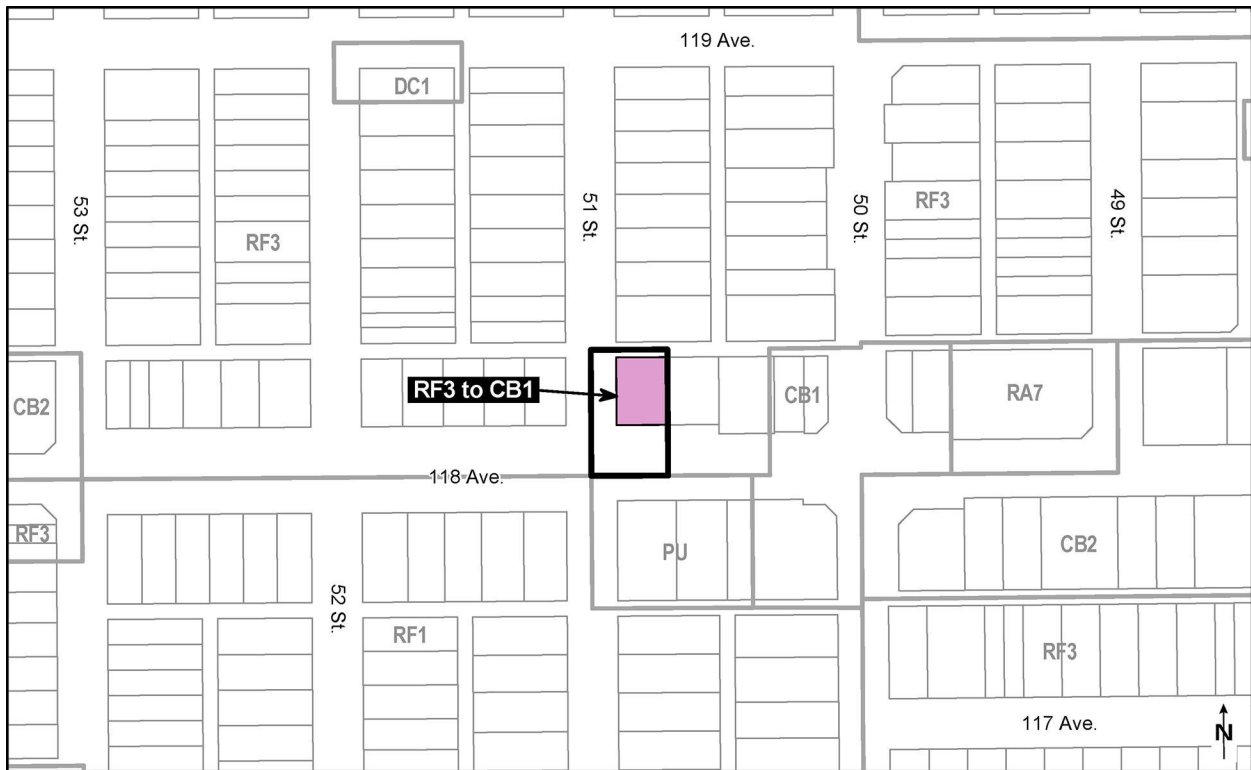




ADMINISTRATION REPORT REZONING NEWTON

5020 - 118 Avenue NW

To allow for low intensity commercial, office and service uses, as well as limited residential-related uses



Recommendation: That Charter Bylaw 20041 to amend the Zoning Bylaw from the (RF3) Small Scale Infill Development Zone with the Mature Neighbourhood Overlay to the (CB1) Low Intensity Business Zone with the Main Streets Overlay be APPROVED.

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

- the proposed (CB1) Low Intensity Business Zone is designed for locations along arterial roadways that border residential areas, such as this;
- it ensures that any future redevelopment is pedestrian-oriented by providing visual interest, transparent storefront displays, and amenities for pedestrians; and
- the proposed zoning is an appropriate transitional step for this portion of this Primary Corridor relative to the intensification objectives of The City Plan.

Report Summary

This rezoning application was submitted by Swiss 2Go Inc. on November 26, 2021. The purpose of the proposed (CB1) Low Intensity Business Zone with the Main Streets Overlay is to allow for low intensity commercial, office and service uses, as well as limited residential-related uses, located along arterial roadways that border residential areas and that are designed to be pedestrian oriented.

This zoning is appropriate at this location because the regulations, especially with the Main Streets Overlay, ensure future development is compatible with the surrounding low intensity residential area while also allowing for more intense commercial or mixed-use development, recognizing the location on an arterial road with frequent transit service.

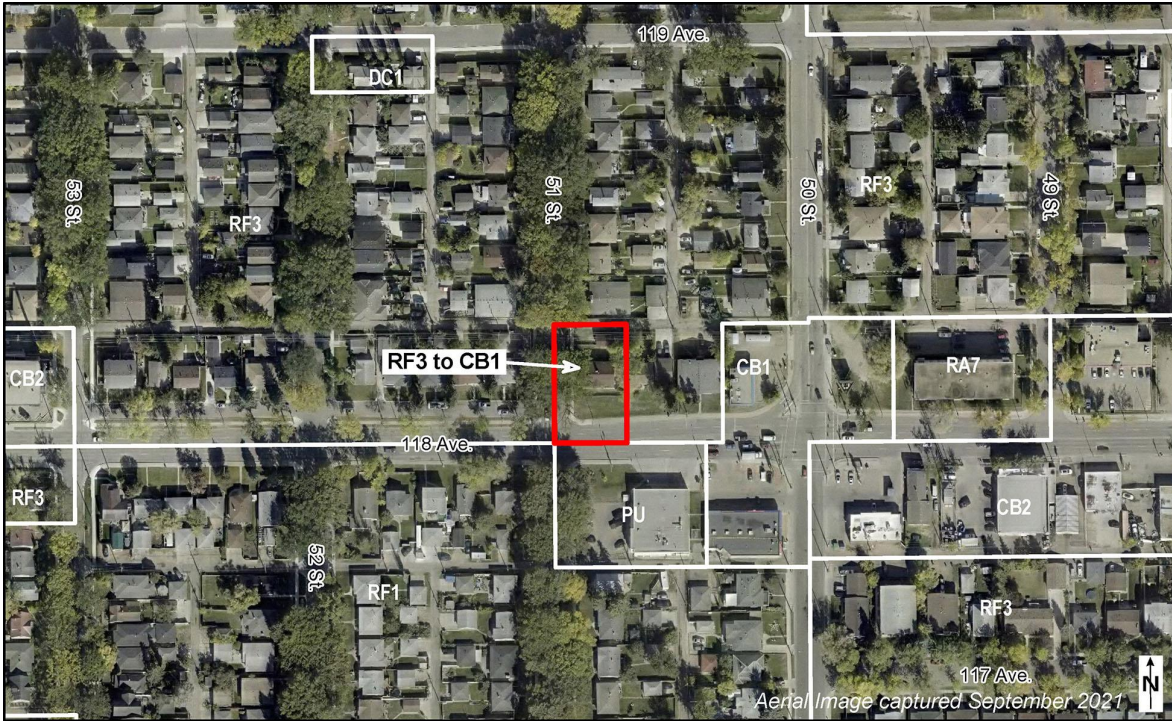
This proposal is also seen as a good transitional zone from the existing RF3 Zone to the ultimate desired development intensity of The City Plan at this location.

The Application

1. CHARTER BYLAW 20041 to amend the Zoning Bylaw from the (RF3) Small Scale Infill Development Zone with the Mature Neighbourhood Overlay to the (CB1) Low Intensity Business Zone with the Main Streets Overlay. If approved, this would allow for a 3 to 4 storey commercial or mixed-use building with Uses such as General Retail Stores, Business Support Services, Personal Service Shops and Specialty Food Services. Multi-unit Housing is optional in the upper storeys.

Site and Surrounding Area

This site is located on the northeast corner of 118 Avenue NW and 51 Street NW. 118 Avenue NW is an arterial road and is also considered a Transit Avenue in the Zoning Bylaw as a key east-west link between the NAIT/Blatchford area and east Edmonton. Frequent bus service operates on 118 Avenue NW and there is also transit service along the nearby 50 Street NW.



AERIAL VIEW OF APPLICATION AREA

| | EXISTING ZONING | CURRENT USE |
|---------------------|---|------------------------------------|
| SUBJECT SITE | (RF3) Small Scale Infill Development Zone | Single Detached Housing |
| CONTEXT | | |
| North | (RF3) Small Scale Infill Development Zone | Semi-detached Housing |
| East | (RF3) Small Scale Infill Development Zone | Single Detached Housing |
| South | (PU) Public Utility Zone | Highlands Edmonton Fire Station #7 |
| West | (RF3) Small Scale Infill Development Zone | Single Detached House |



VIEW OF SITE FROM 118 AVENUE NW



VIEW OF SITE FROM REAR LANE/51 STREET NW

Planning Analysis

THE CITY PLAN

The City Plan identifies 118 Avenue NW as a Primary Corridor where the desired overall density is a minimum of 150 people and/or jobs per hectare and the typical massing/form is to be mostly mid-rise with some high-rise. The proposed CB1 Zone with the Main Streets Overlay allows for a low-rise commercial or mixed-use building and could be considered an underdevelopment relative to this ultimate density/built form. However, this site is also in a small portion of the corridor that currently has low density residential right on 118 Avenue NW. As such, the CB1 Zone with the Main Streets Overlay is seen as a good transitional zone from the existing RF3 Zone to the ultimate desired development intensity of The City Plan.

LAND USE COMPATIBILITY

This site fits well with the locational description of where the CB1 Zone is intended to be used and there are many examples in Edmonton of the CB1 Zone being adjacent to low density residential neighbourhoods with limited conflicts. Uses in the CB1 Zone, especially the lower intensity commercial uses that are permitted, are intended to be compatible with nearby residential development. The Main Streets Overlay, which already applies along this corridor, encourages and strengthens the pedestrian-oriented character of future developments by providing visual interest, transparent storefront displays, and amenities for pedestrians.

118 Avenue NW near this location is a mixture of low and medium intensity residential and commercial zoning, both at major intersections and between them. As such, the proposed CB1 Zone with the Main Streets Overlay is considered compatible with the corridor and the nearby residential area and would not be seen as out of place or a deviation from the character of the corridor.

RF3+MNO & CB1+MSO COMPARISON SUMMARY

The CB1 Zone normally has a maximum height of 12.0 metres, but the Main Streets Overlay increases this to 14.5 metres for CB1 sites along arterial roadways, like this one. This is effectively an increase from 3 to 4 storeys. However, if the proposed height of a future building does go above 12.0 metres, the side setback from the residential house to the east also increases from 3 to 6 metres, ensuring the taller building has a more sensitive transition and also plenty of space to provide screening and buffering techniques between the commercial and residential buildings such as landscaping and fencing.

| | RA3+MNO <i>Current</i> | CB1+MSO <i>Proposed</i> |
|---------------------------------------|----------------------------------|-----------------------------------|
| Maximum Height | 8.9 m | 12.0 - 14.5 m |
| Maximum Floor Area Ratio (FAR) | N/A | 2.0 - 3.5 |
| Maximum Density | 3 Dwellings | No maximum |
| Minimum Setbacks | | |
| North | 10.7 m (40% of site depth) | 0.0 m |
| West | 2.0 - 3.1 m | 1.0 - 2.5 m |
| South | 3.0 m | 1.0 - 2.5 m |
| East | 2.0 - 3.0 m | 3.0 - 6.0 m |

Technical Review

Transportation

With redevelopment, vehicular access must be from the rear lane only. The east-west lane abutting the site may require upgrades from 51 Street to the site access. This may include reconstructing the lane to a paved commercial standard and/or removing/relocating utility poles that may interfere with site access. This requirement will be assessed further at the Development Permit stage.

Drainage

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

EPCOR Water

There is a deficiency in hydrant spacing (distance between municipal fire hydrants) adjacent to the property. City standards state that the maximum allowable spacing between fire hydrants is 90 metres for this zoning. The hydrant spacing adjacent to the site is approximately 103 metres and 176 metres along 51 Street NW and 118 Avenue NW, respectively.

To meet City standards, the construction of approximately 115 metres of new water main and one new municipal hydrant along 118 Avenue NW would be required to support redevelopment of the site at the developer's/owner's expense.

Edmonton Fire Rescue Services' (EFRS) may be able to perform an Infill Fire Protection Assessment (IFPA) at the development permit stage to potentially alter or lessen on-street fire protection infrastructure upgrades assuming certain criteria are met.

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

Community Insights

Based on the characteristics of this application the file was brought forward to the public using the Basic Approach. Relevant characteristics that lead to this approach include that the proposal is for a standard zone that follows current planning policies and it raised little response to advance notifications.

The Basic Approach included the following techniques:

- An advance notice was sent to property owners within a 60 metre radius as well as affected community leagues and business groups; and
- Basic information on the application was added to the "Newton Planning Applications" City of Edmonton Webpage.

| | |
|--|---|
| <p>ADVANCE NOTICE December 14, 2021</p> | <ul style="list-style-type: none"> ● Recipients: 30 ● Responses received: 1 <ul style="list-style-type: none"> ○ Support: 0 ○ Opposed: 1 |
| <p>WEBPAGE Live: January 24, 2022</p> | <ul style="list-style-type: none"> ● http://edmonton.ca/newtonplanningapplications |

The one response received expressed concerns about:

- Increased crime at night;
- Traffic impacts and paving over backyard with parking;
- Potential decline in property values;
- Location and design of commercial waste collection area; and
- Potential noise increase.

In response to the concerns that were expressed, the Administration notes that this development would be very small on only one lot, and it's potential for creating some of the

concerning impacts raised is therefore limited, particularly with regards to noise and crime. As a commercial development, there would be the potential for more of the rear of the site to be used for parking compared to what would be found on a typical residential property. However, setback, screening and landscaping requirements should help ensure the impacts of any larger parking area are mitigated. Waste collection areas will also have to meet Zoning Bylaw standards for location, size and screening to ensure it is compatible and doesn't create a nuisance with adjacent properties.

Conclusion

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

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

| | |
|-----------------------------------|---|
| Application Type: | Rezoning |
| Charter Bylaw: | 20041 |
| Location: | Northeast corner of 118 Avenue NW and 51 Street NW |
| Address: | 5020 - 118 Avenue NW |
| Legal Description: | Lot 6, Block 48, Plan 6266HW |
| Site Area: | 543.8 m ² |
| Neighbourhood: | Newton |
| Ward: | Métis |
| Notified Community Organizations: | Newton Community League Highlands Community League Beverly Business Association |
| Applicant: | Swiss 2Go Inc. |

PLANNING FRAMEWORK

| | |
|----------------------------|---|
| Current Zone and Overlay: | (RF3) Small Scale Infill Development Zone Mature Neighbourhood Overlay |
| Proposed Zone and Overlay: | (CB1) Low Intensity Business Zone Main Streets Overlay |
| Plan in Effect: | None |
| Historic Status: | None |

| | |
|--------------|-----------------------|
| Written By: | Andrew McLellan |
| Approved By: | Tim Ford |
| Branch: | Development Services |
| Section: | Planning Coordination |