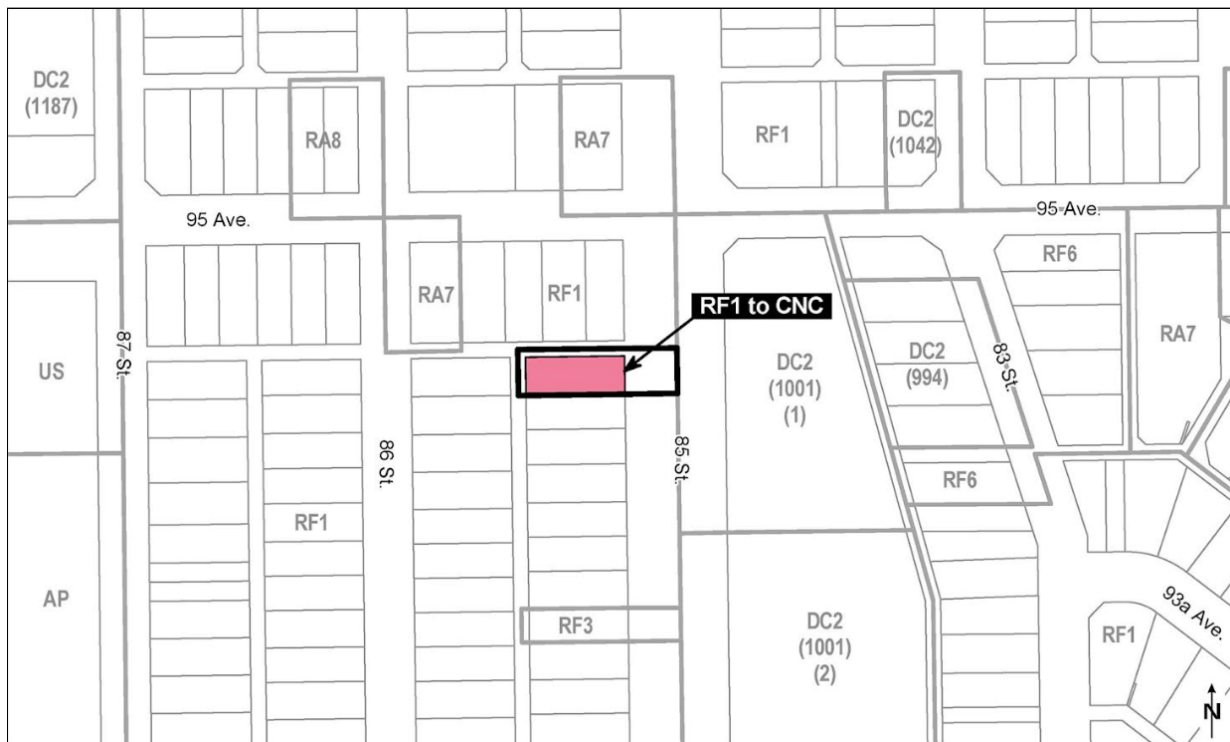


9360 - 85 Street NW

To allow for convenience commercial and personal service uses.



Recommendation: That Charter Bylaw 20125 to amend the Zoning Bylaw from (RF1) Single Detached Residential Zone to (CNC) Neighbourhood Convenience Commercial Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Provides for additional commercial opportunities within the Strathearn neighbourhood.
- Aligns with the infill objectives of the City Plan and the Transit Oriented Development Guidelines by providing commercial opportunities along a Secondary Corridor and within close proximity to two future LRT stops.
- Is compatible with surrounding development through the use of setbacks and other mitigating regulations.

Application Summary

CHARTER BYLAW 20125 will amend the Zoning Bylaw, as it applies to the subject site, from (RF1) Single Detached Residential Zone to (CNC) Neighbourhood Convenience Commercial Zone for the purpose of accommodating convenience commercial and personal service uses, which are intended to serve the day-to-day needs of residents within residential neighbourhoods. Residential uses can be pursued above a commercial ground floor, at the discretion of a Development Officer.

This application was accepted on March 3, 2022 from Clarity Development Advisory on behalf of Benister Holdings Inc.

This proposal aligns with the goals and policies of The City Plan (MDP) by allowing for commercial development along 85 Street which is identified as a Secondary Corridor. Secondary Corridors are intended to be vibrant residential and commercial streets that serve as a local destination for surrounding communities.

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 application proposes a standard zone which will allow for a commercial building that is of a similar scale to surrounding development.

The Basic Approach included the following techniques:

Advance Notice, March 8, 2022

- Number of recipients: 21
- Number of responses with concerns: 1
- Number of response with general inquiries: 1

Webpage

- edmonton.ca/strathearnplanningapplications

One email was received with concerns regarding impacts produced from construction on this site such as noise, as well as concerns regarding ongoing changes in the area as a result of LRT construction. Impacts from construction are addressed through regulations and practices that must be followed to ensure a safe and orderly construction environment. Construction activity is allowed Monday-Saturday 7 a.m. to 9 p.m. and Sunday 9 a.m. to 7 p.m. Daytime decibel limit shall not exceed 65 dB(A) and overnight decibel limit

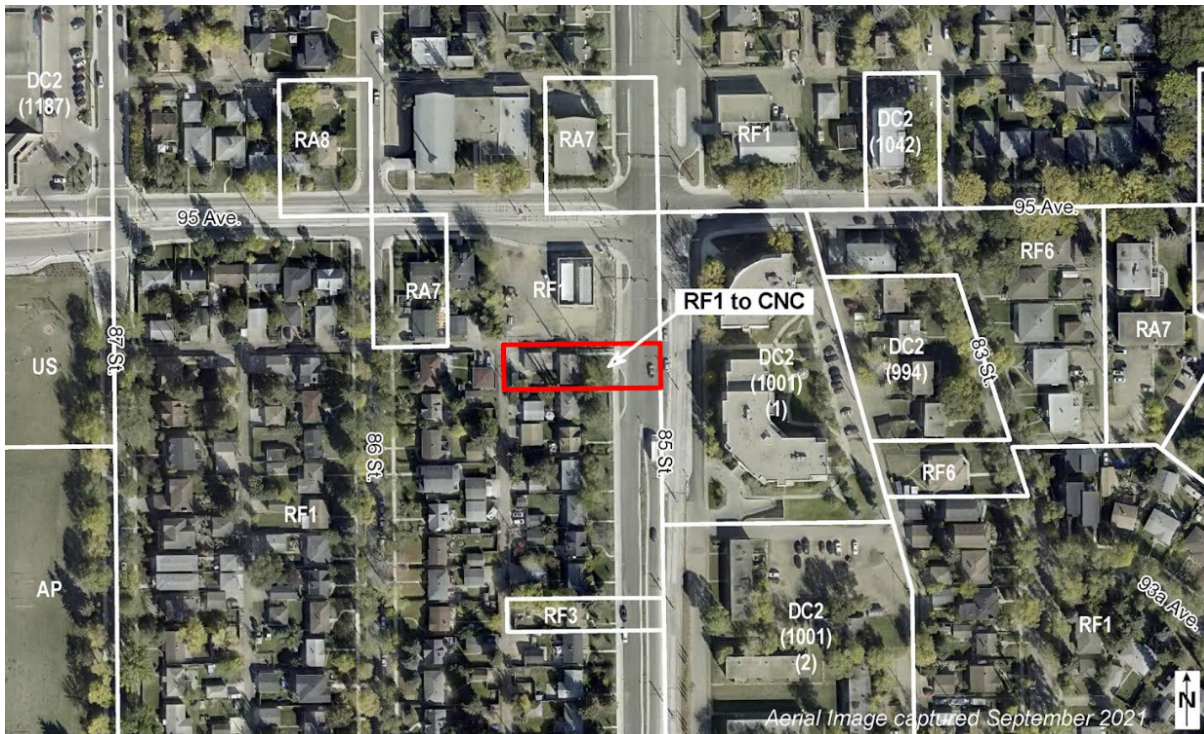
shall not exceed 50 dB(A) on or abutting a property zoned Residential. Parking associated with future development on this site will be provided from the rear north-south lane.

One phone call was received with questions regarding the kind of development and types of uses would be permitted. General information about the proposed CNC Zone was provided to the caller. No concerns were stated.

Site and Surrounding Area

The subject site is approximately 600 square metres, located along the exterior of the Strathearn neighbourhood. The lot functions similar to a corner lot, as it is flanked on three of its' sides by road right-of-way. Vehicular access is through the rear lane west of the site. The property has excellent access to alternative modes of transportation with both the future Strathearn and Holyrood LRT stop located within 400 metres of this site.

The surrounding area is generally developed with single detached housing, with the exception of land north of this site which was recently developed as a utility complex to service the future LRT line and land to the east of the site which is developed as two mid-rise residential buildings.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF1) Single Detached Residential Zone	Single Detached House
CONTEXT		
North	(RF1) Single Detached Residential Zone	LRT Utility Complex
East	(DC2) Direct Development Control Provision	Mid-rise Residential Buildings
South	(RF1) Single Detached Residential Zone	Single Detached House
West	(RF1) Single Detached Residential Zone	Single Detached House



View of the site looking northwest from 85 Street NW (subject property in the foreground and LRT Utility Complex in the background)



View of the site looking east from the intersection of the adjacent lanes

Planning Analysis

This application proposes to allow for commercial development with a variety of uses that are intended to serve the day-to-day needs of area residents at an appropriate location at the edge of the neighbourhood in close proximity to two future LRT stops. In addition to being in alignment with the policies and guidelines for redevelopment along an LRT line, the proposed zone addresses sensitive integration between new development on the subject site and the existing development context through a larger interior setback and other mitigating measures.

Land Use Compatibility

The allowable uses within the zone are considered compatible uses within a residential context as they generally do not create disruptions to surrounding properties and beyond. Typical allowable uses within the zone include Convenience Retail Stores, Health Services (eg. therapeutic or counselling services), Personal Service Shops (eg. hair or nail salon), Professional Financial and Office Support Services (eg. real estate or law services) and Specialty Food Services (eg. coffee shop). Residential uses can also be pursued above a commercial ground floor, at the discretion of a Development Officer.

The CNC Zone is generally considered to be appropriate for land internal to a neighbourhood and would therefore be considered appropriate at the edge of a neighbourhood, as is the case with this application, where land use conflicts are further reduced. Under the proposed zoning, any new building would maintain a compatible built form to its surrounding low density residential context by:

- Not exceeding a height of 10 m (a marginal increase from the current height permissions of 8.9 m).
- Providing a minimum 3 m setback from the adjacent residential lot including additional measures imposed by the Development Officer which can include screening/berming, structural soundproofing and noise attenuation measures.

A full comparison between key development regulations of both zones is provided below.

RF1 & CNC Comparison Summary

	RF1 + MNO Current	CNC Proposed
Principal Building	Single Detached Housing Duplex Housing Semi-detached Housing	Commercial Building
Maximum Height	8.9 m	10.0 m
Floor Area Ratio	n/a	1.0
Front Setback Range (85 Street)	7.9 m (20% of site depth)	4.5 m
Minimum Interior Side Setback	1.2 m	3.0 m
Minimum Flanking Side Setback	1.2 m	3.0 m
Minimum Rear Setback (north-south lane)	16.0 m (40% of Site Depth)	3.0 m
Maximum Site Coverage	40% ¹	n/a
Maximum No Dwelling Units	Two (2) Principal Dwellings ² Two (2) Secondary Suites ² Two (2) Garden Suites ²	n/a

¹ A maximum Site Coverage of 40% would be applicable to each subdivided lot

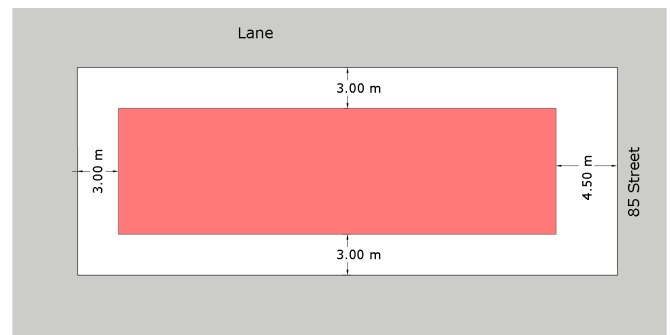
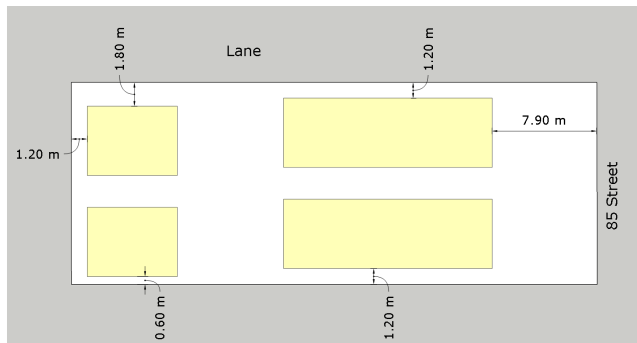
² Lot Subdivision would be required to accommodate two Single Detached principal structures/dwellings under RF1. Semi-detached could be built without subdividing under RF1. Each principal dwelling could have a Secondary Suite and/or Garden Suite.

	RF1 + MNO: Current		CNC: Proposed	
Accessory Building	Garden Suite	Detached Garage	Garden Suite	Detached Garage
Maximum Height	6.5 m	4.3 m	n/a	n/a
Minimum Interior Side Setback	1.2 m	0.6 m	n/a	n/a
Minimum Flanking Side Setback	1.2 m	1.8 m	n/a	n/a
Minimum Rear Setback	1.2 m	1.2 m	n/a	n/a

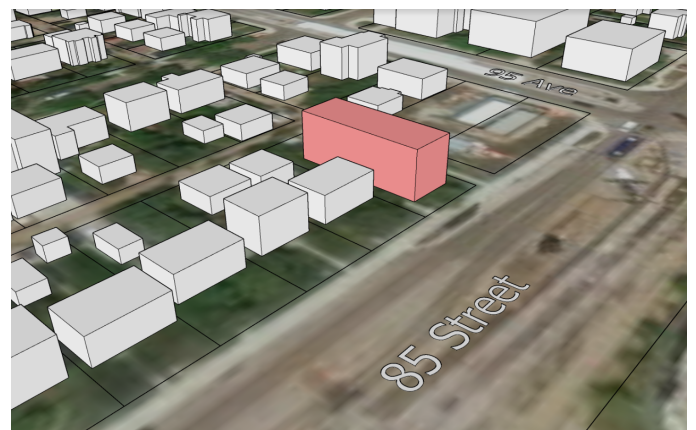
POTENTIAL RF1 BUILT FORM

POTENTIAL CNC BUILT FORM

Top view



3D view



Transit Oriented Development (TOD) Guidelines

This site is located within 400 metres of the both the Strathearn and Holyrood LRT stops, along 95 Avenue and 85 Street, respectively. Both stops, as identified by the TOD Guidelines, are Neighbourhood Stations which support neighbourhood serving commercial and retail uses.

The City Plan

The City Plan designates this site as being within a Secondary Corridor. A Secondary Corridor is a vibrant residential and commercial street that serves as a local destination for surrounding communities. As an overall guide, it states that the desired overall density in a Secondary Corridor is a minimum of 75 people and/or jobs per hectare and the typical massing/form is mid-rise and low-rise buildings. Though this application proposes neither a low or mid-rise building, the site's relatively small size would limit development of that scale from occurring. As such, the smaller scale development permitted by the proposed CNC Zone is appropriate at this location.

Technical Review

Transportation

With the redevelopment of the site, vehicular access shall only be granted from the rear alley. Access details will be further reviewed at the development permit stage.

The Strathearn neighbourhood has been chosen for the Alley Renewal Program. This project is tentatively scheduled for 2023 to 2025 and will include the lane adjacent to this site.

Drainage

Sanitary servicing to the subject site is available from the existing 300mm combined sewer main within the lane east of 85 Street NW. Storm servicing for the subject site is available from the existing 200mm combined sewer main within the lane south of 95 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. Water service is available to the subject site from the existing 150mm water main within the lane west of 85 Street.

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

Appendices

1 Application Summary

Application Summary

Information

Application Type:	Rezoning
Charter Bylaw:	20125
Location:	West of 85 Street NW and south of 95 Avenue NW
Address:	9360 - 85 Street NW
Legal Description(s):	Lot 9, Block 2, Plan 2947HW
Site Area:	600 m ²
Neighbourhood:	Strathearn
Ward:	Métis
Notified Community Organization:	Strathearn Community League
Applicant:	Clarity Development Advisory

Planning Framework

Current Zone and Overlay:	(RF1) Single Detached Residential Zone (MNO) Mature Neighborhood Overlay
Proposed Zone:	(CNC) Neighbourhood Convenience Commercial Zone
Plan in Effect:	None
Historic Status:	None

Written By:	Stuart Carlyle
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination