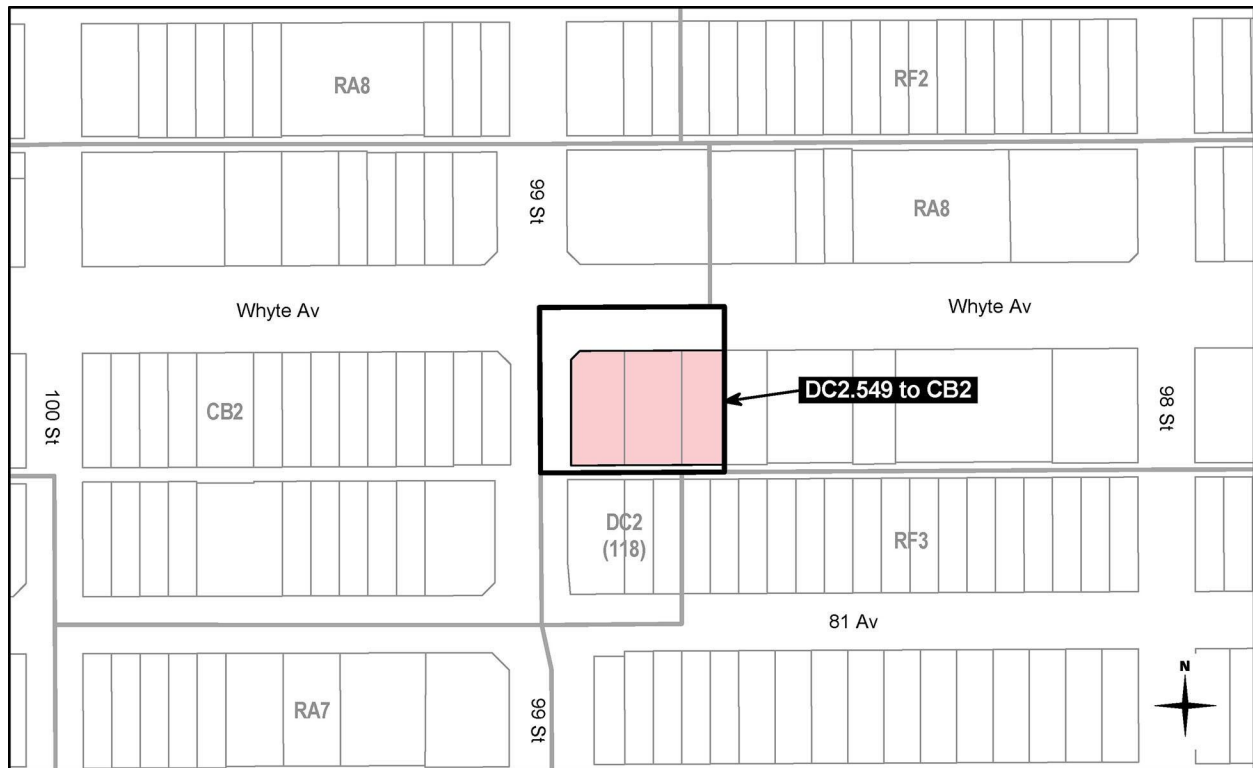




## ADMINISTRATION REPORT **REZONING** RITCHIE

### 8153 99 Street NW

To allow for businesses that require a location with good visibility and accessibility along major public roadways.



**Recommendation:** That Charter Bylaw 19704 to amend the Zoning Bylaw from (DC2.549) Site Specific Development Control Provision to (CB2) General Business Zone be APPROVED.

Administration is in **SUPPORT** of this application because:

- rezoning to a standard zone helps to align any redevelopment of the site with the current standards of the Zoning Bylaw;
- the location has good visibility and is located at the corner of two major roadways; and
- it is compatible with surrounding development.

## Report Summary

This land development amendment application was submitted by WSP on February 1, 2021 on behalf of Alcanna. This application proposes to change the designation of the parcel from (DC2) Site Specific Development Control Provision to (CB2) General Business Zone to allow for the development of a variety of commercial uses on the highly visible site at the corner of two major roadways.

This proposal aligns with the Strathcona Area Redevelopment Plan, which identifies this area for commercial development and it is in alignment with the goals of the City Plan by encouraging vibrant commercial development along key corridors.

## The Application

CHARTER BYLAW 19704 to amend the Zoning Bylaw from (DC2) Site Specific Development Control Provision to (CB2) General Business Zone would allow for commercial or mixed use development. The Main Streets Overlay, which is intended to encourage and strengthen the pedestrian-oriented character of Edmonton's main street commercial areas, would apply to any redevelopment of this site. The applicant does not intend to redevelop the site at this time, but rather the rezoning is intended to allow for an expanded list of uses within the existing building.

## Site and Surrounding Area

The site is located on the southeast corner of Whyte Avenue and 99 Street NW. Whyte Avenue transitions at this location from a commercial focused corridor to the west, to a residential focused corridor to the east. 99 Street NW is more residential, with some mixed use.



AERIAL VIEW OF APPLICATION AREA

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(DC2.549) Site Specific Development Control Provision	Single storey commercial strip
<b>CONTEXT</b>		
North	(CB2) General Business Zone	Service station
East	(RA8) Medium Rise Apartment Zone	Low rise apartment
South	(DC2.118) Site Specific Development Control Provision	Single storey commercial strip
West	(CB2) General Business Zone	Single storey commercial



Image of site from west (Google Street View November 2020)

## Planning Analysis

The site is currently zoned DC2.549, which allows for the development of low intensity commercial development on the site. Since the DC2 was approved, the Zoning Bylaw has been updated and several uses have been added. Therefore, the purpose of the rezoning is to expand the list of uses permitted within the existing building by proposing the use of a standard commercial zone.

### LAND USE COMPATIBILITY

The proposed CB2 Zone is intended for sites with good visibility and accessibility along major public roadways. This site is located along two major roadways, and is well connected to the surrounding area by transit, pedestrian and vehicle access.

While the proposed CB2 Zone would allow for development that is larger in scale than what is currently built on the site, it is a typical zone for the area, as many properties along Whyte Avenue to the west are similarly zoned. Additionally, with a rezoning to the CB2 Zone, the Main Streets and Whyte Avenue Commercial Overlays will apply to the site, where they currently do

not apply due to the direct control zoning. The Main Street Overlay (MSO) will only apply in whole or in part if the site is redeveloped or an addition/exterior alterations to the building facade are proposed.

If the site were to be redeveloped in the future under the proposed CB2 Zone and MSO, the allowable building would create a good transition from the commercial focused corridor towards the residential focused corridor. The maximum height under the CB2 Zone is 14.5 m, where the maximum height in the RA8 Zone to the east is 23.0 m.

### Zoning Comparison Chart

	<b>DC2. 549</b> <i>Current</i>	<b>CB2 Zone + MSO</b> <i>Proposed</i>
<b>Maximum Height</b>	7.0 m	14.5 m flat roof/ 16.0 m pitched roof <sup>1</sup>
<b>Maximum Floor Area Ratio (FAR)</b>	0.5	3.5
<b>Minimum Setbacks and Stepbacks</b>		
<b>North</b> 82 Avenue NW	3.0 m	1.0 - 2.5 m
<b>West</b> 99 Street NW	2.5 m	1.0 - 2.5 m
<b>South</b> Laneway	0.0 m	0.0 m
<b>East</b> Internal side	3.0 m	6.0 m

<sup>1</sup> Hotels or Apartment Hotels may be built up to 30.0 m in height as Class B discretionary development, and must have 4.5 m Stepbacks above 14.5 m

### PLANS IN EFFECT

The Strathcona Area Redevelopment Plan guides development in this area, and identifies this site as the end of the commercial main street. Continued use as a commercial development is supported, and the proposed CB2 with Main Streets Overlay serves as an appropriate zone to encourage a more pedestrian oriented building design in the event that the site is redeveloped in the future.

### CITY PLAN

The site is located on the corner of a primary and a secondary corridor. The proposed rezoning allows for a more intensive commercial development, and therefore meets the City Plan objectives for vibrant commercial development along key corridors, as well as providing commercial that serves as a local destination.

## Technical Review

All comments from affected City Departments and utility agencies have been addressed. If redevelopment of the site occurs, a full technical review will be required again at the Development Permit stage.

## Community Engagement

<b>ADVANCE NOTICE</b> March 3, 2021	<ul style="list-style-type: none"><li>• Number of recipients: 35</li><li>• No responses received</li></ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"><li>• <a href="http://edmonton.ca/ritchieplanningapplications">edmonton.ca/ritchieplanningapplications</a></li></ul>

## Conclusion

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

## APPENDICES

- 1 Application Summary

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19704
Location:	Southeast corner of 82 Avenue NW and 99 Street NW
Address:	8153 - 99 Street NW
Legal Descriptions:	Lots 1- 5 and a portion of Lot 6, Block 57, Plan I
Site Area:	2,171.4 m <sup>2</sup>
Neighbourhood:	Ritchie
Notified Community Organizations:	Ritchie Community League Strathcona Community League Central Area Council of Community Leagues
Applicant:	WSP

### PLANNING FRAMEWORK

Current Zone:	(DC2.549) Site Specific Development Control Provision
Proposed Zone and Overlays:	(CB2) General Business Zone Main Streets Overlay Whyte Avenue Overlay
Plan in Effect:	Strathcona Area Redevelopment Plan
Historic Status:	None

Written By:  
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