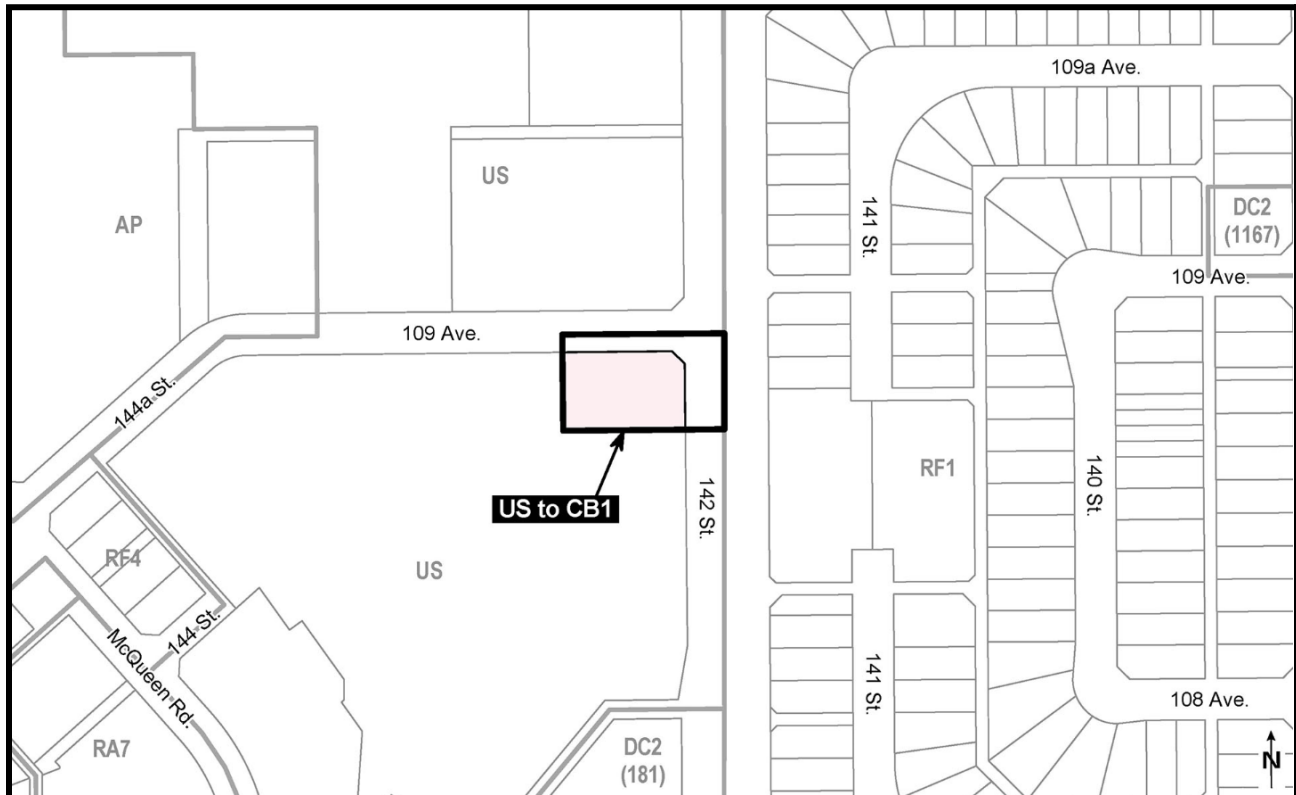


## 14205 – 109 Avenue NW

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



**Recommendation:** That Charter Bylaw 20224 to amend the Zoning Bylaw from (US) Urban Services Zone to (CB1) Low Intensity Business Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Provides for additional commercial opportunities within the McQueen neighbourhood
- Is appropriately located at the edge of the neighbourhood with arterial roadway access
- Is compatible with surrounding land uses

## Application Summary

**CHARTER BYLAW 20224** will amend the Zoning Bylaw, as it applies to the subject site, from (US) Urban Services Zone to (CB1) Low Intensity Business Zone for the purpose of accommodating low intensity commercial, office and service uses. Residential uses can be pursued above a commercial ground floor, at the discretion of a Development Officer.

This application was accepted on April 27, 2022 from Clarity Development Advisory on behalf of Yardstick Technologies.

This proposal aligns with the goals and policies of The City Plan to enable the development of small commercial sites that contribute to the livability of the area by allowing for greater access to a wider mix of uses.

## 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 allows for low intensity commercial uses, appropriately located along an arterial roadway, that is sensitive in scale with existing development.

The Basic Approach included the following techniques:

**Advance Notice**, May 19, 2022

- Number of recipients: 13
- Number of responses: 0

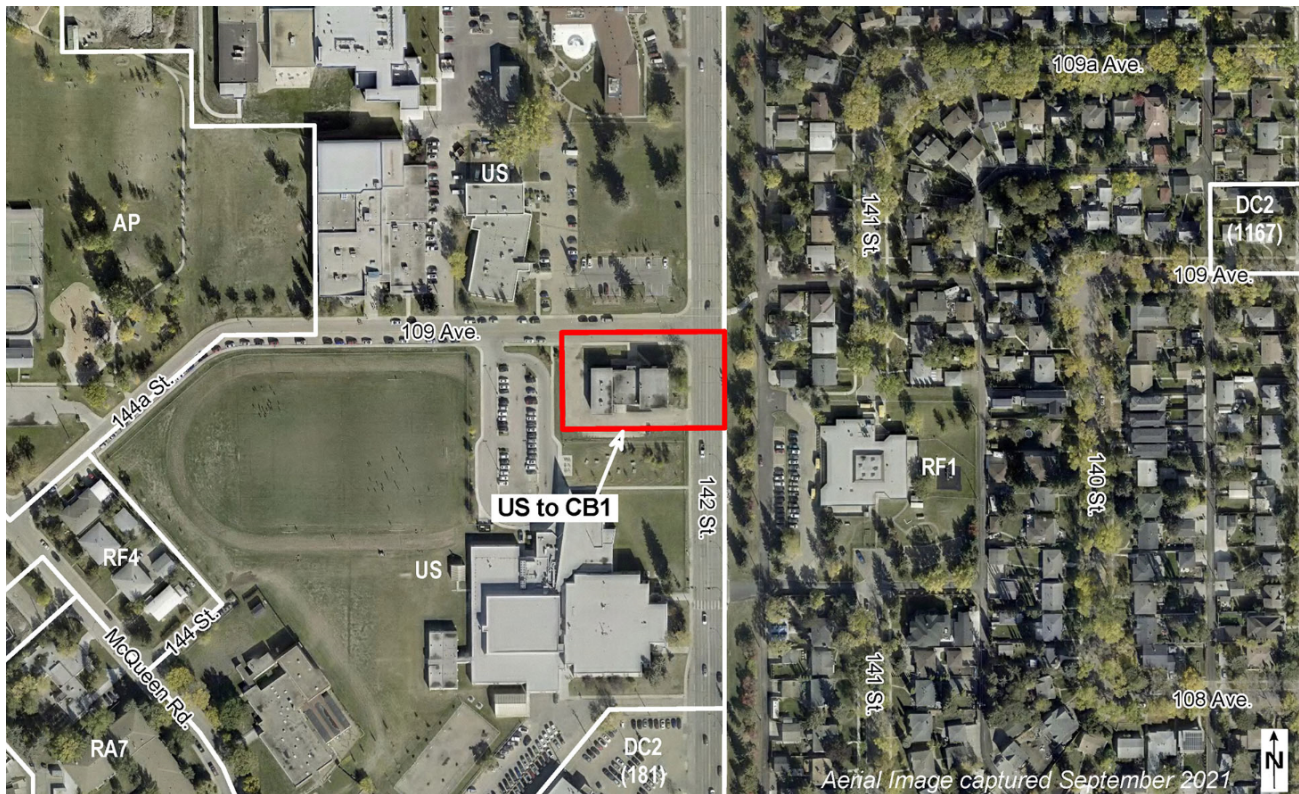
### Webpage

- [edmonton.ca/mcqueenplanningapplications](https://edmonton.ca/mcqueenplanningapplications)

## Site and Surrounding Area

This site is located at the southwest corner of 142 Street and 109 Avenue and is currently occupied by a 2-storey building currently used for private education services. The site is surrounded by a mix of land uses, including a school site to the south and west (Archbishop Macdonald High School), residential to the north (senior's housing), and a combination of private education services and low-scale residential to the east.

The site has convenient access to bus services, with local and community bus routes along 109 Avenue and 142 Street, and a frequent bus route along 107 Avenue, which is within walking distance.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(US) Urban Services Zone	Private education services (Scout's Canada)
<b>CONTEXT</b>		
North	(US) Urban Services Zone	Senior's housing
East	(RF1) Single Detached Residential Zone	Single Detached Housing Private education services
South	(US) Urban Services Zone	School site (Archbishop Macdonald High School)
West	(US) Urban Services Zone	School site (Archbishop Macdonald High School)





*View of the site looking southeast from 109 Avenue NW*



*View of the site looking southwest from 109 Avenue NW and 142 Street NW*

## **Planning Analysis**

This application proposes to allow for a variety of low intensity commercial, office and service uses, appropriately located at the edge of the neighbourhood, bordered by an arterial roadway (142 Street). In addition to being in general alignment with the objectives of The City Plan by providing for a greater mix of commercial uses to service the surrounding area, the proposed zone allows for a built form that is characteristic of commercial development along arterial roadways.

### **Land Use Compatibility**

The allowable uses within the zone are considered compatible at the edge of a residential neighbourhood, as they generally do not create disruptions to surrounding properties and beyond. As this site is relatively isolated from other surrounding land uses by open space and roadways, the potential for any land use conflicts are even further reduced.

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), among others. Residential uses can also be pursued above a commercial ground floor, at the discretion of a Development Officer. Cannabis Retail Sales is also listed as permitted use, though this use is prohibited at this location due the proximity of surrounding school sites.

At a maximum height of 12 metres and a Floor Area Ratio of 2.0, the CB1 Zone allows for a development of a larger scale than what is permitted by the current zone. Development of this scale is considered appropriate at the edge of a neighbourhood and along an arterial roadway, where larger commercial-oriented or mixed use development can generally be accommodated.

### US & CB1 Comparison Summary

	<b>US Current</b>	<b>CB1 Proposed</b>
<b>Principal Building</b>	Institutional/Community Service Uses	Commercial Uses
<b>Maximum Height</b>	10.0 m	12.0 m
<b>Floor Area Ratio (FAR)</b>	n/a	2.0 <sup>1</sup>
<b>Front Setback</b> (142 Street)	6.0 m	3.0 m
<b>Minimum Interior Side Setback</b>	4.5 m	3.0 m
<b>Minimum Flanking Side Setback</b> (109 Avenue)	4.5 m	3.0 m

### The City Plan

The proposed rezoning supports the direction outlined in The City Plan by enabling the development of a small commercial site that contributes to the livability of the area by allowing for greater access to a wider mix of uses.

<sup>1</sup> Maximum FAR can be increased to 3.5 if residential uses are pursued above a commercial ground floor  
Attachment 2 | File: LDA22-0198 | McQueen

## Technical Review

### Transportation

Administration reviewed a Transportation Impact Assessment (TIA) as a part of the submission for this application. The TIA concludes that the adjacent roadway network can accommodate the anticipated traffic generated by future developments under the proposed CB1 zoning. A pedestrian crossing control review was also included with the TIA for the 109 Avenue NW and 142 Street NW intersection and it was recommended that the City install a pedestrian signal to facilitate safe crossings.

The intersection of 142 Street and 109 Avenue is in the City's Safe Crossings Program list for pedestrian crossing control upgrades within their next budget cycle. The type of crossing control (e.g. half signal, full signal) is not known at this time. The upgrade is anticipated to occur in 2023 dependent on funding approval for the 2023-2026 budget.

### Drainage

Sanitary and storm servicing currently exists in the subject rezoning area and may remain to service the existing development. In case of redevelopment, sanitary and storm service requirements will need to be reassessed, and storm water storage will be required.

### 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 services are available from a 300mm water main within 109 Avenue NW.

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

## Appendices

- 1 Application Summary

# Application Summary

## Information

<b>Application Type:</b>	Rezoning
<b>Charter Bylaw:</b>	20224
<b>Location:</b>	Southwest corner of 142 Street NW and 109 Avenue NW
<b>Address:</b>	14205 - 109 Avenue NW
<b>Legal Description:</b>	Lot 11, Block 12, Plan 6523MC
<b>Site Area:</b>	2245 m2
<b>Neighbourhood:</b>	McQueen
<b>Ward:</b>	Nakota Isga
<b>Notified Community Organization(s):</b>	McQueen Community League North Glenora Community League
<b>Applicant:</b>	Clarity Development Advisory

## Planning Framework

<b>Current Zone:</b>	(US) Urban Services Zone
<b>Proposed Zone:</b>	(CB1) Low Intensity Business Zone
<b>Plan in Effect:</b>	None
<b>Historic Status:</b>	None

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