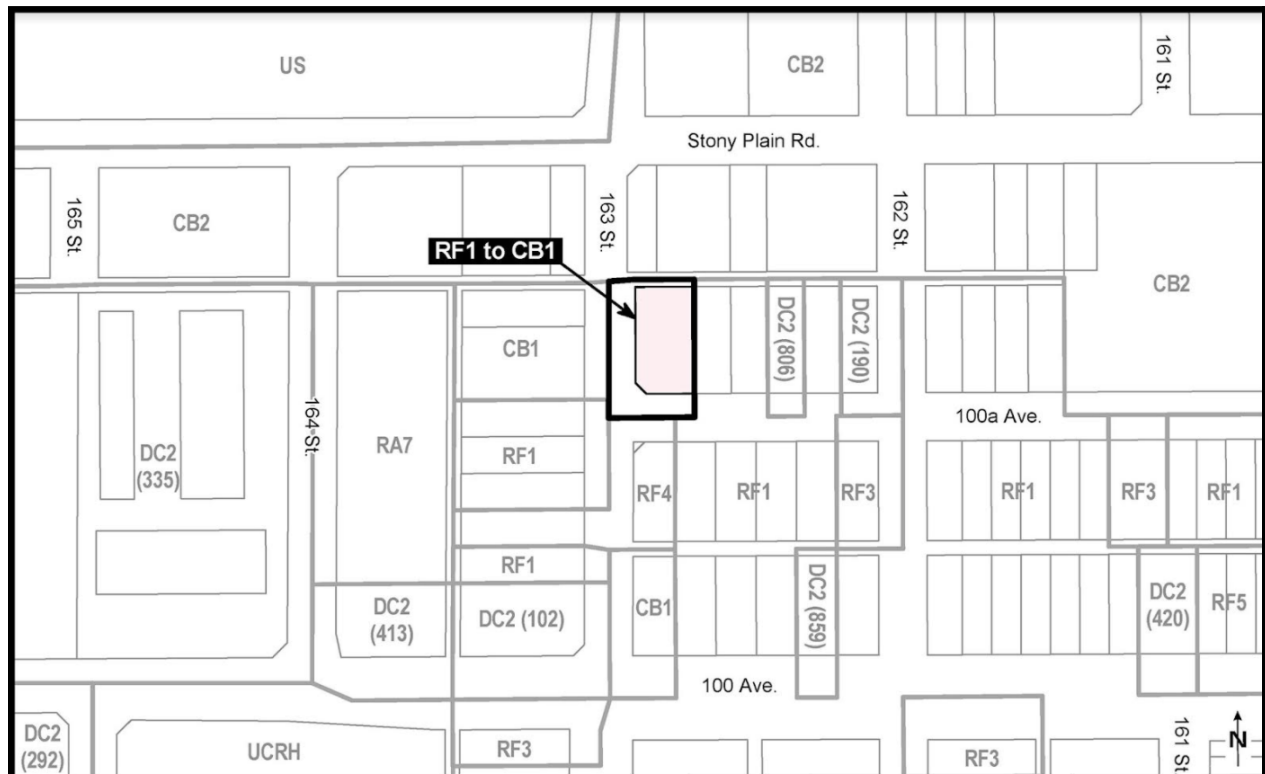




ADMINISTRATION REPORT REZONING & PLAN AMENDMENT GLENWOOD

16226 - 100A AVENUE NW

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



Recommendation: That Charter Bylaw 19994 to amend the Zoning Bylaw from (RF1) Single Detached Residential Zone to (CB1) Low Intensity Business Zone and Bylaw 19993 to amend the Jasper Place Area Redevelopment Plan be **APPROVED**.

Administration is in SUPPORT of this application because:

- the mix of commercial and residential uses is compatible with surrounding zoning
- the proposed zone allows for an appropriate intensity of development, which is suitable along major roadways, near Stony Plain Road - a primary corridor as directed by the City Plan
- it is sensitive in scale with surrounding development.

Report Summary

This land use amendment application was submitted by Jinnifer Valdez of Caliber Master Builders on November 9, 2021 on behalf of landowner Faruk Tezcan. The application proposes to change the designation of a parcel from (RF1) Single Detached Residential Zone to (CB1) Low Intensity Business Zone to allow for:

- low intensity commercial, office and service uses, and limited residential and residential-related uses;
- a maximum building height of 12 metres (an increase from the current maximum of 8.9 metres);

The Jasper Place ARP currently designates this site as Multi-family housing SPR2. The purpose of this zone is to allow for a range of housing options such as row housing and Low rise apartment housing. The Low rise apartment zone (RA7) allows for a mix of commercial and residential uses. The proposed CB1 Zone, while being more conducive to commercial uses, does still allow for Multi-unit housing as a discretionary Use, so the ARP amendment to Commercial SPR3 still generally meets the intent of the plan.

The Application

1. BYLAW 19993 to amend the Jasper Place Area Redevelopment Plan (ARP) to change the proposed land use designation of the site from Multi-family Housing SPR2 to Commercial SPR3
2. CHARTER BYLAW 19994 to amend the Zoning Bylaw from (RF1) Single Detached Residential Zone to (CB1) Low Intensity Business Zone.

The purpose of the proposed rezoning is to allow for a variety of low intensity commercial, office and service uses through a zone that also allows discretionary Residential uses above the ground floor. The purpose of the Jasper Place ARP amendment is to bring it into conformance with the proposed zoning. The stated intent of the applicant is to develop a building with commercial uses on the main floor and residential uses above.

Site and Surrounding Area

The subject site is approximately 1078 square metres in area and is located on 100a Avenue NW, a collector road and 163 Street NW an arterial road. The site is located within of 100 m of transit stops on 100 Avenue NW, 100A Avenue NW, 163 Street NW and Stony Plain Road NW. It is surrounded by a mix of commercial and residential uses and is within the Stony Plan Primary Corridor.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF1) Single Detached Residential Zone	Single Detached House
CONTEXT		
North	(CB2) General Business Zone	Commercial building
East	(RF1) Single Detached Residential Zone	Single Detached House
South	(RF1) Single Detached Residential Zone (RF4) Semi-detached Residential Zone	Single Detached House Semi-detached dwelling
West	(CB1) Low Intensity Business Zone	commercial strip mall



VIEW OF THE SITE LOOKING EAST



VIEW OF THE SITE LOOKING NORTH

Planning Analysis

LAND USE COMPATIBILITY

The proposed rezoning will facilitate the redevelopment of one corner lot that is flanked by the arterial road 163 Street NW and fronted by the collector road 100A Avenue NW. The allowable commercial and residential uses in the (CB1) Low Intensity Business Zone are compatible with surrounding development. The site is located on 100A Avenue which currently has a mix of commercial and residential zoned properties, and is located directly south and east of two established commercial areas on 163 Street NW and Stony Plain Road NW.

	RF1 Zone <i>Current</i>	CB1 Zone <i>Proposed</i>
Maximum Height	8.9 m	12.0 m
Maximum Floor Area Ratio (FAR)	n/a	2.0 1.5 for residential uses
Maximum Density	Two (2) Principal Dwellings Two (2) Secondary Suites Two (2) Garden Suites	No maximum
Minimum Setbacks		
Front	Determined based on adjacent front setback	1.0 - 2.5 m
West	2.45 m	3.0 m
Rear	17.8 m	0 m
East	1.2 m	3.0 m

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 "Multi-family housing SPR2", the purpose of which is to allow for a range of housing options such as row housing and Low rise apartment housing. Since the applicant has proposed CB1 zoning, the ARP will be amended to "Commercial SPR3" which better reflects the purpose of the CB1 zone. The CB1 Zone prioritizes commercial development, but allows for discretionary residential development above ground level. Because of this mix of uses and the context of the surrounding developments, the Commercial SPR3 land designation still meets the general intent of the Jasper Place ARP.

THE CITY PLAN

Within The City Plan, Stony Plain Road is designated as a Primary Corridor. It is meant to include a wide range of activities supported by a concentration of mixed-use developments and mass transit. The CB1 zoning meets the objectives of The City Plan by facilitating mixed use development near frequent transit.

Technical Review

TRANSPORTATION

The owner will be required to remove the existing driveway off 100A Avenue NW and restore the sidewalk, curb and gutter to the satisfaction of Subdivision and Development Coordination (Transportation). Vehicular access for future development shall be from the adjacent lane. Site access will be reviewed in detail at the Development Permit stage. The lane adjacent to the site between 163 Street NW and the east property line may be required to be widened to a commercial standard. Details about lane widening requirements will be reviewed at the Development Permit stage.

DRAINAGE

Development allowed under the proposed zone would not have a significant impact on the existing drainage infrastructure in the area. Permanent sanitary servicing for the subject rezoning area is available from the existing 250mm sanitary sewer main within 100A Avenue NW. If the site is redeveloped with multi-unit housing or commercial uses, a storm sewer service connection to the property will be required off of 163 Street NW.

EPCOR WATER

The existing service may not be sufficient for the proposed development so the owner must review the water demands with a qualified engineer. There is inadequate hydrant spacing so a new hydrant is required to be constructed. This requirement may be lifted pending the results of an Infill Fire Protection Assessment undertaken by Edmonton Fire Rescue Services.

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

Community Engagement

ADVANCE NOTICE November 30, 2021	<ul style="list-style-type: none">• Number of recipients: 22• No responses received
WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/glenwoodplanningapplications

Conclusion

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

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendment and Rezoning
Bylaw and Charter Bylaw:	19993 and 19994
Location:	North of 100a Avenue NW and east of 163 Street NW
Address:	16226 100A Avenue NW
Legal Description:	Lot 6A, Block 4A, Plan 9223775
Site Area:	1,078.329 m ²
Neighbourhood:	Glenwood
Ward:	Nakota Isga
Notified Community Organization:	Glenwood Community League and Stony Plain Road and Area Business Improvement Area
Applicant:	Caliber Master Builder

PLANNING FRAMEWORK

Current Zone and Overlay:	(RF1) Single Detached Residential Zone and Mature Neighbourhood Overlay (MNO)
Proposed Zone	(CB1) Low Intensity Business Zone
Plan in Effect:	Jasper Place Area Redevelopment Plan
Historic Status:	None

Written By:	Marco Beraldo
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination