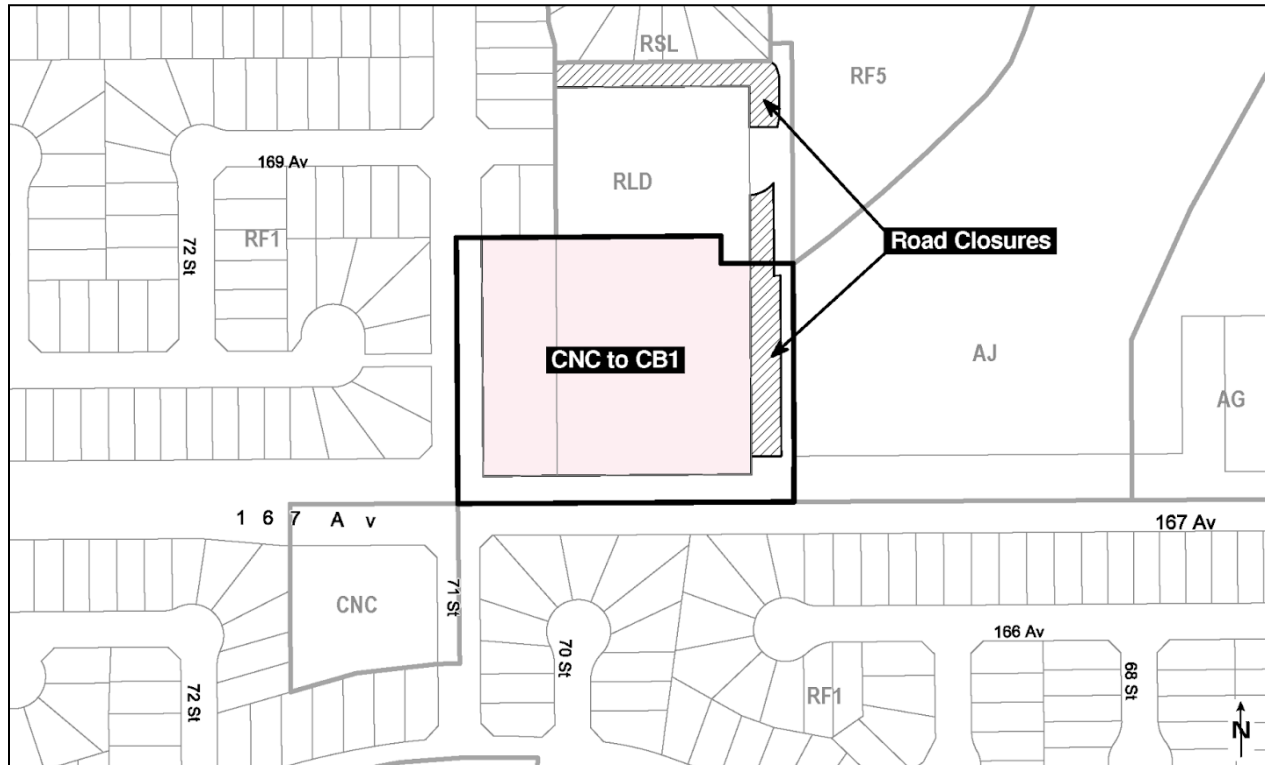


16703 - 71 Street NW and 7004 - 167 Avenue NW

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



Recommendation: That Bylaw 20289 to close the road right-of-way located north of 167 Avenue NW and east of 71 Street NW and Charter Bylaw 20313 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:

- Diversifies the land use composition of the Schonsee neighbourhood by providing opportunities for a broader range of low intensity commercial, office, service, and above-grade residential uses.
- Supports commercial development at a scale appropriate for a corner lot along an arterial roadway.
- Aligns with the objectives of The City Plan by providing additional local amenities and destinations within walking distance to surrounding residential areas.

Application Summary

BYLAW 20289 proposes to close the road right-of-ways located north of 167 Avenue NW and east of 71 Street NW. If closed, the road right-of-ways will be consolidated with adjacent properties to accommodate future development.

CHARTER BYLAW 20313 proposes to amend the Zoning Bylaw, as it applies to the subject site, from (CNC) Neighbourhood Convenience Commercial Zone to (CB1) Low Intensity Business Zone, to facilitate the development of a range of low intensity commercial, office, service, and above-grade residential uses, in conformance with the approved Schonsee Neighbourhood Structure Plan.

The road closure application was accepted on January 23, 2022, and the rezoning application was accepted on July 28, 2022, from Scheffer Andrew Ltd. on behalf of the landowner.

This proposal aligns with The City Plan by encouraging the development of a “15-minute community” with commercial uses that are within walking distance of residential areas, and located along major roadways and 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 application proposes a rezoning to a standard zone of the same category in the Zoning Bylaw and three responses were received from the road closure and rezoning advance notification.

The Basic Approach included the following techniques:

Road Closure Advance Notice, April 26, 2022

- Number of recipients: 277
- Number of responses with concerns: 1

Rezoning Advance Notice, September 1, 2022

- Number of recipients: 201
- Number of responses with concerns: 2

Webpage

- edmonton.ca/schonseeplanningapplications

Common comments heard throughout the various methods include:

- Parking impacts to the neighbourhood.
- A commercial site is not required as one already exists across 167 Avenue NW.
- Height of weeds on the property.

No formal feedback or position was received from the Kilkenny Community League, Lago Lindo Community League or Area Council No.17 at the time this report was written.

Site and Surrounding Area

The site is approximately 1.38 ha and is located in the southeastern portion of the Schonsee neighbourhood, north of 167 Avenue NW and east of 71 Street NW. The proposed road closure areas are approximately 0.31 ha in total.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> (CNC) Neighbourhood Convenience Commercial Zone 	<ul style="list-style-type: none"> Vacant
CONTEXT		
North	<ul style="list-style-type: none"> (RLD) Residential Low Density (RF1) Single Detached Residential Zone 	<ul style="list-style-type: none"> Vacant Single Detached Housing
East	<ul style="list-style-type: none"> (A) Alternative Jurisdiction Zone 	<ul style="list-style-type: none"> Stormwater management facility and natural wetland
South	<ul style="list-style-type: none"> (RF1) Single Detached Residential Zone (CNC) Neighbourhood Convenience Commercial Zone 	<ul style="list-style-type: none"> Single Detached Housing Convenience Commercial

West	<ul style="list-style-type: none"> • (RF1) Single Detached Residential Zone 	<ul style="list-style-type: none"> • Single Detached Housing
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Planning Analysis

Land Use Compatibility

This application proposes to close two portions of road right-of-ways and consolidate them with the abutting properties, and rezone a commercial site from the (CNC) Neighbourhood Convenience Commercial Zone to the (CB1) Low Intensity Business Zone. The portion of road right-of-way proposed to be closed will be consolidated with the abutting properties to the west and south as shown in the figure below.

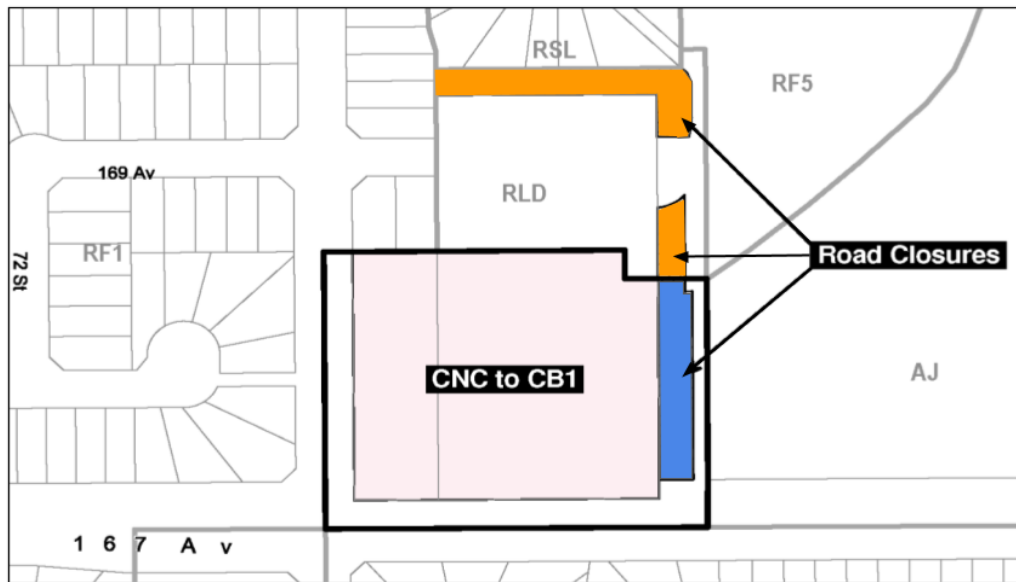


Figure showing the proposed Rezoning and road closure areas with the portion of road to be consolidated with the commercial site in blue, and the portion of road to be consolidated with the RLD site in orange.

The CB1 zone is intended to provide for low intensity commercial, office and service uses along arterial roads that border residential areas. The site is a corner lot adjacent to 167 Avenue NW, an arterial road, and on the edge of the Schonsee neighbourhood and this location reduces the potential impacts of commercial development, as well as provides the site with good access and visibility. The proposed commercial uses will complement the commercial development to the southwest of the site.

The most impacted properties from this proposal are the existing and planned low density residential homes abutting the site to the north. The development regulations, height, scale, and uses allowed within the proposed CB1 Zone ensure development will be sensitive in scale and compatible with the adjacent properties.

Compared to the CNC zone, CB1 allows for a broader range of commercial uses, while both zones provide opportunities for Multi-unit Housing above the first storey as a Discretionary Use. The CB1 zone allows for a slightly smaller minimum setback along public roadways, while the 3.0 metre minimum setback from residential zoned abutting lots remains the same between the two zones. The maximum height under CNC is 10 m while CB1 allows up to 12 m, and the maximum Floor Area Ratio (FAR) increases from 1.0 to 2.0. In comparison, the maximum height allowed within the adjacent residential areas zoned RF1 and RLD is 10 m. On this basis, the maximum height allowed by the proposed zone is compatible with the surrounding development.

The location of the property as a corner lot along both an arterial and collector roadway, opportunities for a broader range of locally-serving commercial uses, and the regulation requirements of the CB1 zone support the suitability of the proposed development.

CNC & CB1 Comparison Summary

	CNC Current	CB1 Proposed
Principal Building	Commercial building with opportunity for above-grade Multi-Unit Housing	Commercial building with opportunity for above-grade Multi-Unit Housing
Maximum Height	10.0 m	12.0 m
Minimum Setback Along Public Roadway (south and west lot lines)	4.5 m	3.0 m
Minimum Setback Abutting Residential (north lot line)	3.0 m	3.0 m
Minimum Rear Setback (east lot line)	3.0 m	3.0 m
Maximum Floor Area Ratio	1.0	2.0

Plans in Effect

The proposed rezoning complies with the Edmonton North Area Structure Plan (ASP) and Schonsee Neighbourhood Structure Plan (NSP) which designate the site for Commercial uses.

The proposed development aligns with the goals of The City Plan to create 15-minute districts that allow residents to access their daily needs at a range of local destinations, services, and amenities by transit or active transportation. By introducing opportunities for a broader range of commercial, office, and service

uses on the site, the proposed rezoning contributes to the diversification of land uses and destinations that can be easily accessed from within the neighbourhood and surrounding area.

The City Plan aims to accommodate all future growth for an additional 1 million people within Edmonton's existing boundaries. The opportunities for above-grade residential under both the CNC and CB1 zones would contribute to accommodating additional residents within the Schonsee neighbourhood.

Technical Review

Transportation

Traffic volumes along 167 Avenue NW and 66 Street NW arterials within the Lake District and Pilot Sound ARA catchment areas are approaching thresholds for improvements. The widening of 167 Avenue NW and 66 Street NW, including the construction of a roundabout at 167 Avenue NW/66 Street NW intersection, will be staged and conditioned with future subdivisions in the area.

169 Avenue NW will be extended to the east to connect with the existing multifamily site internal roadway. A shared use path will be constructed on 167 Avenue NW along the south property line and a walkway will be constructed east of the site along with a pedestrian crossing on 169 Avenue NW to connect the 167 Avenue NW shared use path and 70 Street NW sidewalk.

Transit

Transit service is located along 71 Street and 167 Avenue with bus stops adjacent to the rezoning property. This local bus route connects the area to Eaux Claires Transit Centre and Clareview Transit Service for access to LRT and multiple bus route options.

Drainage

The land use changes proposed as part of this application do not result in any significant impacts to the existing sewer systems in the Schonsee neighbourhood. Sanitary and stormwater sewers exist in the area, have adequate capacity, and can be utilised for servicing of the proposed development.

The applicant/owner will be responsible for all costs associated with the design and construction of new public drainage infrastructure required by this application.

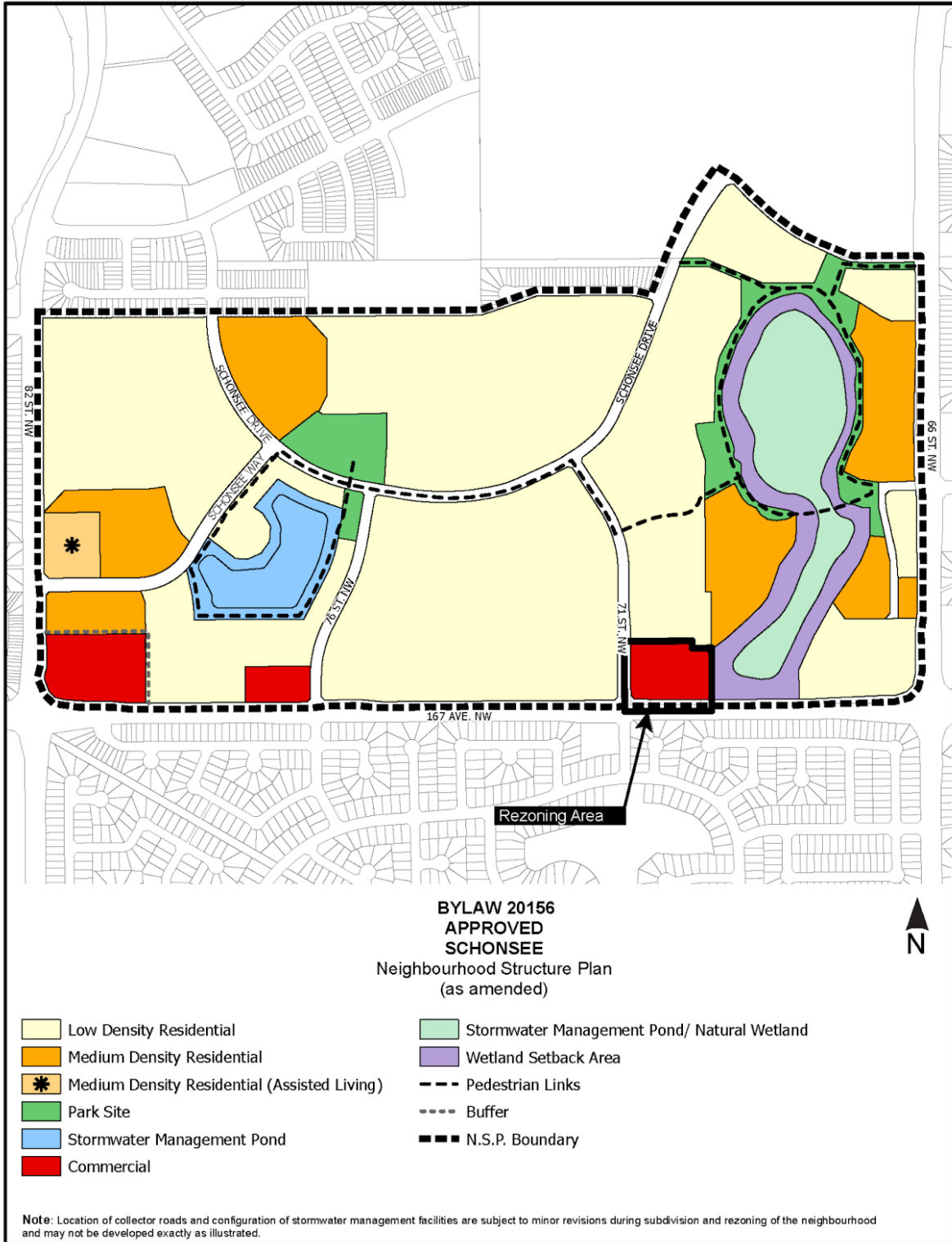
Open Space

This site is adjacent to the Schonsee wetland, a provincially claimed wetland, zoned (AJ) Alternative Jurisdiction Zone. The proposed changes to commercial uses are not expected to impact the wetland. The applicant/owner has been advised to consider the ecological impacts of exterior lighting and signage as they develop. Lighting and signage options that direct light downward and onto the site/adjacent road are encouraged, as are flat lens fixtures to reduce glare.

Appendices

- 1 Context Map
- 2 Application Summary

Approved NSP Context Map



Application Summary

Information

Application Type:	Road Closure Rezoning
Bylaw:	20289
Charter Bylaw:	20313
Location:	North of 167 Avenue NW and east of 71 Street NW
Addresses:	16703 - 71 Street NW & 7004 - 167 Avenue NW
Legal Descriptions:	Lot 1, Block A, Plan 1421144; Lots 1 & 2, Block 3, Plan 2887AQ; a portion of Lot 3, Block 3, Plan 2887AQ; and a portion of Lot 4, Block 3, Plan 2887AQ
Site Area:	1.38 ha
Neighbourhood:	Schonsee
Ward:	Tastawiyiniwak
Notified Community Organizations:	Kilkenny Community League Lago Lindo Community League Area Council No.17
Applicant:	Scheffer Andrew Ltd.

Planning Framework

Current Zone:	(CNC) Neighbourhood Convenience Commercial Zone
Proposed Zone:	(CB1) Low Intensity Business Zone
Plans in Effect:	Edmonton North Area Structure Plan Schonsee Neighbourhood Structure Plan
Historic Status:	None

Written By:

Approved By:

Branch:

Section:

Andrea Wadsworth

Tim Ford

Development Services

Planning Coordination