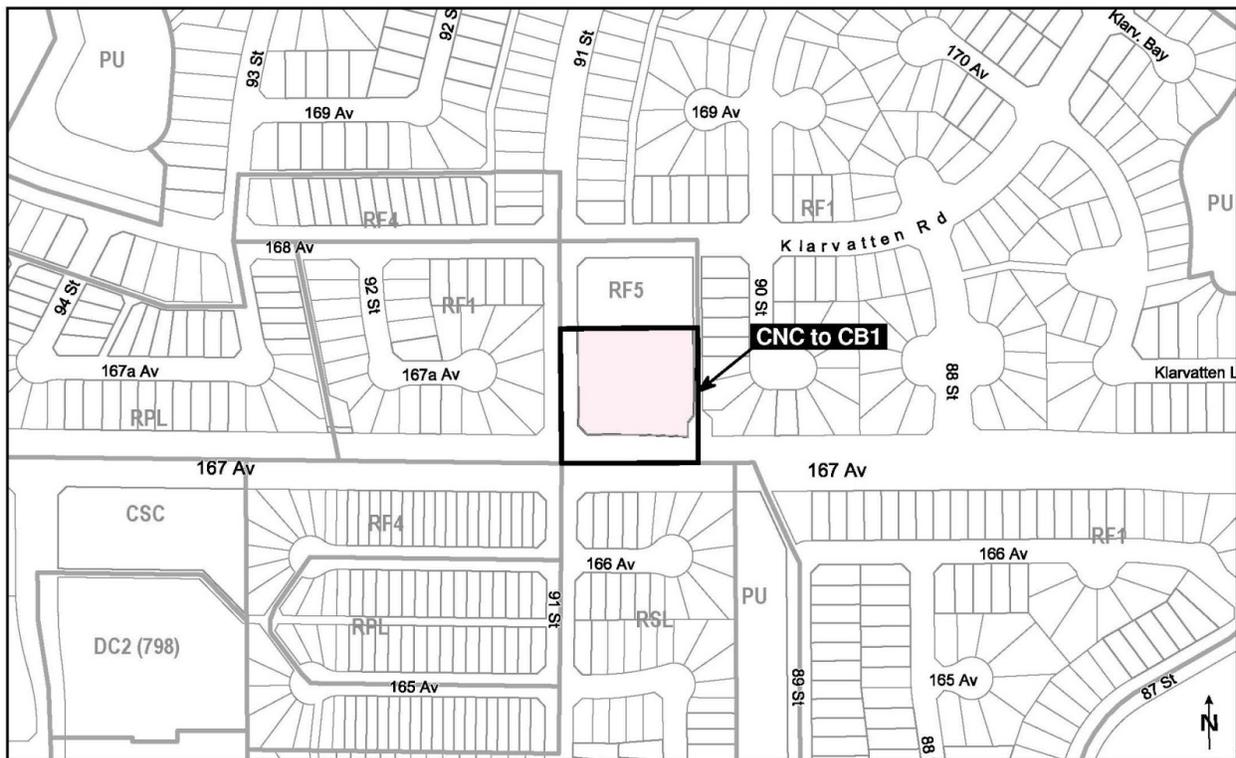




ADMINISTRATION REPORT REZONING, PLAN AMENDMENT KLARVATTEN

16741 - 91 STREET NW



Recommendation:

That Bylaw 19838 an amendment to the Klarvatten Neighbourhood Structure Plan to re-designate the subject site to Low Intensity Business and Charter Bylaw 19839 to amend the Zoning Bylaw from (CNC) Neighbourhood Convenience Commercial Zone to (CB1) Low Intensity Business Zone be APPROVED.

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

- supports and maintains low intensity business uses to service the neighbourhood;
- and
- is appropriately located on an arterial roadway on the edge of the neighbourhood.

Report Summary

This land use amendment application was submitted by Brian Allsopp on December 14, 2020 on behalf of landowners - 886120 Alberta Ltd. This application proposes to change the designation of the subject property to Low Intensity Business and rezone it from (CNC) Neighbourhood Convenience Commercial Zone to (CB1) Low Intensity Business Zone. The site is appropriate for the proposed range of uses since it is located adjacent to an arterial road on the edge of the neighbourhood.

This proposal is in alignment with the applicable policies of The City Plan (MDP) by facilitating the intensification of commercial uses at the edge of a neighbourhood to efficiently use existing infrastructure and by identifying opportunities to facilitate redevelopment and intensification of commercial lands in established non-residential areas supported by mass transit.

The Application

1. **Bylaw 19838** proposes to designate the site from Neighbourhood Convenience to Low Intensity Business
2. **Charter Bylaw 19839** proposes to rezone the site from (CNC) Neighbourhood Convenience Commercial Zone to (CB1) Low Intensity Business Zone. The purpose of the rezoning is to allow for additional uses, including Cannabis Retail Sales as a permitted use.

Site and Surrounding Area

The site is located north of 167 Avenue NW and east of 91 Street and is currently developed as a commercial plaza with a gas bar.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(CNC) Neighbourhood Convenience Commercial Zone	Commercial Plaza & Gas Bar
CONTEXT		
North	(RF5) Row Housing Zone	Row Housing
East	(RF1) Single Detached Residential Zone	Single Detached Residential
South	(RSL) Residential Small Lot Zone	Single Detached Residential
West	(RF1) Single Detached Residential Zone	Single Detached Residential

Planning Analysis

LAND USE COMPATIBILITY

The Klarvatten Neighbourhood Structure Plan designates the site for Neighbourhood Commercial uses. The plan amendment proposes to change the land use designation of this site to Low Intensity Business uses. The current Neighbourhood Commercial designation provides for convenience commercial and personal uses. The proposed change in land use will offer a slightly wider range of low intensity commercial, office and service opportunities, providing a mix of uses that will allow residents to meet their daily needs.

The proposed rezoning is appropriate and suitable for this site as it's located along 167 Avenue NW (an arterial roadway) and is on the edge of the neighbourhood.

The overall development for the Klarvatten Neighbourhood Structure Plan (NSP) identifies this site as appropriate for commercial development. This amendment and rezoning will allow for the ongoing and future use of the site for low intensity commercial uses and is compatible with the existing development of surrounding land.

CITYPLAN ALIGNMENT

The plan amendment and rezoning are in the Northeast District Planning area and are in alignment with the applicable policies of The City Plan (MDP) by facilitating the intensification of commercial uses along the edges of a neighbourhood to efficiently use existing infrastructure and by identifying opportunities to facilitate redevelopment and intensification of commercial lands in established non-residential areas supported by mass transit.

Technical Review

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

Community Engagement

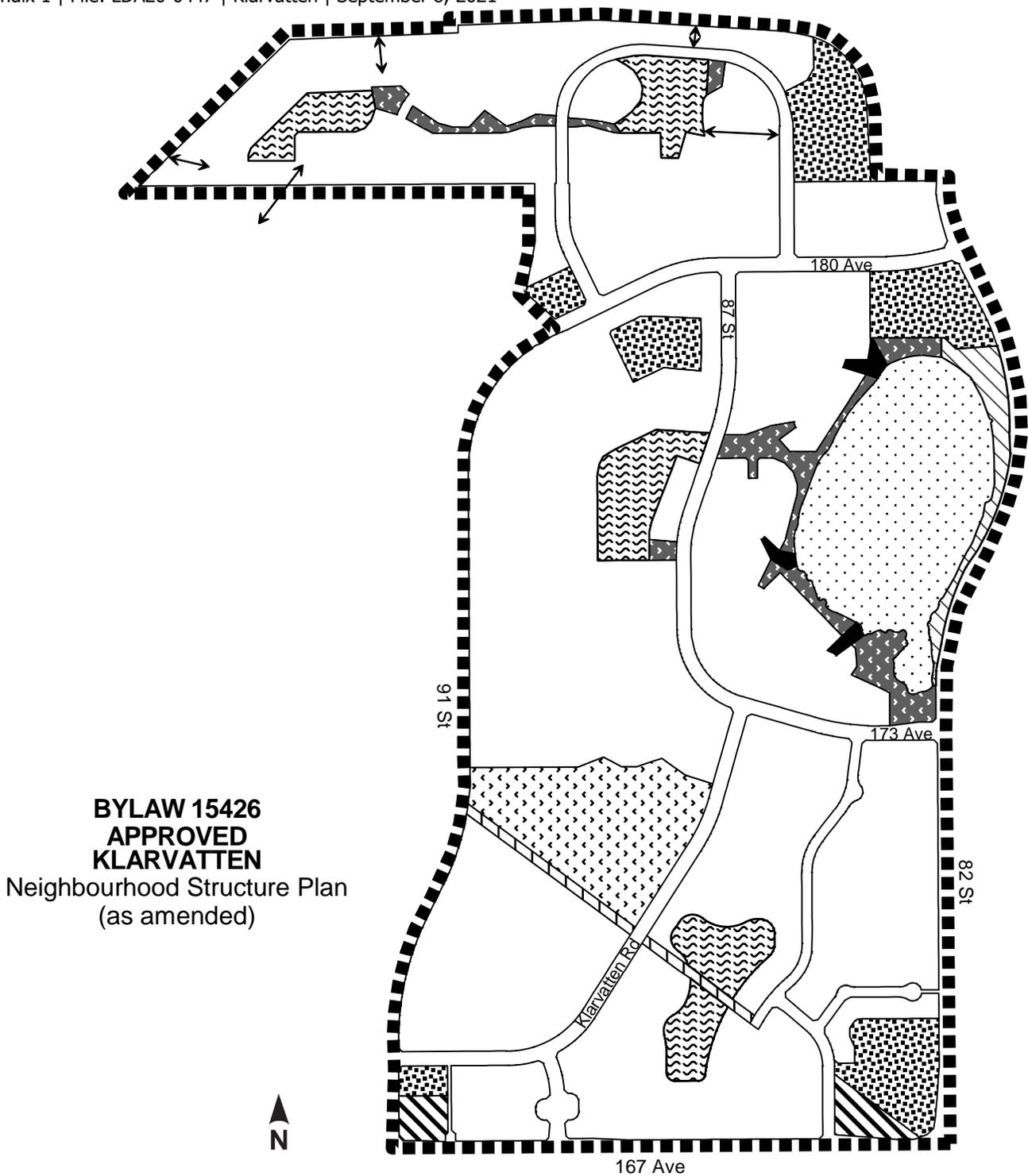
ADVANCE NOTICE February 16, 2021	<ul style="list-style-type: none">● Number of recipients: 53● Number of responses in support: 1● Number of responses with concerns: 0● Comments: Citizen wanted clarification on the proposed application. No objections were expressed.
WEBPAGE	<ul style="list-style-type: none">● https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/planning-applications.aspx

Conclusion

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

APPENDICES

- 1 Approved NSP – Bylaw 15426
- 2 Proposed NSP – Bylaw 19838
- 3 Application Summary

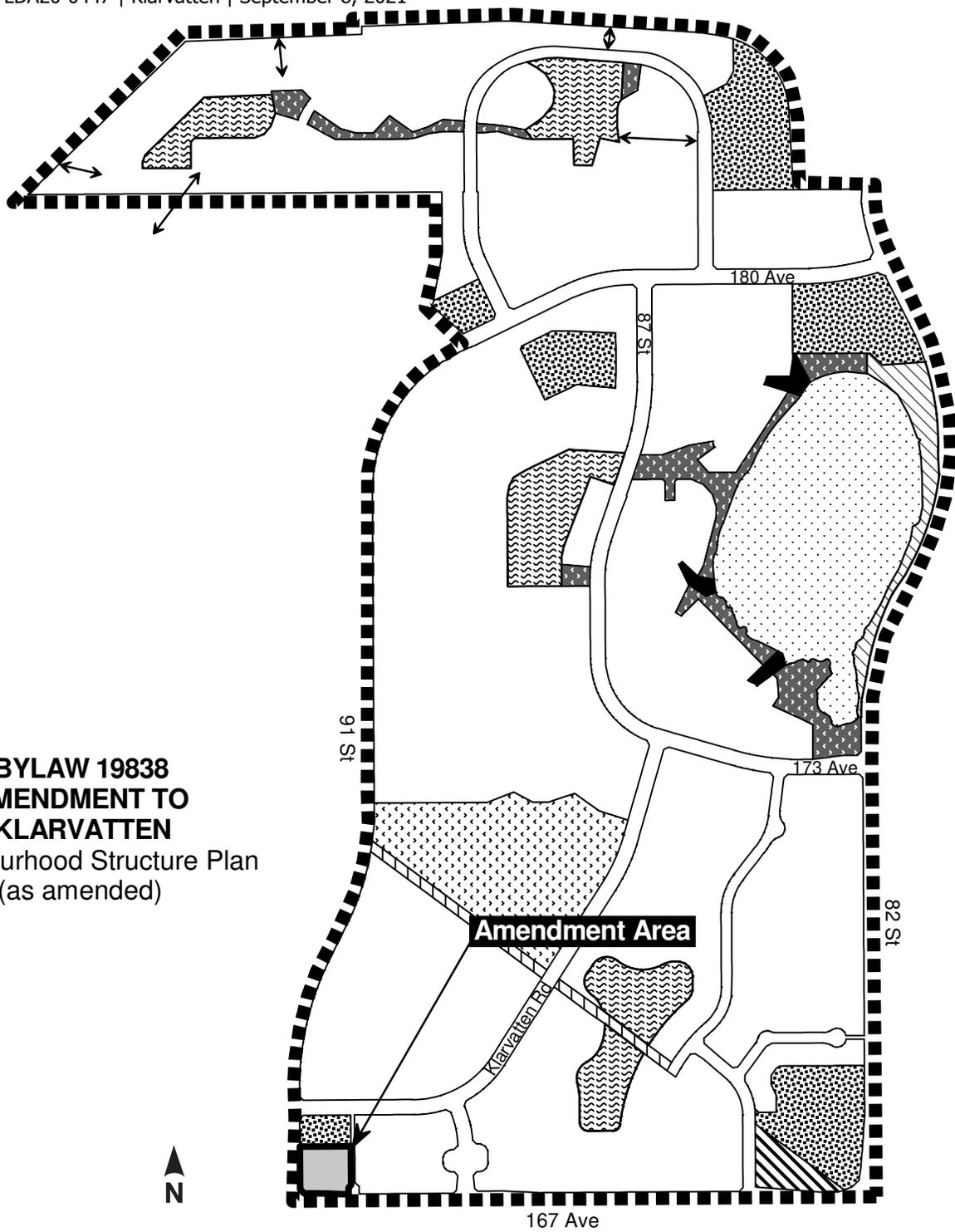


**BYLAW 15426
APPROVED
KLARVATTEN**
Neighbourhood Structure Plan
(as amended)

- | | | | |
|---|----------------------------|---|--------------------------------|
|  | Low Density Residential |  | Public Utility Lot |
|  | Medium Density Residential |  | Stormwater Management Facility |
|  | Neighbourhood Commercial |  | Stormwater Influenced Wetland |
|  | Park / Open Space |  | Pipeline R/W |
|  | School / Park |  | Boundary of Klarvatten N.S.P. |
|  | Connectivity | | |
|  | Wetland Buffer | | |

Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

**BYLAW 19838
AMENDMENT TO
KLARVATTEN**
Neighbourhood Structure Plan
(as amended)



- | | | | |
|---|----------------------------|---|--------------------------------|
|  | Low Density Residential |  | Public Utility Lot |
|  | Medium Density Residential |  | Stormwater Management Facility |
|  | Neighbourhood Commercial |  | Stormwater Influenced Wetland |
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|  | Park / Open Space |  | Connectivity |
|  | School / Park |  | Boundary of Klarvatten N.S.P. |
|  | Wetland Buffer |  | Amendment Area |

Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendment & Rezoning
Bylaw:	19838
Charter Bylaw:	19839
Location:	North of 167 Avenue NW and east of 91 Street NW
Address:	16741 - 91 Street NW
Legal Description:	Lot 2, Block 10, Plan 8722124
Site Area:	0.6079 ha
Neighbourhood:	Klarvatten
Notified Community Organizations:	Evansdale Community League; Lago Lindo Community League; & Area Council No. 17 Area Council
Applicant:	Brain Allsopp Architect Lrd.

PLANNING FRAMEWORK

Current Zone:	(CNC) Neighbourhood Convenience Commercial Zone
Proposed Zone:	(CB1) Low Intensity Business Zone
Plans in Effect:	Edmonton North Area Structure Plan (ASP); and Klarvatten Neighbourhood Structure Plan (NSP)
Historic Status:	None

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