



ADMINISTRATION REPORT REZONING GLENWOOD

15716 and 15628 100 Avenue NW

To allow for the redevelopment of a commercial parcel with vehicle access from the lane.



Recommendation: That Charter Bylaw 19925 to amend the Zoning Bylaw from (DC2.347) Site Specific Development Control Provision to (CB2) General Business Zone and (DC2) Site Specific Development Control Provision 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 along a major roadway; and
- the Main Streets Overlay and the size of the site will encourage pedestrian oriented, small scale development.

Report Summary

This land use amendment application was submitted by SPAN Architecture Inc. on August 31, 2021 on behalf of the landowners. This application proposes to remove one parcel from an existing (DC2.347) Site Specific Development Control Provision to (CB2) General Business Zone within the Main Streets Overlay to allow for the development of a variety of commercial uses with the option for some residential related uses above the ground floor. The remaining parcel will continue to be zoned as DC2 with minor updates to remove the subject parcel and reflect the current Zoning Bylaw definitions.

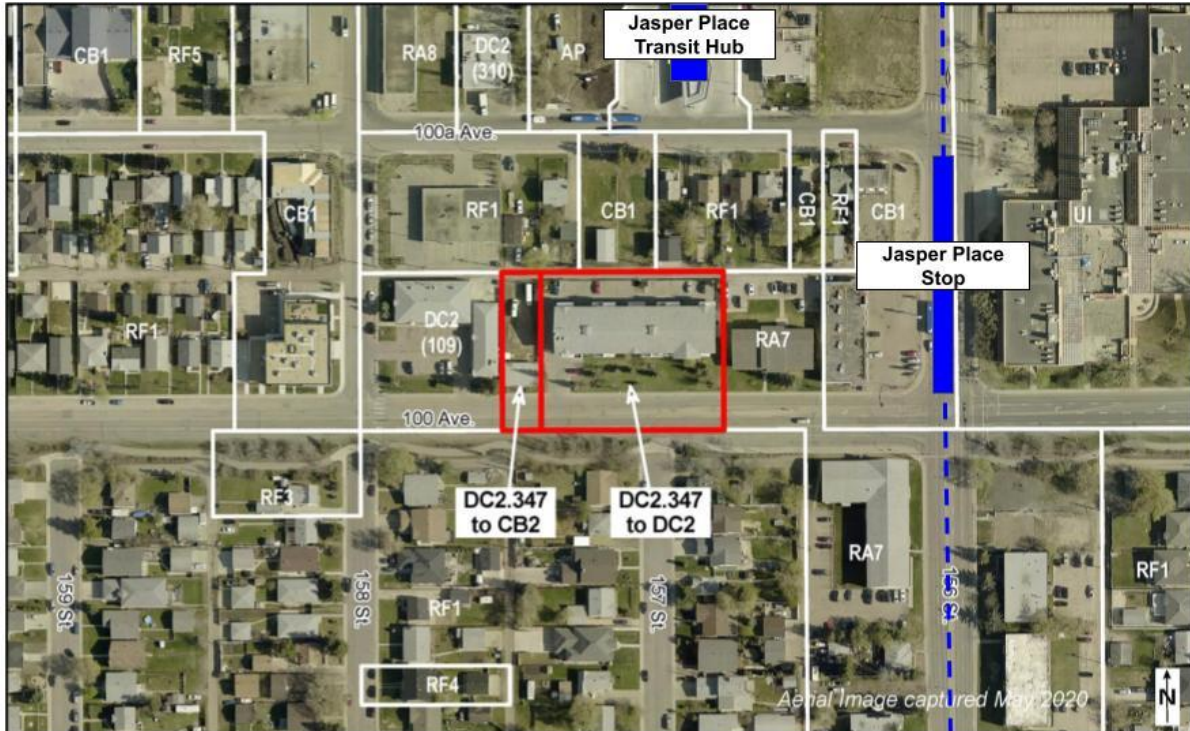
This proposal aligns with the Jasper Place Area Redevelopment Plan, which identifies this area for Mixed Use hubs, providing active, pedestrian oriented uses. It is also in alignment with the goals of The City Plan by encouraging vibrant commercial development along key corridors.

The Application

CHARTER BYLAW 19925 would remove one parcel from an existing (DC2.347) Site Specific Development Control Provision and rezone it to (CB2) General Business Zone within the Main Streets Overlay to allow for the development of a variety of commercial uses with the option for some residential related uses above the ground floor. The remaining parcel will continue to be zoned as DC2, with minor updates to remove the subject parcel and reflect the current Zoning Bylaw definitions.

Site and Surrounding Area

The site is located on the north side of 100 Avenue NW, in a mixed use area between two arterial roads. The surrounding sites are made up of a variety of different uses, including commercial and residential. The Jasper Place Transit hub is located half a block to the north, and the site is roughly 175 metres walking distance to the future Jasper Place Stop on the Valley Line West LRT. The site is located within the Main Streets Overlay boundary.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(DC2.347) Site Specific Development Control Provision	One-storey commercial building
CONTEXT		
North	(RF1) Single Detached Residential Zone	Residential garage with no house Single Detached House Community Centre
East	(DC2.347) Site Specific Development Control Provision	3-Storey Residential building
South	(RF1) Single Detached Residential Zone	Single Detached Houses
West	(DC2.109) Site Specific Development Control Provision	One-storey commercial strip



PHOTO SITE LOOKING NORTHWEST (GOOGLE STREET VIEW, MAY 2021)

Planning Analysis

LAND USE COMPATIBILITY

The proposed rezoning would facilitate the redevelopment of the subject lot. The current DC2 Provision was approved in 1994, and requires a large front setback, vehicular access from 100 Avenue NW and a large amount of parking to be provided onsite. This type of development is not typical of the current Zoning Bylaw, which has evolved to allow open option parking and require vehicular access from the rear lane. The proposed CB2 Zone would also allow for an updated list of uses, including Apartment Hotels, which is the intended use of the upper floors of the proposed new three-storey development. The small size of the site (631 m²) would restrict the scale and types of uses that would be feasible with the redevelopment of the site.

The site falls within the Main Streets Overlay, which encourages and strengthens the pedestrian-oriented character of main street commercial areas in proximity to residential and transit-oriented areas. These regulations allow the development to integrate with the existing surrounding uses and provide design guidance to improve the pedestrian realm in close proximity to transit.

ZONING COMPARISON CHART

	DC2. 347 <i>Current</i>	CB2 Zone + MSO <i>Proposed</i>
Maximum Height	12.0 m	14.5 m flat roof/ 16.0 m pitched roof ¹
Maximum Floor Area Ratio (FAR)	1.0	3.5
Minimum Setbacks and Stepbacks		
South	14 m	1.0 - 2.5 m

100 Avenue NW		
West Internal side	2 m	0.0 m
North Laneway	3 m	0.0 m
East Internal side	3 m	0.0 m

¹ Hotels or Apartment Hotels may be built up to 30.0 m in height as Class B discretionary development, and must have Stepback to 4.5 m from the south property line above 14.5 m.

TRANSIT ORIENTED DEVELOPMENT (TOD)

This site is located approximately 175 metres from the future LRT station at Stony Plain Road NW and 156 Street NW, and is also half a block from the Jasper Place Transit Centre. For commercial development, the TOD Guidelines encourage ground floor retail on arterial roads within 400 metres of an LRT platform or Transit Centre, with residential, retail or office uses on upper floors. The proposed zone will add to the mixed-use environment while supporting the day to day needs of current and future residents of the area.

PLANS IN EFFECT

The site is located within the Stony Plain Road Focus Area of the Jasper Place Area Redevelopment Plan (ARP). This site is designated as “Mixed Use Hubs”, which aims to provide an active, mixed use, pedestrian oriented street that is well overlooked and welcoming and that serves as a destination shopping area. The ARP supports mixed use buildings, with ground level commercial uses. The CB2 Zone prioritizes commercial development, but allows for discretionary residential development above ground level.

THE CITY PLAN

The site is located directly on a primary 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 development that serves as a local destination.

Technical Review

TRANSPORTATION

With redevelopment of the site, vehicular access shall be to the rear alley to conform with the Main Streets Overlay. Access details are reviewed at the development permit stage with submission of a detailed site plan.

DRAINAGE

Development allowed under the proposed zone would not have a significant impact on existing drainage infrastructure.

EPCOR WATER

Construction of one new hydrant is required with the redevelopment of this site. The required upgrade could potentially be removed through a review by Edmonton Fire Rescue Services at the Development Permit stage when more specific building drawings and materials are known. All upgrades of the water infrastructure will be at the developer's expense.

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

Community Insights

ADVANCE NOTICE September 28, 2021	<ul style="list-style-type: none">• Number of recipients: 19• No responses received
WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/glenwoodplanningapplications

Conclusion

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

APPENDICES

- 1 Mark up of DC2 for Remaining Site
- 2 Application Summary

DC2 Site Specific Development Control Provision

1. General Purpose

To establish a Site Specific Development Control District that will accommodate mixed use development with a range of general business uses on the main floor and residential uses above in accordance with the 100 Avenue Planning Study. This district will contain site development regulations that will ensure compatibility with existing and future land uses as well as the function of roadways adjacent to the site.

2. Area of Application

This ~~district~~Provision shall apply to ~~Lots 8, 9, 10 and 11, Block 1C, Plan 6798 ET, and Lots 7 & 8, Block 1C, Plan 2586 AZ, Lot 7A, Block 1C, Plan 0227779~~ located north of 100 Avenue between 156 and 158 Street, Glenwood.

3. Uses

1. Bars and Neighbourhood Pubs for less than 100 Occupants
2. Business Support Services
3. Commercial Schools
4. Convenience Retail Stores
- ~~5. Custom Manufacturing~~
6. Creation and Production Establishments
7. Equipment Rentals, provided that all equipment and goods for rent are contained within an enclosed building
8. General Retail Stores
9. Health Services
10. Household Repair Services
11. Indoor Participant Recreational Services
12. Limited Contractor Services
13. Minor Amusement Establishments
- ~~14. Minor Eating and Drinking Establishments~~
15. ~~Minor~~ Veterinary Services
16. Personal Service Shops
17. Professional, Financial and Office Support Services
18. Restaurants
19. Specialty Food Services
- ~~20. Support Services~~
21. ~~Minor~~ Secondhand Stores
- ~~22. Apartment Housing~~
23. Multi-unit Housing
24. Private Clubs
25. Residential Sales Centres
26. ~~Daytime~~ Child Care Services

4. Development Criteria

1. The maximum **F**loor **A**rea **R**atio shall be 1.0.
2. The maximum building **H**eight shall not exceed 12 m nor three storeys.
3. A minimum side yard of 2 m shall be provided along the west property line and a minimum side yard of 3 m shall be provided along the east property line.
4. A minimum building setback of 14 m shall be provided from 100 Avenue except for the easternmost and westernmost 20 m of this site where the minimum building setback requirement may be reduced to 4.5 **m** provided that landscaping and building treatments minimize the perception of massing and create a high standard of building appearance.
5. The minimum rear building setback shall be 3 m provided that adequate space and access is provided for service vehicles and parking as per the Land Use Bylaw
6. A minimum landscaped front yard of 4.5 m shall be provided. Landscaping shall consist of a berm with an average height of 1 m and planting modules containing three deciduous (a minimum of 8.5 cm in calliper), two evergreen trees (a minimum of 2.5 m in height) and 10 shrubs per module. Such modules may be a maximum of 15 m in length and be arranged so that no more than 6 m of open space exists between each module. Large existing trees will be saved where possible.
7. A minimum Amenity Area of 7.5 m² per Dwelling shall be provided.
8. Continuous screen fencing of a solid design, no less than 1.8 m nor greater than 1.85 m in height, shall be provided along the entire length of the east and west property lines, excepting that portion which forms the required front yard.
9. The site shall be designed in such a manner that primary access is obtained from 100 Avenue, however, access through the site, from 100 Avenue to the lane, shall not be allowed.
10. Where off-street parking for 25 or more vehicles is required, and is being provided at **G**rade, dispersed landscaped areas shall be provided within the interior of the parking area(s) for the purpose of providing visual relief and to breakup large areas of parking into smaller cells. This landscaping treatment shall be in the form of (a) landscaped islands, particularly at the termini of long rows of parking; (b) tree lines separating facing row of parking stalls; or (c) some other form or combination of landscaping treatments, to the satisfaction of the Development Officer. A minimum of 1.2 m² of landscaping in the interior of the parking area(s) shall be required for each parking space provided and shall consist of deciduous trees (a minimum caliper of 6 cm), coniferous trees (a minimum caliper of 6 cm), coniferous trees (a minimum height of 3 m) and shrubs. The location, extent and type of plantings and other landscaping treatment shall be to the satisfaction of the Development Officer.
11. The applicant shall provide three irrevocable letters of credit having a combined value equal to 100% of the total established landscaping costs. One of these letters of credit shall be in the amount of 50%, with the remaining two letters of credit each being 25% of the total established landscaping costs. The conditions of the security shall be as follows:
 - a. the letters of credit shall be in a form satisfactory to the Office of the City Solicitor and shall be kept in good standing by the owner(s) until an inspection of the site by the Development Officer has demonstrated that the landscaping has been well maintained and is in a healthy condition two growing seasons after completion by the owner(s). The

expiry date for the letters of credit shall fall on a weekday which is not a statutory holiday. The letters of credit shall allow for partial draws.

- b. if the landscaping is not completed in accordance with the approved landscaping plan within one growing season after completion of the development or if the landscaping is not well maintained and in a healthy condition two growing seasons after completion of the landscaping, then the City may draw on the letters of credit and the amount thereof shall be paid to the City for its use absolutely;
 - c. in the event that the owner(s) do not complete the required landscaping, or if the owner(s) fail to maintain the landscaping in a healthy condition to the satisfaction of the Development Officer for the specified periods of time and the proceeds from the letters of credit are not sufficient for the City to complete the required work, should it elect to do so, then the owner(s) shall pay such deficiency to the City immediately upon being invoiced therefor. The City shall provide an accounting to the owner(s) indicating how the proceeds of the letters of credit were applied within sixty (60) days of completing or maintaining the landscaping;
 - d. notwithstanding Clause (a) above, if the Development Officer is satisfied that the required landscaping has been properly installed then at the request of the owner(s) the 50% letter of credit shall be released. If the Development Officer is satisfied after one growing season that the required landscaping has been well maintained and is in a healthy condition he shall, upon the request of the owner(s), release a 25% letter of credit. If after two growing seasons the Development Officer is satisfied that the required landscaping has been well maintained and is in a healthy condition he shall, upon the request of the owner(s), release the remaining 25% letter of credit; and
 - e. inspections of the landscaping will be performed at the discretion of the Development Officer or within four weeks from the date of receiving a written request from the owner(s) to perform said inspections.
12. All development on this site shall be constructed using a similar architectural theme. The roof line and building facade(s) shall include design elements that add architectural interest, and the exterior wall finishing materials shall be predominantly composed of muted colours, with strong colours limited to use as an accent.
 13. Any building having a single wall length greater than 40 m that is visible from 100 Avenue shall provide landscaping adjacent to such walls in order to minimize the perceived mass of the building and to create visual interest. Such additional landscaping shall be to the satisfaction of the Development Officer.
 14. Building roofs shall be sloped and of a residential character, to the satisfaction of the Development Officer. All mechanical equipment on the roof of the building shall be completely screened or incorporated within the building roof.
 15. Signs shall be allowed in this ~~District Provision~~ as provided for in Schedule ~~59D79D and in accordance with the provisions of Sections 79.1 to 79.9 inclusive, of the Land Use Bylaw~~, except that a minimum setback of 3 m from 100 Avenue shall be required for any ~~F~~freestanding ~~S~~signs. Notwithstanding any other provisions of the ~~Land Use Zoning~~ Bylaw, individual business identification signs located on the facades of buildings shall be similar as to proportion, construction materials and placement. The design, placement and scale of the sign shall be to the satisfaction of the Development Officer so as to ensure that the signage does not detract from the

overall appearance of the development and is not obtrusive, having regard to the scale of the buildings on the site and the distance of the building setback.

16. No parking, loading, storage, trash collection, outdoor service or display areas shall be permitted within a required yard. Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from the adjacent sites and public roadways.
- ~~17. Development in this district shall be evaluated with respect to compliance with the General Development Regulations of Sections 50 to 79 inclusive, of the Land Use Bylaw.~~
- ~~18. The Development Officer may grant relaxations to the regulations contained in Sections 50 through 79 of the Land Use Bylaw and the provisions of this district, if, in his or her opinion, such a variance would be in keeping with the general purpose of this district and would not adversely affect the amenities, use, and enjoyment of neighbouring properties.~~
- ~~19. Daytime Child Care Services shall be developed in accordance with Section 93 of the Land Use Bylaw.~~
- ~~20. Residential Sales Centres shall be developed in accordance with Section 95 of the Land Use Bylaw.~~

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19925
Location:	North side of 100 Avenue NW east of 158 Street NW
Address:	15716 100 Avenue NW 15628 100 Avenue NW
Legal Description:	Lot 11, Block 1C, Plan 6798ET Lot 7A, Block 1C, Plan 0227779
Site Area:	631 m ² 2,972 m ²
Neighbourhood:	Glenwood
Ward:	Nakota Isga
Notified Community Organizations:	Glenwood Community League Stony Plain Road and Area Business Improvement Area
Applicant:	SPAN Architecture Inc.

PLANNING FRAMEWORK

Current Zone:	(DC2.347) Site Specific Development Control Provision
Proposed Zone and Overlay:	(CB2) General Business Zone Main Streets Overlay (DC2) Site Specific Development Control Provision
Plan in Effect:	Jasper Place Area Redevelopment Plan
Historic Status:	None

Written By:	Heather Vander Hoek
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Branch:	Development Services
Section:	Planning Coordination