



# CITY PLANNING REPORT REZONING, PLAN AMENDMENT ALLENDALE

## 10853 - 63 AVENUE NW

To allow for convenience commercial and personal service uses, which are intended to serve the day-to-day needs of residents, Allendale.



## RECOMMENDATION AND JUSTIFICATION

City Planning is in **SUPPORT** of this application because it:

- provides the opportunity for sensitive, neighbourhood-serving services;
- is adjacent to a major Arterial road; and
- fulfills the 109 Street Corridor Area Redevelopment Plan's general intent for this portion of the corridor.

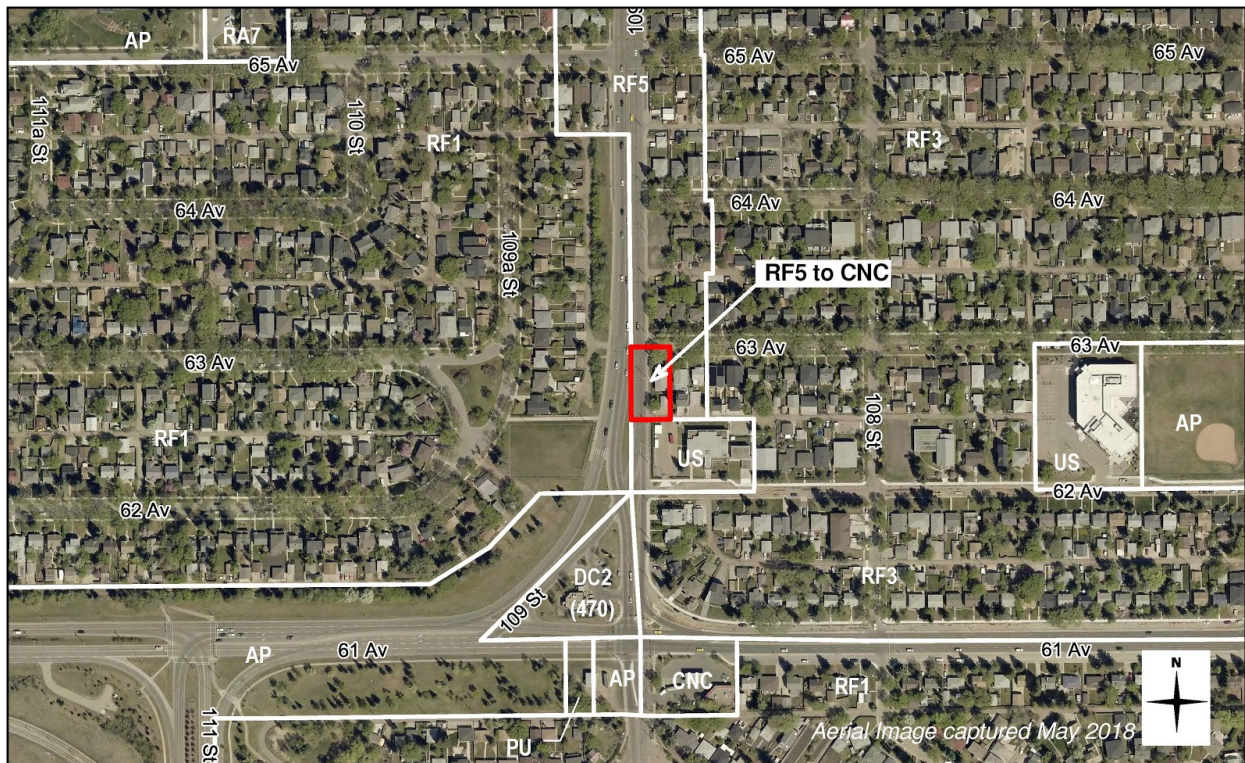
## THE APPLICATION

1. BYLAW 18617 to amend the 109 Street Corridor Area Redevelopment Plan (ARP) to allow for a local commercial site exempt from the requirement for ground floor retail uses.
2. CHARTER BYLAW 18618 to amend the Zoning Bylaw from (RF5) Row Housing Zone, to (CNC) Neighbourhood Convenience Commercial Zone.

Bylaw 18617 proposes to exempt this site from Policy 3.3.3.5 of the ARP. This Policy directs that “commercial and mixed-use structures will reserve the ground floor level exclusively for retail activity such as small-scale, local convenience shopping and services...” The applicant proposes to use the ground floor and basement of the existing duplex residential structure for office uses, under the CNC Zone.

Charter Bylaw 18618 proposes the application of the CNC Zone to facilitate conversion of the interior of the existing residential structure for office uses, specifically a psychologist’s office, according to the applicant’s stated intent. The applicant has completed a pre-application development meeting with Development Services to understand the possible uses and constraints to the site, and has completed interior architectural drawings for the property renovation to accommodate the psychologist office.

## SITE AND SURROUNDING AREA



AERIAL VIEW OF APPLICATION AREA

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(RF5) Row Housing Zone	Duplex House
<b>CONTEXT</b>		
North	(RF5) Row Housing Zone	Single Detached House
East	(RF5) Row Housing Zone	Single Detached House
South	(US) Urban Services Zone	Parking Lot for Religious Assembly
West	(RF1) Single Detached Residential Zone	Single Detached Houses NavCanada Directional Beacon Tower



VIEW OF SITE FACING SOUTH



VIEW OF REAR OF SITE FACING NORTH

## PLANNING ANALYSIS

### LAND USE COMPATIBILITY

The purpose of the Neighbourhood Convenience Commercial Zone is to serve the day-to-day needs of residents within residential neighbourhoods. In this respect, it is the explicit and appropriate zone intended to be used within residential neighbourhoods, or along edges to residential neighbourhoods, as the intended service area and customer catchment is highly localized.

As such, the list of Permitted Uses is limited, and Discretionary Uses are subject to the Development Officer's consideration of the surrounding residential context. The CNC Zone directs the Development Officer to identify negative impacts such as noise, light or odours which may be noticeable on adjacent properties, and to require all such measures which would be necessary to mitigate or eliminate these impacts or perceived impacts. The size of this individual site also restricts what development would be feasible. Given the required setbacks, mitigation measures, and other associated requirements standard in the Zoning Bylaw to control for any possible impacts, it is unlikely that any but the least intense types of Uses could be developed here. As well, the CNC Zone requires a minimum setback of 3 metres from any

residential property line. This exceeds the minimum 1.2 metre setback required under the current RF5 Zone. In conjunction with the required setback of 4.5 metres from 109 Street NW and 63 Avenue NW, these effectively restrict any significant future redevelopment from occurring on this particular property.

The use of the Main Streets Overlay (MSO) was considered for this site. However, the restrictions and directions within the CNC Zone are restrictive enough to mitigate possible or perceived harms from this small scale commercial zoning. The MSO also modifies the maximum Height of the CNC Zone from 10.0 metres to 14.5 metres, which was considered to be an inappropriate Height allowance abutting RF5 properties which would be restricted to 8.9 metres in height.

## **PLANS IN EFFECT**

The 109 Street Corridor Area Redevelopment Plan is in effect on this site and surrounding properties along 109 Street. This site is within the policy area for 3.3 Medium-scale Residential District. The General Intent of this area is:

“To reinforce the District’s key function as a medium-scale residential area which contains commercial nodes serving both local residents and the commuting public.”

The following Policies are directly applicable in this case:

### **3.3.3.1**

“Multiple-family residential uses are permitted within the District, interspersed with institutional uses. There is also allowance for mixed-use development concentrated at nodes which are interspersed along the Corridor, and for small-scale commercial integrated with residential uses.”

The application of the CNC Zone to this single, small site is deemed appropriate as it fits within this direction for small-scale commercial integrated with residential uses. Small-scale commercial adjacent to properties zoned for Row Housing provides for horizontal integration; while the CNC Zone also allows for residential uses above grade, which would enable vertical integration of these uses.

### **3.3.3.2**

“Expansion of commercial or mixed land-use activities beyond the plan boundary and into adjacent residential areas is discouraged.”

This site is directly adjacent to 109 Street and within the Plan area. The proposed modest non-residential use does not fall beyond the Plan boundary, and does not intrude in to the adjacent low-scale residential areas.

### **3.3.3.4**

This policy directs that commercial development proposed beyond the intensity of the CB1 Zone is the point at which it would be appropriate to regulate with a Direct Control Zone.

CNC is an appropriate zone to accommodate neighbourhood-level services, allows for only modest non-residential development given the physical dimensions of this site, and contains sufficient regulatory requirements to achieve the objectives of the ARP. Therefore a Direct Control Zone is neither directed nor necessary in this circumstance.

### 3.3.3.5

This policy directs that commercial or mixed-use structures should allow for only retail services on the ground floor.

The Plan Amendment proposes to exclude this specific site from this requirement, as the applicant intends to maintain the existing one-storey residential structure and utilize the building for a psychologist's office. As there is no existing street-oriented retail along this segment of 109 Street, and limited ability for street-oriented retail to develop in this area along a high-volume roadway, this Amendment is appropriate given the constraints of the site and building.

### 3.3.3.9

"Commercial or mixed-use buildings will be oriented to 109 Street and, unless prescribed otherwise in the Zoning Bylaw, built to the front and side property lines."

The intent of the applicant is not to redevelop the residential structure currently on the site, but to conduct interior renovations. Therefore this requirement will not be met until such time as a new building is developed or major alterations occur to this existing building.

### 3.3.3.10

"All medium-scale residential, mixed-use or commercial development within the plan's boundaries will feature improved architecture and urban design that allows for an appropriate transition to adjacent low-scale housing as well as an upgraded public realm that includes a sidewalk separated from the curb by a treed landscaped boulevard."

As explained below, this site is subject to review by the Edmonton Design Committee. Development requirements for landscaping upgrades will be required when a Development Permit is applied for.

## **EDMONTON DESIGN COMMITTEE (EDC)**

The subject site and the area of effect of the 109 Street Corridor Area Redevelopment Plan is subject to Bylaw 14054 for review by the Edmonton Design Committee at the Development Permit stage. Any significant change to the exterior of the existing house, or redevelopment of the site, would require review by EDC. EDC's formal written recommendations and conditions would inform the decision and conditions applied by the Development Officer.

## TECHNICAL REVIEW

All comments from affected City Departments and utility agencies have been addressed.

## PUBLIC ENGAGEMENT

<b>ADVANCE NOTICE</b> July 16, 2018	<ul style="list-style-type: none"><li>● Number of recipients: 45</li><li>● One response was received.</li><li>● The one person who responded had questions regarding the application intent, the CNC Zone, and the rezoning process.<ul style="list-style-type: none"><li>○ Information on these items was provided, and the resident expressed they had no concerns.</li></ul></li></ul>
<b>PUBLIC MEETING</b>	<ul style="list-style-type: none"><li>● Not held</li></ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"><li>● <a href="http://edmonton.ca/Allendale">edmonton.ca/Allendale</a></li></ul>

## CONCLUSION

City Planning recommends that City Council **APPROVE** this application.

## APPENDICES

- 1 Application Summary

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Plan Amendment, Rezoning
Bylaw/Charter Bylaw:	18617, 18618
Location:	East of 109 Street NW, and south of 63 Avenue NW
Address:	10853 - 63 Avenue NW
Legal Description:	Lots 16-17, Block 22, Plan 2457S
Site Area:	540 m <sup>2</sup>
Neighbourhood:	Allendale
Ward - Councillor:	10 - Michael Walters
Notified Community Organizations:	Allendale Community League, Parkallen Community League, and the Central Area Council of Community Leagues
Applicant:	Jane Carr

### PLANNING FRAMEWORK

Current Zone and Overlay:	(RF5) Row Housing Zone Mature Neighbourhood Overlay
Proposed Zone:	(CNC) Neighbourhood Convenience Commercial Zone
Plan in Effect:	109 Street Corridor Area Redevelopment Plan
Historic Status:	None

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