



CITY PLANNING REPORT

REZONING

McCauley

10570 - 96 STREET NW

To allow for small scale commercial development.



RECOMMENDATION AND JUSTIFICATION

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

- provides further development opportunities along 96 Street NW
- aligns with the Boyle Street / McCauley Area Redevelopment Plan (ARP); and
- is compatible in scale and uses with surrounding development.

THE APPLICATION

1. CHARTER BYLAW 18609 to amend the Zoning Bylaw from (RA8) Medium Rise Apartment Zone to (DC2) Site Specific Development Control Provision to accommodate the development of low intensity commercial uses.

The application proposes to rezone the subject site to (DC2) Site Specific Development Control Provision which allows for a variety of low intensity commercial uses located at the corner of two collector roadways and surrounded by a mixed commercial, institutional and residential area. The applicant's stated intent is to renovate the existing building and open a pharmacy with health consultation services. Health Services is not a permitted use under the current RA8 zoning.

SITE AND SURROUNDING AREA

The 304 m² site is located at the southwest corner of 96 Street NW and 106 Avenue NW. 96 Street NW is a shared facility bike route. The subject site is bordered by a vacant lot and single family housing to the east and a small scale mixed use commercial and residential building to the south. Multi-family housing is located north and west of the site.

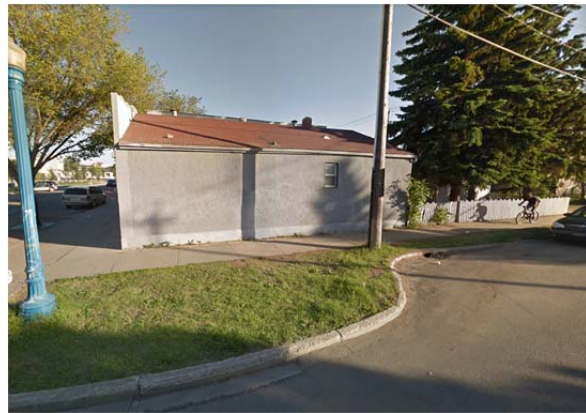


AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RA8) Medium Rise Apartment Zone	Commercial Building
CONTEXT		
North	(DC1) Direct Development Control Provision	Multi-Family Housing
East	(RA7) Low Rise Apartment Zone	Vacant Lot and a single detached house
South	(RA8) Medium Rise Apartment Zone	Mixed Use building
West	(RA8) Medium Rise Apartment Zone e	Multi-Family Housing



LOOKING EAST FROM 96 STREET NW



LOOKING SOUTH FROM 106 AVENUE NW

PLANNING ANALYSIS

The proposed rezoning accommodates the redevelopment of an established commercial building that serves to support and strengthen small business development in alignment with the objectives of the Boyle Street / McCauley Area Redevelopment Plan (ARP).

LAND USE COMPATIBILITY

The building on the subject site, if rezoned to DC2, would be renovated to facilitate small scale commercial uses, with surface parking off the lane and accessible bicycle parking along north side of the building.

The subject site was originally constructed as a single detached house in 1942 and was converted to retail commercial uses in 1966. Since that time, a variety of commercial businesses have operated on the site. A grocery store, B&C Groceries, operated in the 1980s and a number of personal service shops have been in operation since the 1990s. The applicant intends to maintain the small scale commercial nature of the building.



PHOTO BY JOSE MORA FOR BOYLE STREET MCCAULEY NEWS, VOL. V, no. 8, AUGUST 1983

Redevelopment of the site under the existing RA8 zone is not feasible due to the small lot size. The RA8 Zone requires a minimum lot size of 800 m². Potential future lot consolidation is also unlikely along this portion of 96 Street NW. Three lots on the block have already been consolidated while the adjacent lot to the south is 308 m² and would still not yield the minimum lot size if consolidated with the subject site. The proposed DC2 accommodates the unique location constraints of this corner site while maintaining the established commercial functionality of the building.

The subject site is located on 96 Street NW, a major pedestrian route, and is served by a variety of alternative transportation modes including on street bike routes along 106 Avenue NW and 96 Street NW and nearby bus service along 95 Street NW and 97 Street NW.

The Boyle Street / McCauley Area Redevelopment Plan

The proposed DC2 zone is in alignment with direction from the Boyle Street / McCauley ARP which aims to improve the economic situation of the community through small business development by promoting entrepreneurship and economic self-sufficiency among local residents through small business development.

The subject site is located within the Housing Renewal and Transition sub-area of the ARP which focuses on promoting redevelopment and renovation of existing housing stock. This sub-area provides for transition between the more intensive apartment area to the east and the mixed use and commercial areas to the west. The proposed low intensity commercial uses would appropriately accommodate the transition role of this sub-area.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE June 7, 2018	<ul style="list-style-type: none">● Number of recipients: 70● Number of responses in support: 0● Number of responses with concerns: 1● Comments included:<ul style="list-style-type: none">○ concerned about proposed Health Services which should be more distributed throughout the City;○ Concentration of Health Services in this area is turning the neighbourhood into a 'ghetto' that is overrun with drugs & addiction; and○ Safety concerns for the citizens who are clean, drug free & hard working to live in the area.
PUBLIC MEETING	<ul style="list-style-type: none">● Not held
WEBPAGE	<ul style="list-style-type: none">● www.edmonton.ca/mccauley

CONCLUSION

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

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	18609
Location:	South of 106 Avenue NW and west of 96 Street NW
Address:	10570 - 96 Street NW
Legal Description:	Lot 8, Block 18, Plan ND
Site Area:	304.5 m ²
Neighbourhood:	McCauley
Ward - Councillor:	6 - Scott McKeen
Notified Community Organizations:	McCauley Community League Chinatown and Area Business Revitalization Zone
Applicant:	Ahmed Metwally

PLANNING FRAMEWORK

Current Zone and Overlay:	(RA8) Medium Rise Apartment Zone Medium Scale Residential Infill Overlay
Proposed Zone:	(DC2) Site Specific Development Control Provision
Plan in Effect:	Boyle Street / McCauley Area Redevelopment Plan
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

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