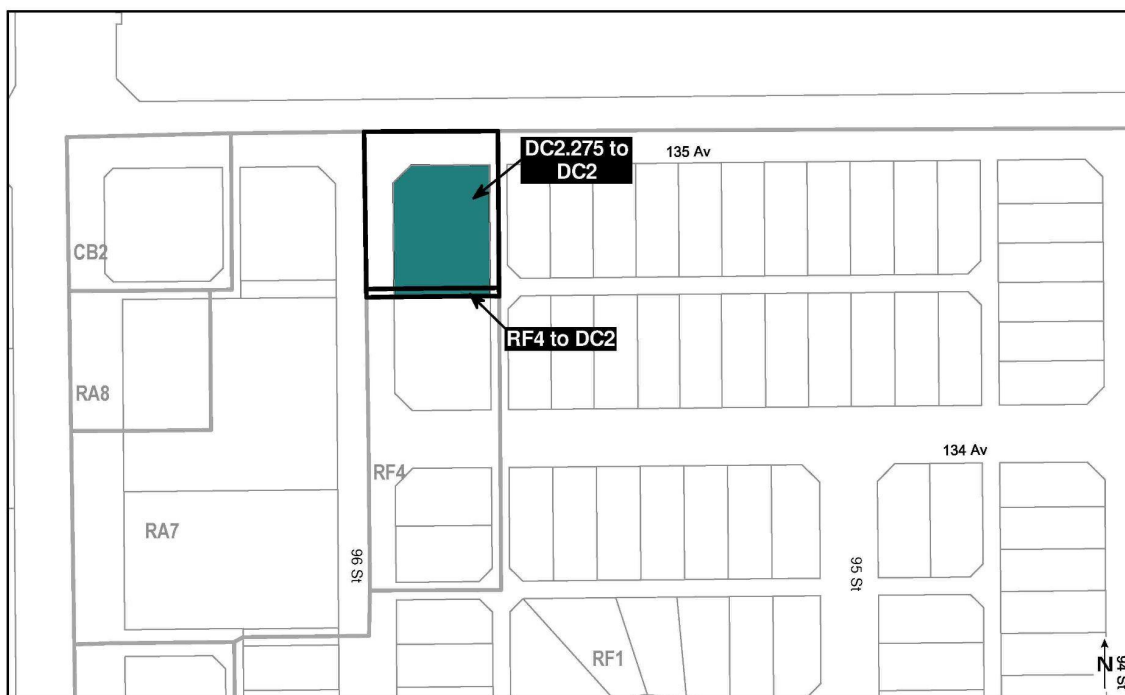




ADMINISTRATION REPORT **REZONING** GLENGARRY

9535 - 135 AVENUE NW

To allow for a low rise mixed use building that is compatible with adjacent land uses and supports a pedestrian friendly streetscape.



RECOMMENDATION: That Charter Bylaw 19802 to amend the Zoning Bylaw from (RF4) Semi-detached Residential Zone and (DC2) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision.

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

- will allow for a low rise commercial and residential mixed use development at an appropriate intersection;

- is compatible with adjacent land uses and supports a pedestrian friendly streetscape; and
- supports infill development in alignment with the goals and objectives of The CityPlan.

REPORT SUMMARY

This land use amendment application was submitted by Krahn Engineering Ltd on November 27, 2018. This application proposes to change the zoning of the subject parcels from (DC2.275) Site Specific Development Control Provision and (RF4) Semi-detached Residential Zone to (DC2) Site Specific Development Control Provision to allow for a low rise commercial and residential mixed use development (with ground floor commercial).

Development within the proposed zone is compatible with the surrounding area, which contains a mix of residential and commercial uses. The proposed rezoning is well situated on a transit route close to a Primary Corridor.

THE APPLICATION

CHARTER BYLAW 19802 proposes to rezone the subject site from (DC2.275) Site Specific Development Control Provision and (RF4) Semi-detached Residential Zone to (DC2) Site Specific Development Control Provision.

It is the applicant's intent to develop the site as a mixed use building that is compatible with adjacent land uses and supports a pedestrian friendly streetscape.

SITE AND SURROUNDING AREA

The site is located on a corner lot at the intersection of a collector road, 135 Avenue NW and a local road, 96 Street NW. The avenue north of the property is a transit route with a bus stop immediately adjacent to the site. Northgate mall is located immediately across 135 Avenue NW and Glengarry Elementary school is approximately 235 m east of the subject site. 97 Street NW is located one block west of the site and is designated as a Primary Corridor in the CityPlan.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(DC2.275) Site Specific Development Control Provision	Health Services
CONTEXT		
North	(CSC) Shopping Centre Zone	Northgate mall
East	(RF1) Single Detached Residential Zone	Single Detached House
South	(RF4) Semi-detached Residential Zone	Low Rise Apartments
West	(RA7) Low Rise Apartment Zone	Low Rise Apartments



STREET VIEW LOOKING SOUTH FROM 135 AVENUE NW



STREET VIEW LOOKING EAST FROM 96 STREET NW

PLANNING ANALYSIS

The subject site generally conforms to the Residential Infill Guidelines and is appropriately located for the proposed development being on a corner site adjacent to a commercial centre where the block face fronts onto a collector roadway. It is the applicant's intent to develop a mixed use building with ground floor commercial that is compatible with adjacent land uses and supports a pedestrian friendly streetscape.

The table below identifies key differences between the existing and proposed zoning.

Zoning Comparison Chart			
	Current: RF4	Current: DC2	Proposed: DC2 Provision
Max. Height (m)	10	10 m	17.5 m
Max. Dwellings	n/a	n/a	28
Front Setback	min 4.5 m	min 6 m	4.0 m
Rear Setback	min 4.5 m	n/a	3.0 m
Side Setback	min 1.2 m	min 3 m	min 3.0 m

CITYPlan Alignment

The subject site is in close proximity to the 97 Street NW Primary Corridor. While there are no specific boundaries for Primary Corridors, they are generally considered to be 3-5 blocks wide and this site, 1 block east, along a collector road, is therefore considered within this corridor. A Primary Corridor is a prominent urban street designed for living, working and moving. It serves

as a destination in itself, but also provides critical connections throughout the city and beyond. Primary corridors include a wide range of activities supported by mixed-use development and mass transit. Primary Corridors are seen to accommodate mostly mid rise buildings with some high rises, given this site is not situated directly on the corridor, a low rise built form is also seen as appropriate here.

Public Contributions

C599 - Community Amenity Contributions

A required contribution for this proposal of \$88,491.00 is required to comply with City Policy C599 Community Amenity contributions in Direct Control Provisions. The proposed application complies with this policy through the provision of the following amenities:

- redevelopment of new development of other parks, gardens, open spaces within the boundaries of the Glengarry Neighbourhood.

These proposed public amenity contributions comply with City Policy C599, Community Amenity Contributions in Direct Control Provisions.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE July 30, 2019	<ul style="list-style-type: none">• Number of recipients: 122• Two responses received Number of responses in support: 0• Number of responses with concerns: 0• Common comments included: Both citizens wanted clarification on what the applicant is proposing to develop
PUBLIC MEETING	<ul style="list-style-type: none">• Not held
WEBPAGE	<ul style="list-style-type: none">• https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/glengarry-planning-applications.aspx

CONCLUSION

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

APPENDICES

1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19802
Location:	South of 135 Avenue NW and east of 96 Street NW
Address:	9535 - 135 Avenue NW
Legal Description(s):	Lot 33A, Block 26, Plan 1821281
Site Area:	1514.61 m2
Neighbourhood:	Glengarry
Notified Community Organization(s):	Glengarry Community League and the Edmonton North District Area Council Area Council
Applicant:	Krahn Group of Companies

PLANNING FRAMEWORK

Current Zone(s) and Overlay:	(DC2) Site Specific Development Control Provision & (RF4) Semi-detached Residential Zone; (MNO) Mature Neighbourhood Overlay
Proposed Zone and Overlay:	(DC2) Site Specific Development Control Provision
Plan in Effect:	None
Historic Status:	None

Written By:	Luke Cormier
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination