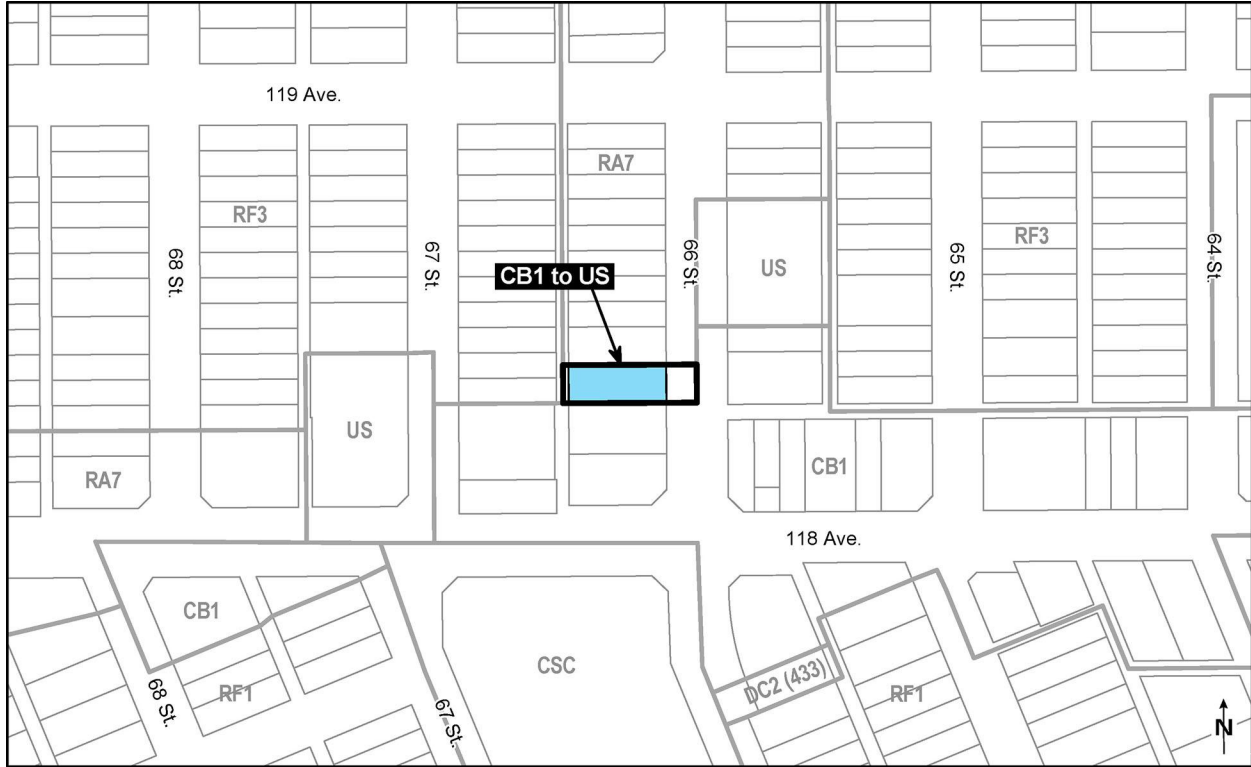




# ADMINISTRATION REPORT REZONING MONTROSE

## 11816 - 66 Street NW

To allow for a variety of institutional and community service uses.



**Recommendation:** That Charter Bylaw 19905 to amend the Zoning Bylaw from (CB1) Low Intensity Business Zone to (US) Urban Services Zone be **APPROVED**.

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

- accommodates a variety of institutional and community-service uses along a primary and secondary corridor;
- utilizes land and infrastructure efficiently; and
- will allow for the existing Religious Assembly to continue operating in compliance with the Zoning Bylaw.

## Report Summary

This land use amendment application was submitted by James McTague on June 15, 201 on behalf of the Potter House Church of Edmonton.

This application proposes to rezone the site from (CB1) Low Intensity Business Zone to (US) Urban Services Zone to allow for a variety of institutional and community-service uses, such as a Religious Assembly.

The application aligns with The City Plan (MDP) by supporting the goals and policies related to accommodating an additional 1.25 million population within Edmonton's existing boundaries by supporting and retaining mixed use development along a primary and secondary corridor, and supporting mass transit.

## The Application

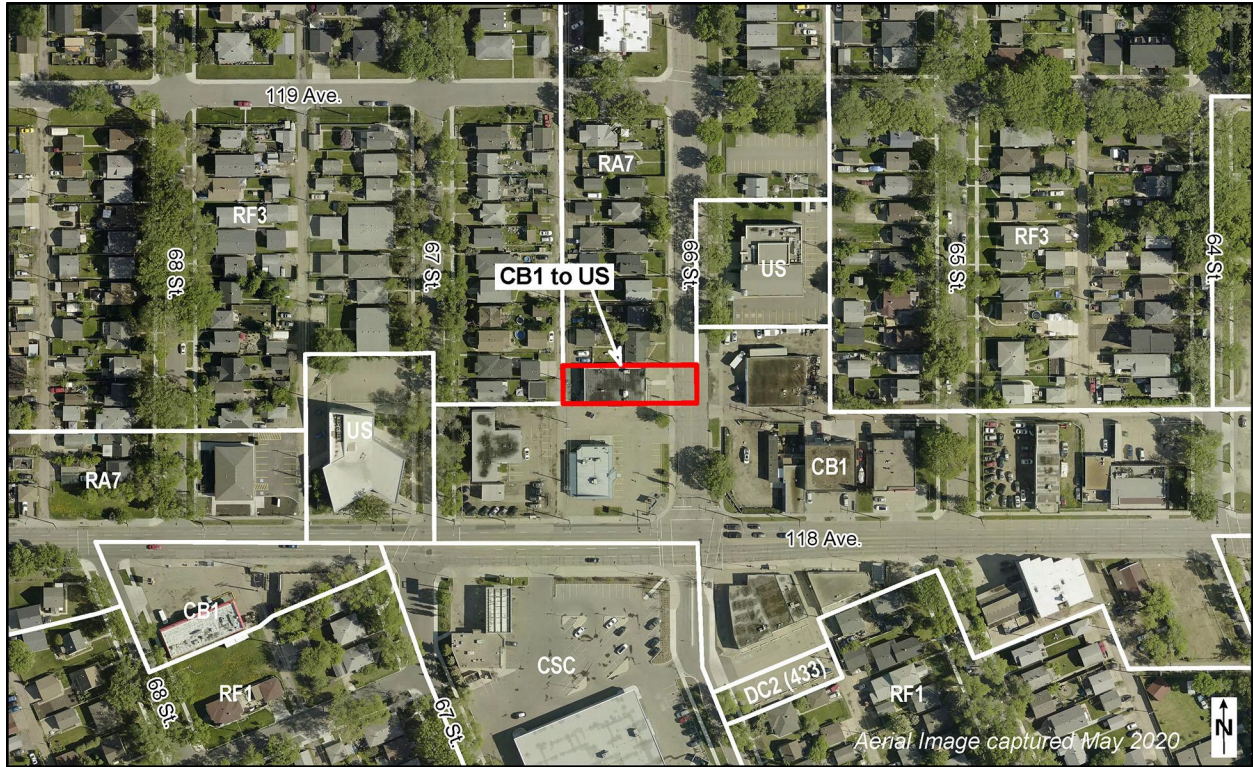
**CHARTER BYLAW 19905** to amend the Zoning Bylaw to (US) Urban Services Zone to allow for a variety of institutional and community-service uses.

The applicant's stated intent is to allow for the continued operation of an existing Religious Assembly use, which has been operating under the existing CB1 Zone. If approved, proposed Charter Bylaw 19905 would bring the existing Religious Assembly into compliance with the Zoning Bylaw in order to facilitate future permitting and licensing applications.

## Site and Surrounding Area

The site is approximately 0.2 hectares (2000 m<sup>2</sup>) and is located along 118 Avenue NW and 66 Street NW.

The Potter House Church of Edmonton has been operating on the site since 2005 under the CB1 Zone.



AERIAL VIEW OF APPLICATION AREA

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(CB1) Low Intensity Business Zone	Potter House Church of Edmonton
<b>CONTEXT</b>		
North	(RF7) Low Rise Apartment Zone	developed with single detached dwellings
East	(CB1) Low Intensity Business Zone	developed commercial uses (three small grocery stores)
South	(CB1) Low Intensity Business Zone	developed commercial uses (liquor store)
West	(RF3) Low Intensity Residential Infill Zone	developed single detached housing





VIEW OF SITE LOOKING EASTWARD



VIEW LOOKING EAST OF SITE AT CB1 SITE



VIEW LOOKING EAST OF SITE AT US SITE

## Planning Analysis

### LAND USE COMPATIBILITY

If approved, the US Zone would be compatible with the existing surrounding land uses. The properties to the east and south of the site are developed under the CB1 Zone, which is compatible with the proposed US Zone in terms of the list of uses and development regulations.

The properties to the west are zoned (RF3) Small-Scale Infill Development Zone and are developed with single detached houses. The properties to the north of the site are developed with single detached houses under the (RA7) Low Rise Apartment Zone. The maximum building height under the proposed US Zone and the RF3 Zone is 10.0 m; and these zones are separated by an alleyway and residential rear yards.

The table below compares the existing CB1 Zone with the proposed US Zone.

### CB1 & US COMPARISON SUMMARY

	<b>CB1</b> <i>Current</i>	<b>US</b> <i>Proposed</i>
<b>Principal Building</b>	Low Intensity Commercial	Religious Assembly
<b>Height</b>	<b>12.0 m</b>	10.0 m
<b>Front Setback</b>	0	6.0 m
<b>Interior Side Setback</b>	3.0 m	4.5 m
<b>Flanking Side Setback</b>	3.0 m	4.5 m
<b>Rear Setback</b>	3.0 m	7.5 m
<b>Maximum No. Dwelling Units</b>	n/a	n/a
<b>Maximum Floor Area Ratio (FAR)</b>	2.0	n/a

The current building on the site meets the front and rear setbacks of the proposed US Zone, but does not meet the required 4.5 m side setbacks. This deficiency will be further evaluated at the development permit phase.

As a result of the advance notices, it was noted that there is a lack of sufficient on-street parking during church services and special events. With City Council's approval of the open option parking (Charter Bylaw 19275) minimum parking requirements for all uses have been removed. If approved, parking for the site would be provided on the street and would not trigger the need for a variance at the development permit stage.

## THE CITY PLAN

The City Plan (MDP) identifies 118 Avenue NW as a Primary Corridor and 66 Street NW as a Secondary Corridor. Primary Corridors are intended to be human-scaled, foster a strong sense of place and identity, and be accessible through a wide range of transportation options. A Secondary Corridor is more residential in nature with vibrant residential and commercial streetscape. The proposed US Zone will contribute towards supporting a mixture of uses along a Primary Corridor (118 Avenue NW) and Secondary Corridor (66 Street NW), and the site is well-served by public transit.

This application aligns with the goals and policies of The City Plan (MDP) by:

- accommodating a mixture of uses along a primary and secondary corridor;
- providing future residents and visitors with access to services and amenities to improve their quality of life; and
- supporting mass transit.

## Technical Review

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

## Community Insights

<b>ADVANCE NOTICES</b>	
<p>August 17, 2021</p>	<ul style="list-style-type: none"> <li>● Notification area: 60 m</li> <li>● Number of recipients: 24</li> <li>● No responses received (in opposition): 2</li> <li>● The reasons for opposition included:             <ul style="list-style-type: none"> <li>● there are enough churches in the area</li> <li>● this particular church holds night sermons with music and outdoor gatherings (every Friday night in the summer from 7:00 PM to 9:00 PM, and occasionally in the winter) and these events are too loud</li> <li>● there is a lack of on-street parking when the church holds its sermons and community events</li> </ul> </li> </ul> <p>The File Planner was advised by one (1) respondent that the entire block (immediately adjacent to the site) did not receive the first advance notice. A second advance notice was sent in November to provide an additional opportunity for public input.</p>
<p>November 2, 2021</p>	<ul style="list-style-type: none"> <li>● Notification area: 120 m</li> <li>● Number of recipients: 284</li> <li>● No responses received: 4</li> <li>● Number of responses with no concerns: 2             <ul style="list-style-type: none"> <li>● two (2) respondents requested clarification on the application</li> </ul> </li> <li>● two (2) respondents that expressed opposition to the rezoning reiterated the concerns noted above from the first advance notice</li> </ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"> <li>● <a href="http://edmonton.ca/montroseplanning_applications">edmonton.ca/montroseplanning_applications</a></li> </ul>

## Conclusion

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

## APPENDICES

- 1 Application Summary

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19905
Location:	North of 118 Avenue NW and west of 66 Street NW
Address:	11816 - 66 Street NW
Legal Description:	Lots 25-26, Block 4, Plan 1307P
Site Area:	0.06 ha
Neighbourhood:	Montrose
Ward:	Métis Ward
Notified Community Organizations:	Montrose, Bellevue and Highlands and District community leagues
Applicant:	James McTague

### PLANNING FRAMEWORK

Current Zone and Overlay:	(CB1) Low Intensity Business Zone Main Streets Overlay (MSO)
Proposed Zone:	(US) Urban Service Zone
Plan in Effect:	None

Written By:  
Approved By:  
Branch:  
Section:

Carla Semeniuk  
Tim Ford  
Development Services  
Planning Coordination