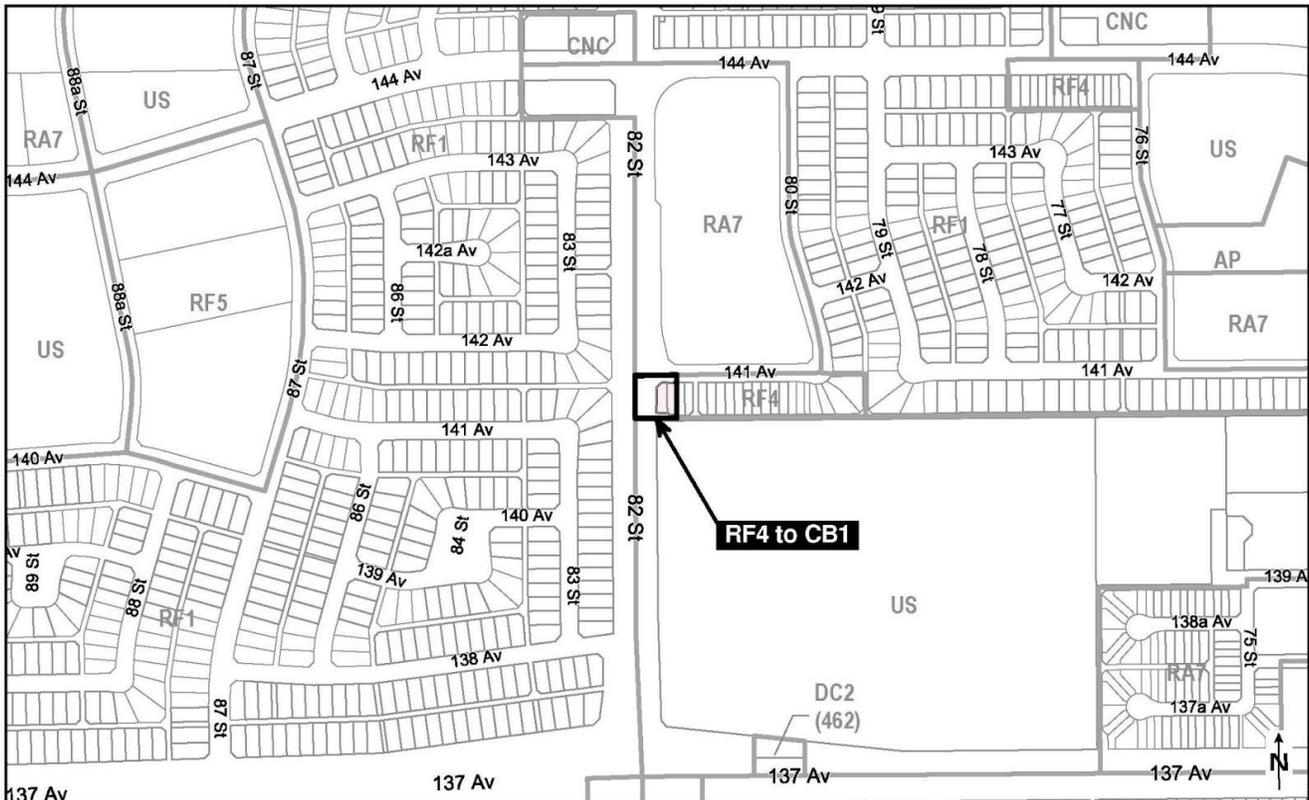


## 14015 - 82 Street NW

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



**Recommendation:** That Charter Bylaw 20265 to amend the Zoning Bylaw from (RF4) Semi-detached Residential Zone to (CB1) Low Intensity Business Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- will diversify the land use composition of the Kildare neighbourhood by providing opportunities for low intensity commercial, office, services, and above-grade residential uses;
- supports development at a scale appropriate for a corner lot along an arterial roadway; and
- aligns with the objectives of City Plan by providing additional local amenities and destinations within walking distance of surrounding residential areas.

## Application Summary

**CHARTER BYLAW 20265** proposes to amend the Zoning Bylaw, as it applies to the subject site, from (RF4) Semi-detached Residential Zone to (CB1) Low Intensity Business Zone.

The proposed (CB1) Low Intensity Business Zone will provide for low intensity commercial, office, service uses, and limited Residential-related Uses adjacent to 82 Street NW, an arterial roadway. Future development shall be sensitive and in scale with existing development along the street as well as the surrounding residential neighbourhood. There is no plan in effect for the site; however, the location and context align with the purpose of the proposed Zone.

This application was accepted on June 9, 2022, from Eins Development Consulting Ltd. (Andrew Olsen) on behalf of Jaskaran Singh.

The proposed rezoning site is in the Northeast District Planning Area. This proposal aligns with The City Plan by encouraging the development of a “complete” community with commercial uses that are within walking distance of residential uses, and located along major roadways and existing and planned transit routes.

## 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 land uses are compatible with the surrounding area and consistent with the nature and location of commercial sites along 82 Street NW.

The Basic approach included the following techniques:

**Advance Notices**, June 15 & 30, 2022

- Number of recipients: 338
- Number of responses with concerns: 4

### Webpage

- [edmonton.ca/kildareplanningapplications](http://edmonton.ca/kildareplanningapplications)

### Common comments heard throughout the various methods include:

- A commercial site will contribute to vehicular congestion in the neighbourhood and at the intersection of 82 Street NW and 141 Avenue NW.
- A commercial site will increase noise levels and on-street parking, affecting properties adjacent to the site.
- Uncertainty regarding the potential scale of development.
- One concern was regarding Body Rub Centres as a potential business in the neighbourhood.

No formal feedback or position was received from the Londonderry Community League at the time this report was written. The neighbourhood of Kildare is part of the Londonderry Community League.

## Site and Surrounding Area

The subject site is approximately 0.79 hectares in area, comprising two parcels at the southeast corner of 82 Street NW and 141 Avenue NW. 82 Street NW is an arterial roadway and the site is flanked to the rear by a lane. Access to the site is currently off 82 Street NW. Low density residential is located to the east and west of the site, with a large medium density residential site to the north. St. Michael's Cemetery is located to the south. Nearby transit routes are along 144 Avenue and 137 Avenue.



*Aerial view of application area*

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(RF4) Semi-detached Residential Zone	Single Detached House
<b>CONTEXT</b>		
North	(RA7) Low Rise Apartment Zone	Row Housing
East	(RF4) Semi-detached Residential Zone	Semi-detached Housing
South	(US) Urban Services Zone	Cemetery
West	(RF1) Single Detached Residential Zone	Single Detached Housing



*View of the site looking northeast from 82 Street NW.*



*View of the site looking southwest from 82 Street NW.*



*View of the site looking south from 141 Avenue NW.*

## **Planning Analysis**

### **Land Use Compatibility**

The purpose of the proposed CB1 Zone is to accommodate low intensity commercial development adjacent to both arterial roadways and residential development, and provide a sensitive transition between these uses. The site meets the locational criteria and general intent of the CB1 Zone as it is located along the west side of 82 Street NW, an arterial roadway, and south of 141 Avenue NW, a local road.

The CB1 Zone allows for the development of commercial and mixed use structures with a maximum height of 12.0 metres, or appropriately three storeys, compared to the adjacent RF4 Zone which allows for a maximum height of 8.9 metres, or approximately two storeys. This increase in height is mitigated through setback regulations that maintain an appropriate separation from neighbouring properties, and landscaping regulations that screen commercial development.

The CB1 Zone requires an increased side setback of 3.0 metres, compared to the RF4 Zone minimum side setback of 1.2 m, to provide greater separation between the proposed commercial uses and the established residential development. This increased setback is intended to create separation and is not permitted to be used for trash collection or parking. Landscaping is also required within this setback to screen the building from adjacent residential uses, minimise the perceived mass of commercial buildings, and create visual interest.

It should be noted that the CB1 Zone would reduce the site's rear yard setback, facing the rear lane to the south, from 14.4 m to 3.0 m, however the site faces St. Michael's Cemetery in this direction, and as such the reduced setback has limited impact on existing residential development.

In general, this site is an appropriate location for commercial development within the neighbourhood and the CB1 provides adequate mitigation to the surrounding properties through decreases in height and an increased east setback.

The following table compares the existing RF4 Zone to the proposed CB1 Zone.

### RF1 & RF3 Comparison Summary

	<b>RF4 + MNO Current</b>	<b>CB1 Proposed</b>
<b>Principal Building</b>	Semi-detached Housing	Commercial building with opportunities for above-grade Multi-unit Housing
<b>Maximum Height</b>	8.9 m	12.0 m
<b>Front Setback Range</b> (141 Avenue)	3.5 m - 6.5 m	3.0 m
<b>Minimum Interior Side Setback</b>	1.2 m	3.0 m
<b>Minimum Flanking Side Setback</b> (82 Street)	2.4 m (20% of Lot width)	3.0 m
<b>Minimum Rear Setback</b> (Lane)	14.4 m (40% of Site Depth)	3.0 m
<b>Maximum Site Coverage</b>	40%	N/A
<b>Maximum Floor Area Ratio</b>	N/A	Floor Area Ratio 2.0

### Plans in Effect

#### **City Plan**

The proposed rezoning aligns with The City Plan (MDP) goals and policies to provide local amenities and destinations within walking distance of surrounding residential areas. The site faces 82 Street NW which is designated a Secondary Corridor in The City Plan. Low and mid rise development is supported along this corridor and the proposed CB1 Zone includes Multi-unit Housing as a potential use which would contribute to increased residential density.

## **Technical Review**

### **Transportation**

The site is located along an arterial road. The existing transportation network has capacity to accommodate development-generated traffic. With the redevelopment of the site, the existing access off 82 Street NW will be removed and a sidewalk on the east side of 82 Street NW along the entire property frontage will be required. The location of site access and the requirements for off-site improvements will be determined at the Development Permit stage.

### **Drainage**

The site is adjacent to existing sanitary sewers within the lane to the south, and to existing storm sewers within 141 Avenue to the north. These existing sewer systems have sufficient capacity to accommodate the rezoning to commercial uses. At the time of future redevelopment, new service connections to these sewer mains may be required. These requirements will be implemented at the time of future subdivision and/or development permit application.

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>	20265
<b>Location:</b>	East of 82 Street NW and south of 141 Avenue NW
<b>Address:</b>	14015 – 82 Street NW
<b>Legal Descriptions:</b>	Lot 56 & 56A, Block 13, Plan 5088NY
<b>Site Area:</b>	0.79 ha
<b>Neighbourhood:</b>	Kildare
<b>Ward:</b>	tastawiyiniwak
<b>Notified Community Organizations:</b>	Londonderry Community League Northmount Community League
<b>Applicant:</b>	Eins Development Consulting Ltd.

### Planning Framework

<b>Current Zone and Overlay:</b>	(RF4) Semi-detached Residential Zone & (MNO) Mature Neighbourhood Overlay
<b>Proposed Zone:</b>	(CB1) Low Intensity Business Zone
<b>Plans in Effect:</b>	None
<b>Historic Status:</b>	None

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Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination