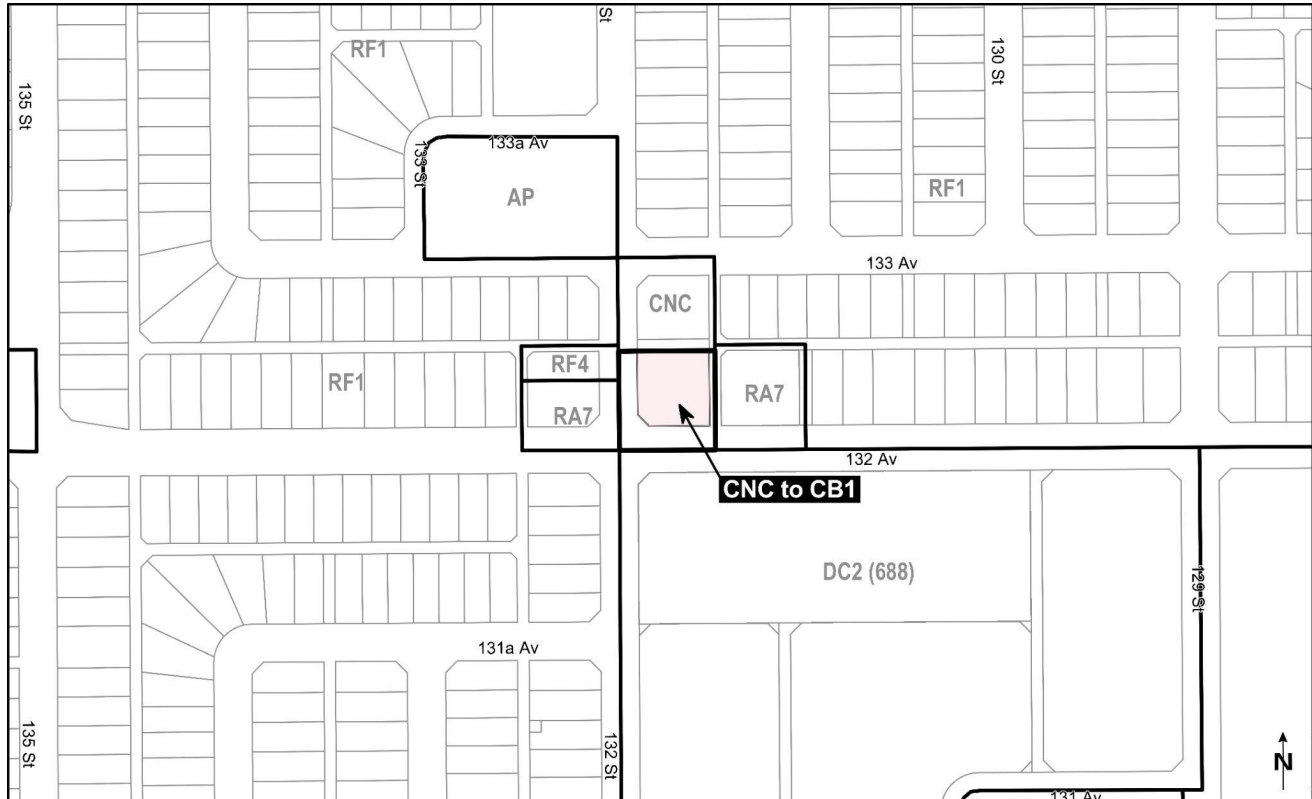


13207 - 132 Street NW

To allow for low intensity commercial development.



Recommendation: That Charter Bylaw 20121 to amend the Zoning Bylaw from (CNC) Neighbourhood Convenience Commercial Zone to (CB1) Low Intensity Business Zone be **APPROVED**.

Administration **SUPPORTS** this application because:

- it supports redevelopment of a small commercial site which supports a mixed use local node; and
- the proposed zoning is compatible with surrounding existing land uses, is well served by transit and is located at the intersection of two collector roadways.

Application Summary

CHARTER BYLAW 20121 will amend the Zoning Bylaw, as it applies to the subject site, from (CNC) Neighbourhood Convenience Commercial Zone to (CB1) Low Intensity Business Zone for the purpose of accommodating more commercial use opportunities.

This application was accepted on February 11, 2022, from Eins Consulting on behalf of 1801760 Alberta Corp.

This proposal aligns with the goals and policies of the City Plan (MDP) to enable the development and redevelopment of small commercial sites and centres to support mixed use local nodes city-wide.

Community Insights

Based on the characteristics of this application the file was brought forward to the public using the Basic Approach. This approach was selected because the proposed zone is a standard zone, the City Plan has policy direction to support the application, and there was minimal feedback received from the Advance Notice.

The Basic Approach included the following techniques:

Advance Notice, February 11, 2022

- Number of recipients: 83
- Number of responses: 2

Webpage

- edmonton.ca/wellingtonplanningapplications

Two comments were received from the Advance Notice, one to provide an updated address for the Wellington Community League and the other to confirm that the CB1 Zone would not include industrial uses.

No formal feedback or position was received from the Wellington Community League, the Athlone Community League, or the Edmonton Area Council One Society, at the time this report was written.

Site and Surrounding Area

The subject site is approximately 1,500 m², and is located on the northeast corner of two collector roads: 132 Street NW and 132 Avenue NW. 132 Avenue NW forms the southern boundary of the Wellington neighbourhood. There is a four-way stop at this intersection.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(CNC) Neighbourhood Convenience Commercial Zone	Commercial building
CONTEXT		
North	(CNC) Neighbourhood Convenience Commercial Zone	Commercial building
East	(RA7) Low Rise Apartment Zone	2 storey apartment building
South	DC2.688 Site Specific Development Control Provision	Row housing complex
West	(RF4) Semi-detached Residential Zone (RA7) Low Rise Apartment Zone	Single Detached House 2 storey apartment building



*View of the two CNC sites looking east from 132 Street NW
(subject site is the building on the right of the image)*



View of the site looking north from 132 Avenue NW

Planning Analysis

Land Use Compatibility

The subject property is a corner site, in a mature neighbourhood with good connectivity both locally and to the broader city network. Adjacent lands are zoned for medium density residential (row housing and apartments) which appropriately manage the transitions from the site towards the interior of the neighborhood as well as support the site as a local walkable node. The site is also well served by transit. The commercial site to the north is owned by the same landowner.

CNC & CB1 Comparison Summary

The CB1 Zone allows for an additional 2 metres in Height and an additional 1.0 FAR. The applicant has stated that the owner does not plan for redevelopment of the site at this time but is looking for more use opportunities to locate in the existing building.

	CNC Current	CB1 Proposed
Principal Building	Commercial	Commercial with limited opportunities for Residential Uses above the ground floor
Maximum Height	10.0 m	12.0 m
Setbacks from Roadways¹	4.5 m from 132 Avenue and 132 Street	3.0 m from 132 Avenue and 132 Street
Side and Rear Setbacks	3.0 m where the Rear or Side Lot Line Abuts the Lot Line of a site zoned residential - Not required as the Site abuts a CNC property and a lane.	3.0 m where the Rear or Side Lot Line Abuts the Lot Line of a site zoned residential - Not required as the Site abuts a CNC property and a lane.
Floor Area Ratio	1.0 FAR	2.0 FAR

Plans in Effect

The subject property is located within the Northwest District of City Plan. The north boundary of the Wellington neighbourhood is 137 Avenue NW, a primary corridor. The east boundary of the neighbourhood is 127 Street NW and is a secondary corridor. The City Plan supports enabling the development and redevelopment of small commercial sites and centres to support mixed use local nodes city wide.

Technical Review

Transportation

Vehicular access to the site exists from 132 Street NW and the adjacent north-south lane. Any modifications to the site access requires the approval of Transportation, and (re)development of the site may require the existing site access removal and lane upgrades.

¹ On a Corner Lot, the Front Line is the shorter of the property lines abutting a public roadway, other than a lane. The 132 Avenue property line is shorter than the 132 Street property line.

Drainage

Sanitary and storm servicing connections for the site are available / exist with connections to mains within 132 Avenue NW.

EPCOR Water

The applicant/owner will be responsible for all costs associated with providing City standards for water supply including any changes to the existing water infrastructure required by this application.

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

Appendices

- 1 Application Summary

Application Summary

Information

Application Type:	Rezoning
Charter Bylaw:	20121
Location:	North of 132 Avenue NW and east of 132 Street NW
Address:	13207 - 132 Street NW
Legal Description:	Lot 1, Block 24, Plan 4479KS
Site Area:	0.15 ha
Neighbourhood:	Wellington
Ward:	Anirniq
Notified Community Organizations:	Wellington Community League Athlone Community League Edmonton Area Council One Society
Applicant:	Eins Consulting

Planning Framework

Current Zone:	(CNC) Neighbourhood Convenience Commercial Zone
Overlay:	N/A
Proposed Zone:	(CB1) Low Intensity Business Zone
Overlay:	N/A
Plan in Effect:	None
Historic Status:	N/A

Written By:

Approved By:

Branch:

Section:

Cyndie Prpich

Tim Ford

Development Services

Planning Coordination