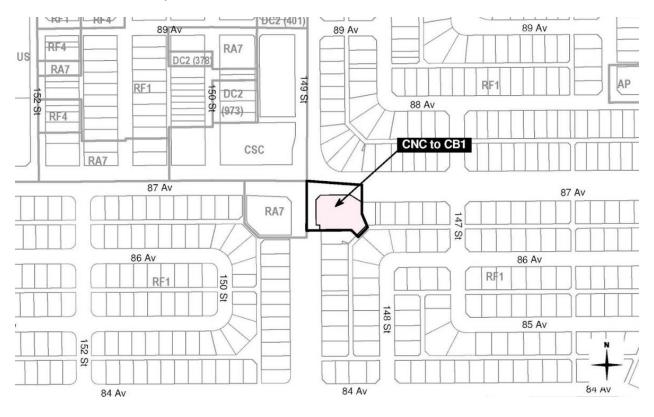


8611 - 149 STREET NW

To allow for low intensity commercial, office and service uses.



RECOMMENDATION AND JUSTIFICATION

City Planning is in **SUPPORT** of this application because the proposed rezoning:

- supports the existing neighbourhood commercial node on the edge of the Laurier Heights Neighbourhood; and
- provides additional opportunities for local commercial services and supports small business in the City.

THE APPLICATION

Charter Bylaw 18533 proposes to amend the Zoning Bylaw from (CNC) Neighbourhood Convenience Commercial Zone to (CB1) Low Intensity Business Zone in the Laurier Heights Neighbourhood.

SITE AND SURROUNDING AREA

The 0.28 ha site is developed as a 3 storey commercial building and contains a number of small office-type businesses.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(CNC) Neighbourhood Convenience	3 story office and commercial building
	Commercial Zone	
CONTEXT		
North	(RF1) Single Detached Residential Zone	Single Detached Housing
East	(RF1) Single Detached Residential Zone	Single Detached Housing
South	(RF1) Single Detached Residential Zone	Single Detached Housing
West	(RA7) Low Rise Apartment Zone	Apartment building

PLANNING ANALYSIS

The proposed rezoning to (CB1) Low Intensity Business Zone would allow for low intensity commercial, office and service uses to be permitted on the property at 8611 – 149 Street NW.

This property is ideally suited for CB1 zoning due to its location on the edge of the neighbourhood fronting two arterial roadways: 149 Street NW and 87 Avenue NW. The applicant's intent is to retain the existing structure and has applied for rezoning to provide additional commercial opportunities on the site.

Compared to current zoning, the CB1 zone provides greater commercial opportunities in the form of additional permitted and discretionary uses while retaining requirements for developments to be sensitive and in scale with existing development. The new permitted uses on this site would be Cannabis Retail Sales, Business Support Services, Equipment Rentals, and General Retail Stores; all of which are compatible with the surrounding development.

Notwithstanding the retention of the existing structure, this rezoning will provide the opportunity to redevelop the site with a new building up to 12 metres in height with a floor area ratio of 2.0. This represents minor increase in height and building massing compared to the existing CNC regulations as outlined in the table below.

Site Regulation	CNC Zone	CB1 Zone
Height	10.0 m	12.0 m
Floor Area Ratio (FAR)	1.0	2.0
Setback: from a Public Road	4.5 m	3.0 m
Setback: from a Residential Zone	3.0 m	3.0 m

Comparison of CNC and CB1 Zone Site Regulations

This proposed rezoning would increase the range of commercial opportunities on the site and support the ongoing viability of this commercial property which will continue to serve the needs of the local residents in a built form compatible with the surrounding neighbourhood.

There is no plan in effect for the Laurier Heights neighbourhood.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE	Number of recipients: 24
July 20, 2018	 Seven telephone calls were received with
	concerns about on street parking on the
	service road.

CONCLUSION

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

APPENDICES

1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	18533
Location:	Southeast corner of 87 Avenue NW and 149 Street NW
Address:	8611 - 149 Street NW
Legal Description:	Lot 8, Block 5, Plan 3451KS
Site Area:	0.28ha
Neighbourhood:	Laurier Heights
Ward - Councillor:	5 - Sarah Hamilton
Notified Community Organizations:	Laurier Heights, Parkview, Jasper Place, & Lynnwood
	Community Leagues, and the West Edmonton Council of Community Leagues
Applicant:	Kennedy

PLANNING FRAMEWORK

Current Zone:	(CNC) Neighbourhood Convenience Zone
Proposed Zone:	(CB1) Low Intensity Business Zone
Plans in Effect:	None
Historic Status:	None

Written By: Don Read

Approved By: Andrew McLellan Branch: City Planning

Section: Planning Coordination