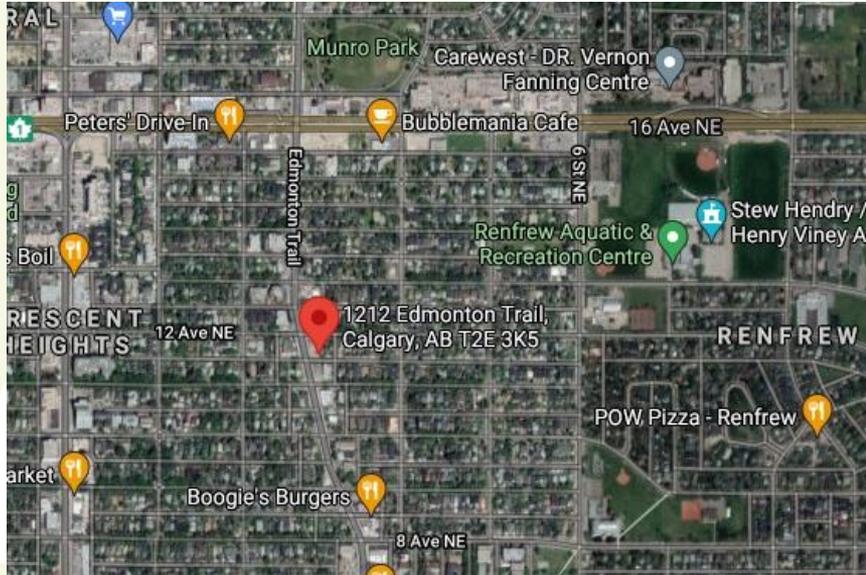
Land Use Change

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

Engagement

- RCA Meeting – Oct. 2021
- QPD sign on site
- Website launch
- Postcard to adjacent neighbours and Ward 9 office
- Virtual Open House – Nov./Dec. 2021

Next Steps



Compile Renfrew CA feedback (will be included in WWHR)

Land Use application fall 2021

Staggered concurrent Development Permit application fall 2021

Adjacent neighbour postcards (Nov/Dec 2021)

Virtual open house (Nov/Dec 2021)



Questions





Applicant Contact



Alison Timmins RPP, MCIP, CAPM



Community Planner



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Phone: +1-587-350-5172 ext. 230



eMail: Alison.Timmins@QuantumPlace.ca

Presentation Summary

Project Name	1212 Edmonton Trail	Project Number	QPD21-092-00
Meeting Date	Oct. 13, 2021	Meeting Location	Zoom
Attachments	Presentation		

Topic	Discussion	Response
Historical Significance	This is only one of five historical sites on the Inventory of Evaluated Historic Resources in Renfrew. There are no homes on this list in Renfrew.	This is the site of the Hillcrest Texaco Service Station which is on the Inventory of Evaluated Historic Resources. During the pre-application meeting, the City requested that we commemorate the site in some way. We intend to pay homage to the area potentially through a mural or plaque.
Transition	Is it possible to transition the building to the adjacent low density residential district? The height and the FAR seem appropriate and can help to utilize the potential of Edmonton Trail.	The maximum height of the building will be five storeys which is only two storeys higher than the maximum height of the RC-2 district (three storeys). Therefore, we will not be lowering the height of the building itself.
Style	This is a gateway to the community and to the historic area of Beaumont. The style could be a nod to the historic service station: moderne style, simplicity. Could also consider Texaco colour scheme or heritage colour scheme. Elite Brewery is a great example. Would not like to see reflective glass materials.	Please send us imagery of any styles that you would like to see for this site. We will take these under consideration.
Urban Realm / Streetscape	Would like to see the restaurants pushed back from the street a bit. The community vision for Edmonton Trail is to have an active streetscape (i.e., not to go from concrete to concrete to concrete). Landscaping along the street is very important. Try to design the public realm aspects to be adaptable and fit into a longer-term Edmonton Tr vision. Will there be curb cuts? Could a parking lay-by be included in the Right-Of-Way? Would like to see a physical barrier between traffic and pedestrians on the sidewalk.	There is a 5.182m bylawed Road Right-Of-Way setback that allows for patios and improved pedestrian interface with the street. Stores / restaurants will address the street. It will be difficult to plant trees in the setback, but we can have that discussion with the City. There may be opportunities for tree planting on 12 Av. At this time, we do not anticipate curb cuts. We will be participating in a discussion with the City to identify outcomes based goals where we can identify the public realm goals (including the community's goals) and then determine how best to achieve that goal.
Market Demand	What is the demand for this type of building? There is a lot of activity in this area, could be a catalyst for more urban main street type development. Pizza Culture is just down the street. The corner of 12 th Av and Edmonton Tr is starting to become more active.	We are in the midst of a market study, and we are considering restaurants and small retail offerings. The intent is for this proposal to help activate the Edmonton Tr streetscape.

Topic	Discussion	Response
Utilities	What are the utility considerations?	There is a 1912 clay sanitary pipe along 12 Av which we would like to avoid connecting to if possible. Therefore, we are currently looking into the possibility of connecting via Edmonton Tr.
Environmental	What reclamation has been done? What is required?	We completed an Environmental Site Assessment. The report indicated that there is some contamination on the site that will need to be remediated. QuantumPlace will follow all City and Provincial requirements to ensure that the site meets commercial and residential land use criteria.
Housing	Is low-income / affordable housing being considered?	This has not been considered at this time since we are in the beginning stages of the project however, there some programs that we could partake in to provide affordable housing.
Transit	Where are the closest major transit routes/stops?	There is a Max Orange BRT station at 16 Av and Edmonton Tr as well as planned Green Line stations at 9 Av and 16 Av along Centre St.

Note that we intend to meet with the Renfrew Community Association again when have more information of the Land Use application, Development Permit application, and engagement strategy.

APPENDIX B VIRTUAL OPEN HOUSE PRESENTATION

QuantumPlace[®]

CONSULTING

1212 Edmonton Trail NE

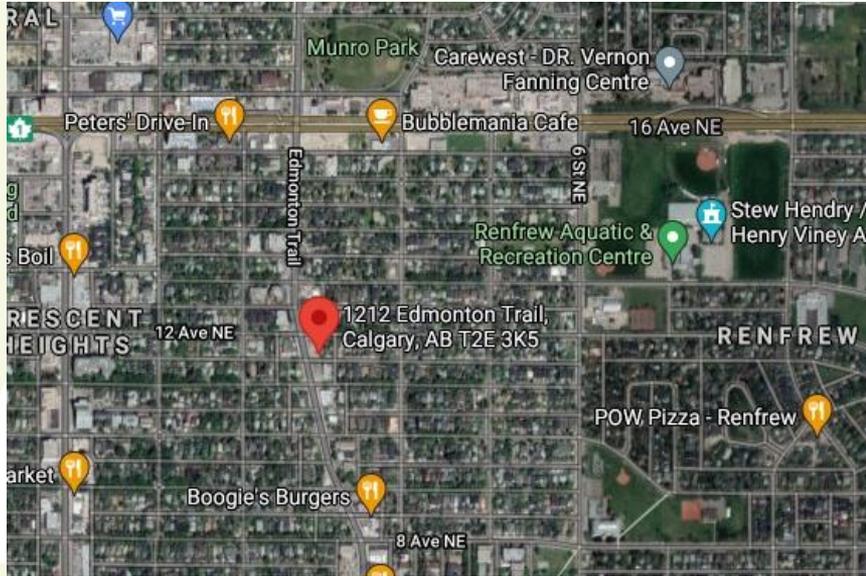
Virtual Open House Jan. 26, 2022



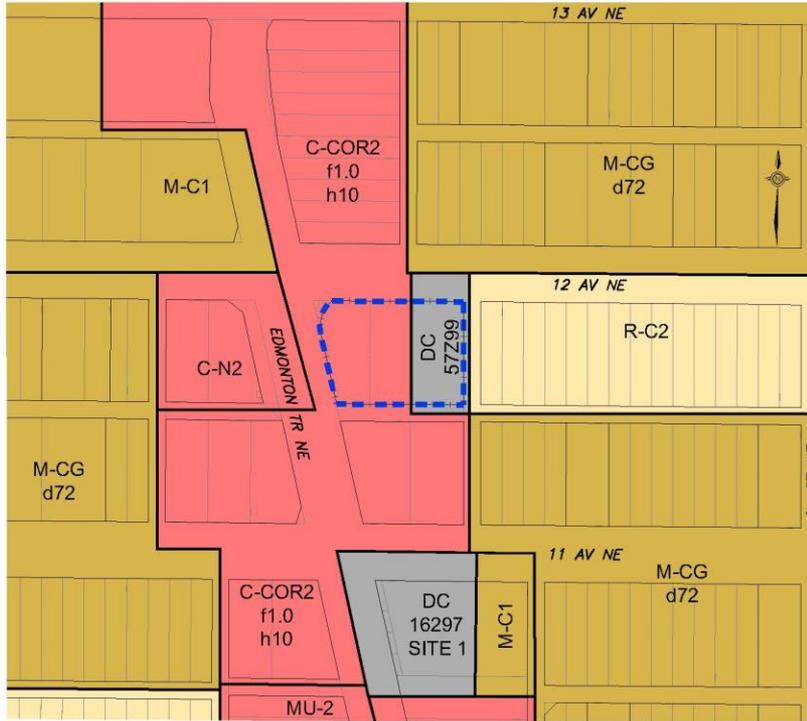
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View looking southeast from north edge of site



View looking south from north edge of site



View looking east from west edge of site



View looking northwest from southeast corner of site

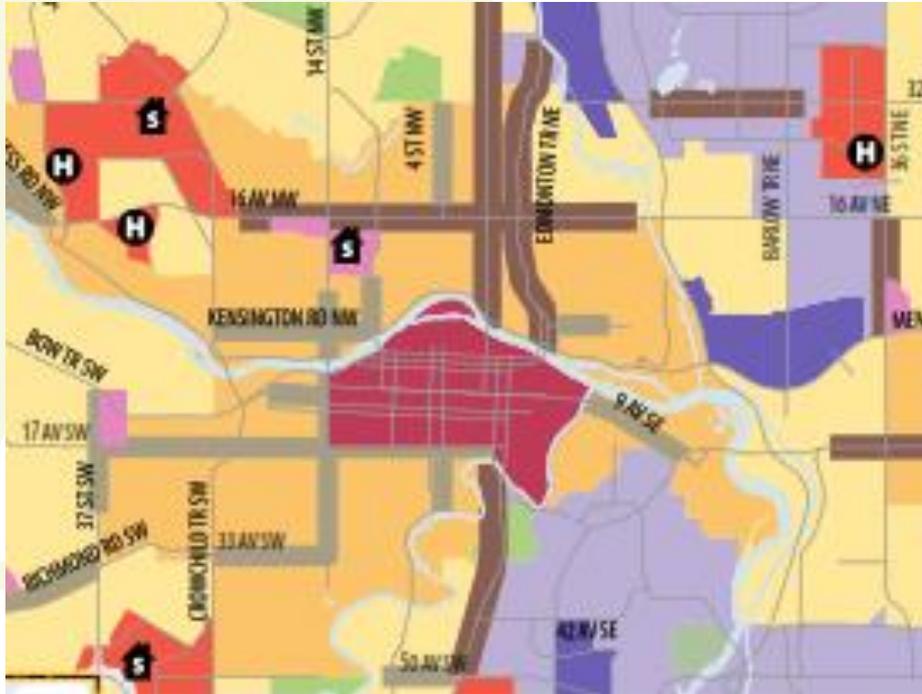


View looking northeast from west edge of site



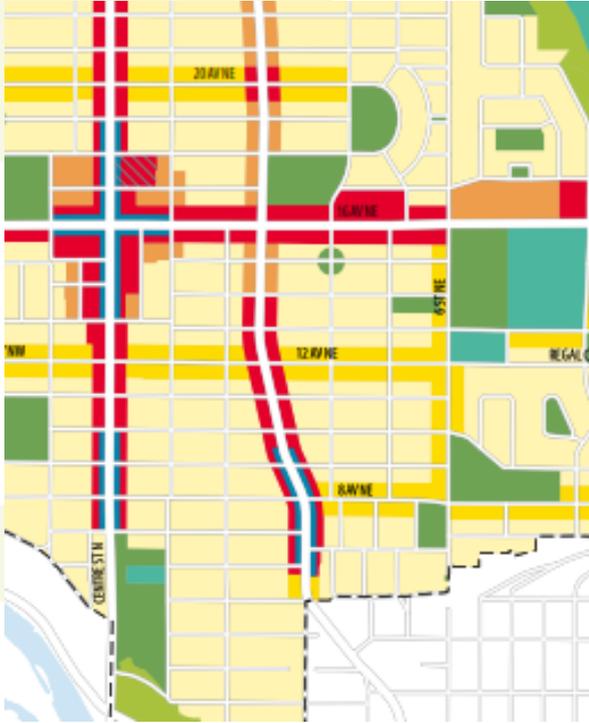
View looking northeast from southwest corner of site

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		TO	
C-COR2f1.0h10	Commercial - Corridor 2	MU-2f3.5h22	Mixed Use - Active Frontage
			
DC 57Z99	Direct Control		
			

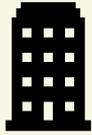
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Land Use District	Maximum Floor Area Ratio	Maximum Height (m)

Development Proposal



Four to five storey, mixed-use building



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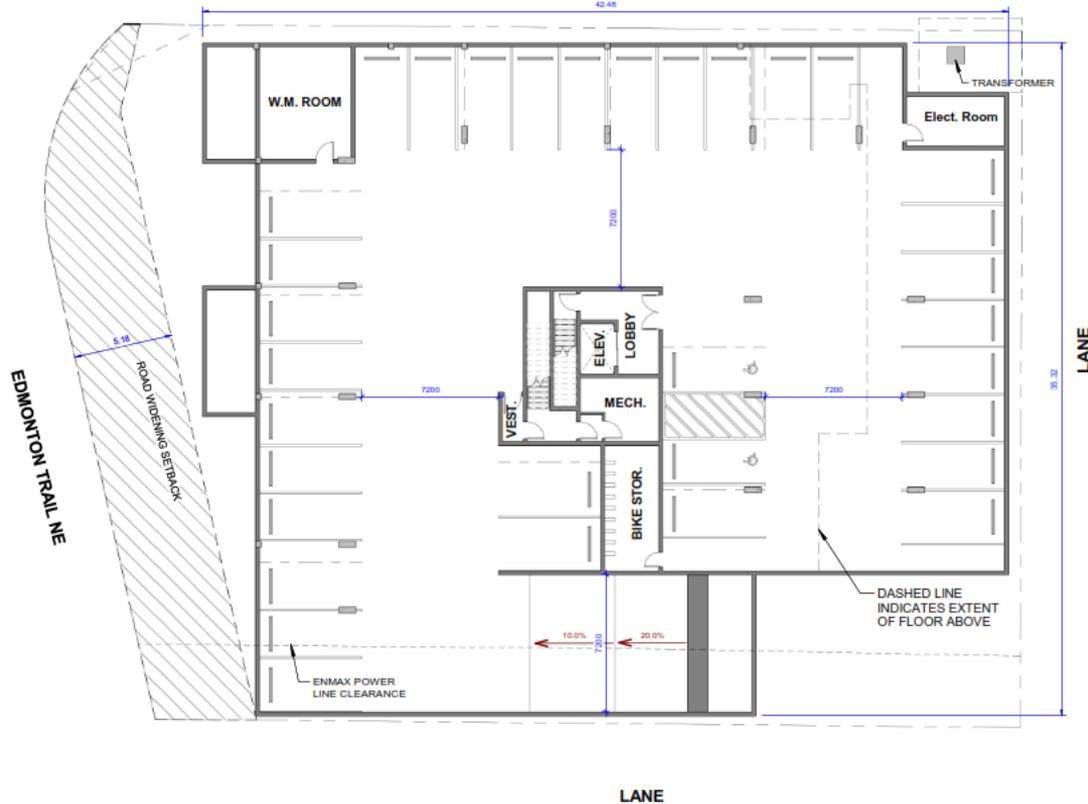


~40-50 residential units

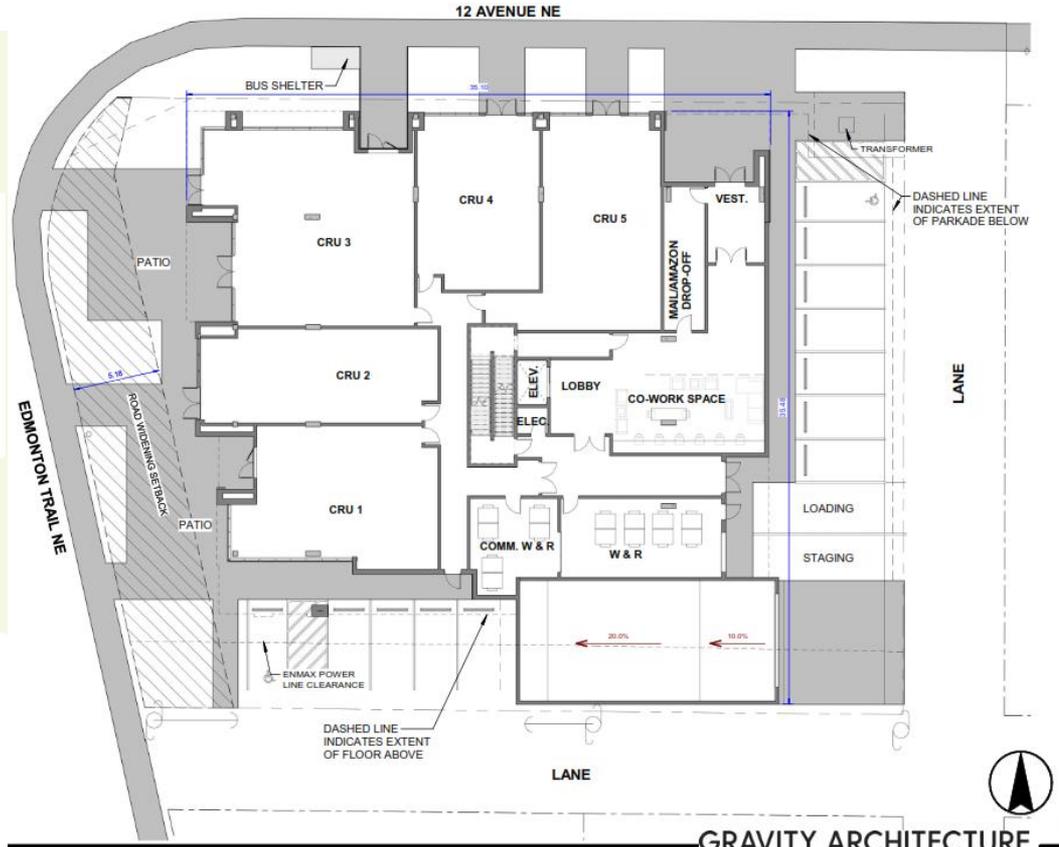


Up to ~50 parking stalls

DRAFT Parkade



DRAFT Commercial Floor





DRAFT View from West (Edmonton Tr)



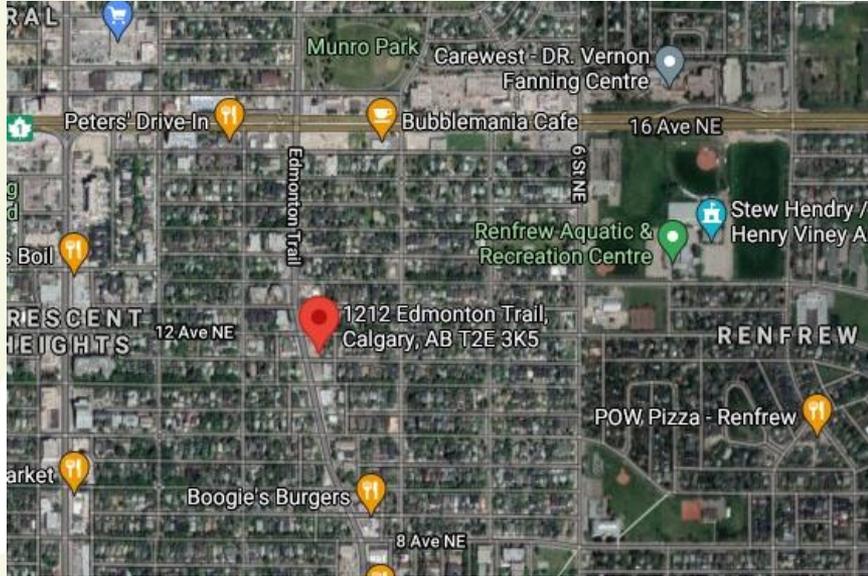
DRAFT Patio View (Edmonton Tr)



Engagement

- RCA Meeting – Oct. 2021
- QPD sign on site
- Website launch
- Postcard to adjacent neighbours and Ward 9 office
- Virtual Open House – Today

Next Steps



Compile open house feedback (will be included in WWHR)

Development Permit application
Feb. 2022

Anticipated Land Use at Calgary
Planning Commission Feb. 2022

Anticipated Land Use Public Hearing
Mar. 2022



Applicant Contact



Alison Timmins RPP, MCIP, CAPM



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