

Administration Report Grovenor

Edmonton

14708 - STONY PLAIN ROAD NW

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



Recommendation: That Charter Bylaw 20243 to amend the Zoning Bylaw from the (CNC) Neighbourhood Convenience Commercial Zone to the (CB1) Low Intensity Business Zone be **APPROVED**.

Administration **SUPPORTS** this application because:

- The proposed uses are compatible with the surrounding area;
- The site complies with the locational criteria of the CB1 Zone as the site is along an arterial road (Stony Plain Road NW) bordering a residential area; and
- The proposed rezoning aligns with direction in The City Plan by contributing to the livability and adaptability of districts through redevelopment.

Application Summary

CHARTER BYLAW 20243 will amend the Zoning Bylaw, as it applies to the subject site, from the (CNC) Neighbourhood Convenience Commercial Zone to the (CB1) Low Intensity Business Zone for the purpose of accommodating a greater range of uses within an existing commercial building. The Main Streets Overlay will continue to apply to the site if rezoned to the CB1 Zone.

The proposed rezoning is compatible with the surrounding area, is in alignment with the direction provided in The City Plan and the Transit Oriented Development Guidelines, and meets the locational criteria in the CB1 Zone.

This application was accepted on May 30, 2022, from EINs Consulting.

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 rezoning to a standard zone of the same category in the Zoning Bylaw (CNC to CB1) and 0 response(s) were received from advanced notification.

The Basic Approach included the following techniques:

Advance Notice, June 27, 2022

- Number of recipients: 29
- Number of responses with concerns: 0

Webpage

- edmonton.ca/grovenorplanningapplications

No formal feedback or position was received from the Grovenor Community League or the Stony Plain Road and Area BIA at the time this report was written.

Site and Surrounding Area

The subject site is approximately 1,349 square metres in area, located on the southwest edge of the Grovenor neighbourhood abutting an arterial road (Stony Plain Road NW). Vehicular access to the site is from both Stony Plain Road NW and 147 Street NW. Transit service is available along 142 Street NW and 149 Street NW, and the future Valley Line - West LRT route is located along Stony Plain Road NW. The future Stony Plain Road / 149 Street LRT stop is within 400 metres of the site. Regular bus service was removed from Stony Plain Road (adjacent to the site) to accommodate Valley Line West LRT construction, completion of which is anticipated in 2026/27. An hourly, limited stop shuttle bus was recently added to this portion of Stony Plain Road to provide minimal service coverage in the area during construction.

The site is in proximity to an on-street bike route along 104 Avenue NW. There are shared-use paths outside of Road Right-of-Way west of 149 Street NW, and within MacKinnon Ravine Park to the south of the site.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(CNC) Neighbourhood Convenience Commercial Zone	Commercial building
CONTEXT		
North	(RF3) Small Scale Infill Development Zone	Single Detached House
East	(DC2(1159) Site Specific Development Control Provision	Single Detached House - with opportunities for limited commercial uses
South	(A) Metropolitan Recreation Zone	MacKinnon Ravine Park
West	(CSC) Shopping Centre Zone	Vacant lot



View of the site looking north from Stony Plain Road NW



View of the site looking west from 147 Street NW



View of the site looking southwest from the lane

Planning Analysis

The General Purpose of the proposed CB1 Zone is to provide for low intensity commercial, office and service uses, and limited Residential-related Uses located along arterial roadways that border residential areas. The site abuts an arterial roadway at the edge of a residential neighbourhood, therefore, it is an ideal location for this zone. Administration supports the expanded opportunities offered by the CB1 Zone at this location as the surrounding area is a future intensification area with future LRT service that could benefit from access to more commercial amenities.

The CB1 Zone introduces Uses such as: Business Support Services, Household Repair Services and Supportive Housing which are currently not allowed in the CNC Zone. Although permitted uses in the CB1 Zone, Cannabis Retail Sales and Liquor Stores uses would be prohibited due to the site's proximity to MacKinnon Ravine Park.

Land Use Compatibility

The CB1 Zone, in conjunction with the (MSO) Main Streets Overlay would result in the same maximum built form as the current CNC Zone. The maximum floor area ratio, maximum height, and minimum setbacks are identical in both zones, see comparison table below, therefore, if the site were redeveloped in the future, the built form would be appropriate for a site fronting onto an arterial roadway at the edge of a residential neighbourhood. Transitions, massing, and the built form resulting from either the current or proposed zone would be identical when fully built out.

CNC & CB1 Comparison Summary

	CNC + MSO Current	CB1 + MSO Proposed
Maximum Floor Area Ratio	3.5	3.5
Maximum Height	16.0 m	16.0 m
Front Setback Minimum (Stony Plain Road NW)	0 m	0 m
Minimum Interior Side Setback	0 m	0 m
Minimum Flanking Side Setback (147 Street NW)	0 m	0 m
Minimum Rear Setback (Lane)	0 m	0 m

Plans in Effect

The City Plan

The site is within the Stony Plain Road Primary Corridor. Primary corridors are designed for living, working and moving, acting as both a destination and a key corridor for movement. Typical massing/form envisioned along Primary Corridors is mostly mid-rise with some high-rise built form, however, the area is in the preliminary stages of transitioning towards a Primary Corridor and the proposed rezoning still allows for additional commercial choice for visitors and surrounding residents, while helping to achieve 15-minute districts.

If the site is redeveloped in the future, the Main Streets Overlay allows for a four storey, potentially mixed-use building which aligns with the higher intensity contemplated for Primary Corridors in the City Plan.

Transit Oriented Development (TOD) Guidelines

The site is within 400 metres of the future Stony Plain Road / 149 Street LRT stop. The TOD Guidelines identify the Stony Plain Road / 149 Street LRT stop as a "Neighbourhood Station". Ground floor retail is considered appropriate on sites with direct access to an arterial or collector road. The CB1 Zone is appropriate for this site as it allows for a wider variety of retail uses than in the existing CNC Zone.

Residential, retail or office uses can be accommodated on upper floors if the site is redeveloped in the future. The proposed rezoning aligns with the TOD Guidelines.

Technical Review

Drainage

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

Transportation

The construction of the Valley Line West LRT is underway and is expected to be completed in 2026/2027. As a result, some nearby intersections along Stony Plain Road NW will be limited to right in/right out only.

During redevelopment of the site, an alley upgrade to commercial alley standard will be required and existing boulevard trees along 147 Street NW will need to be protected.

Redevelopment of the site will trigger access changes. Access from Stony Plain Road NW and 147 Street NW must be removed. Curbs, gutters, sidewalks and boulevards must be restored to City of Edmonton standards. Access to the site can only be from the rear lane, in conformance with the Main Streets Overlay.

EPCOR Water

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

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:	20243
Location:	North of Stony Plain Road NW and west of 147 Street NW
Address(es):	14708 - Stony Plain Road NW
Legal Description(s):	Lot 37A, Block 7, Plan 0420161
Site Area:	1,348.9 m ²
Neighbourhood:	Grovenor
Ward:	Nakota Isga
Notified Community Organization(s):	Grovenor Community League Stony Plain Road and Area BIA
Applicant:	Andrew Olsen

Planning Framework

Current Zone(s) and Overlay(s):	(CNC) Neighbourhood Convenience Commercial Zone (MSO) Main Streets Overlay
Proposed Zone(s) and Overlay(s):	(CB1) Low Intensity Business Zone (MSO) Main Streets Overlay
Plan(s) in Effect:	None
Historic Status:	None

Written By:	Saffron Newton
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination