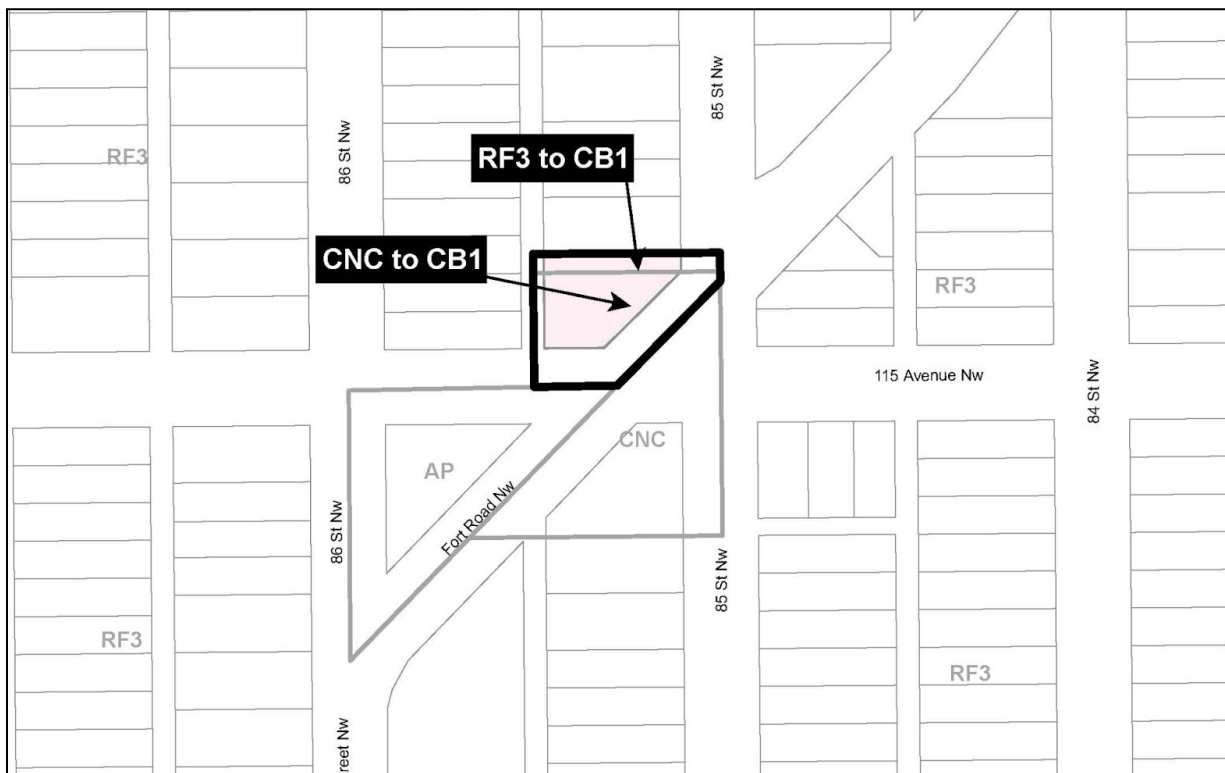


11502 & 11510 - 85 Street NW

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



Recommendation: That Charter Bylaw 20341 to amend the Zoning Bylaw from (RF3) Small Scale Infill Development Zone and (CNC) Neighbourhood Convenience Commercial Zone to (CB1) Low Intensity Business Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Supports development at a scale appropriate for a corner site at the intersection of two busy roadways.
- Encourages the redevelopment of a small commercial site, allowing for the evolution of a community hub.
- Aligns with objectives of The City Plan by enabling the development of 15-minute districts.

Application Summary

CHARTER BYLAW 20341 will amend the Zoning Bylaw, as it applies to the subject site, from the (RF3) Small Scale Infill Development Zone and (CNC) Neighbourhood Convenience Commercial Zone to the (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 July 18, 2022 from Eins Development Consulting Ltd on behalf of the property owner.

The proposal aligns with the goals and policies of The City Plan by allowing the lands around the intersection of two collector roadways to evolve into a community hub, supporting the development of 15-minute districts.

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 rezoning to a standard zone and did not generate a significant response from advanced notification.

The Basic Approach included the following techniques:

Advance Notice, September 07, 2022

- Number of recipients: 34
- Number of responses: 5

Webpage

- edmonton.ca/parkdaleplanningapplications

Common comments heard throughout the various methods include:

- Feedback was limited to questions about future development plans and the regulations of the proposed CB1 zone.

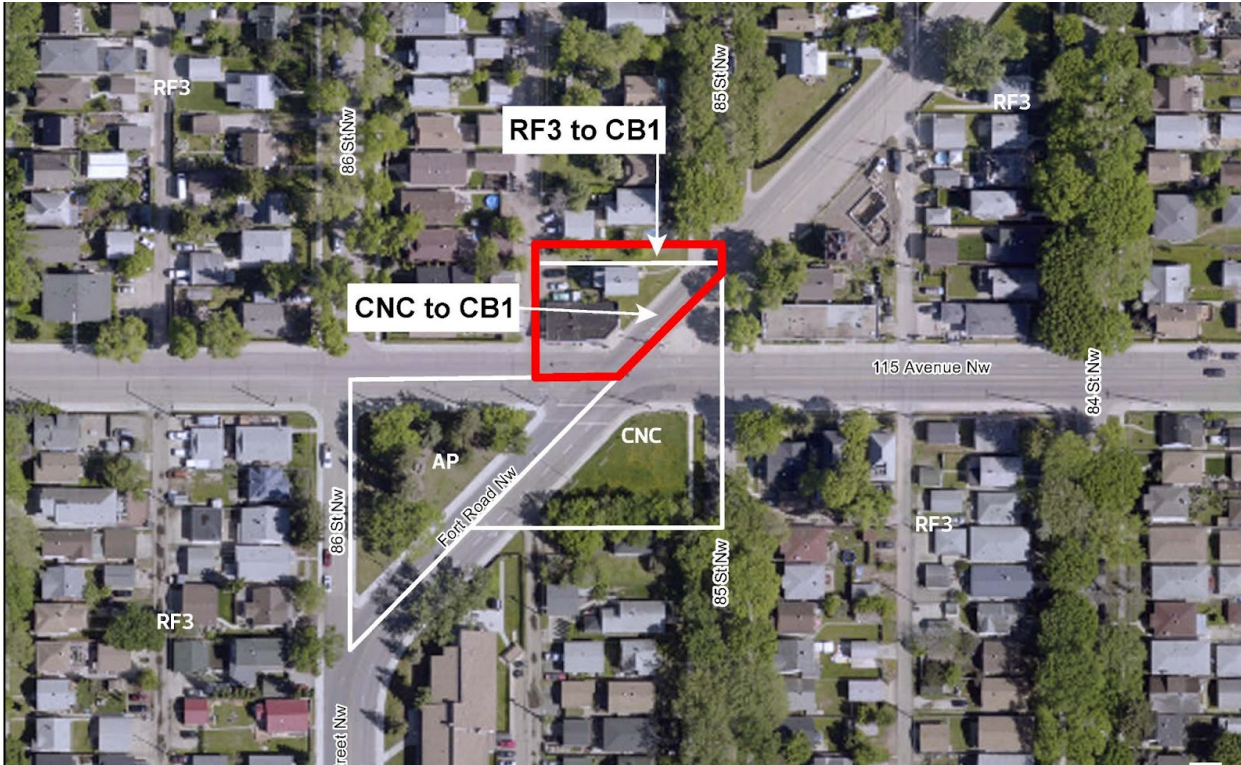
No formal feedback or position was received from the Parkdale-Cromdale Community League at the time this report was written.

Site and Surrounding Area

The subject site is approximately 711 square metres in area, located near the centre of the Parkdale neighbourhood and currently occupied by a small commercial building and single detached house. Frequent transit service is located along 82 Street, approximately 350 metres away. An additional frequent transit route is anticipated to operate on 118 Avenue as part of the future mass transit network associated with the 1.25 million population scenario of The City Plan.

Parkdale is largely a small-scale residential neighbourhood with the majority of surrounding properties zoned (RF3) Small Scale Infill Development Zone. Higher density residential and more intense commercial uses can be found along the edges of the community. The immediate area can be described as a small

community hub containing Edgar Millen Park, two commercial properties, and a low-rise apartment formerly used as seniors housing.



Aerial view of application area

| | EXISTING ZONING | CURRENT USE |
|---------------------|--|--|
| SUBJECT SITE | (RF3) Small Scale Infill Development Zone (CNC) Neighbourhood Convenience Commercial Zone | Commercial Building Single Detached House |
| CONTEXT | | |
| North | (RF3) Small Scale Infill Development Zone | Single Detached House |
| East | (RF3) Small Scale Infill Development Zone | Single Detached House |
| South | (AP) Public Parks Zone (CNC) Neighbourhood Convenience Commercial Zone | Public Park Vacant Land |
| West | (RF3) Small Scale Infill Development Zone | Single Detached House |



View of the site looking west from Fort Road (Google Street View, June 2021)



View of the site looking north from 115 Avenue NW (Google Street View, June 2021)



Planning Analysis

The 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 communities. This site is located at the junction of two busy roads and near the centre of the Parkdale neighbourhood, making the CB1 Zone suitable, as the introduction of additional business opportunities supports the surrounding properties functioning as a focal point for activities that can serve the community.

Although not currently built out, the lands surrounding the intersection of 115 Avenue and Fort Road are ideal for forming a small community hub. Containing a pair of commercial properties and a public park, these lands have the potential to develop into a community focal point, providing employment opportunities and allowing residents to meet more of their daily needs within a short distance from home. The CB1 Zone, by expanding available uses, and enabling reinvestment in this small commercial site, will contribute to the vitality of the neighbourhood and advance The City Plan's objective of creating 15-minute districts.

Land Use Compatibility

Typical uses in the CB1 Zone include Business Support Services, General Retail Stores, Professional Financial and Office Support Services and Specialty Food Services among others. The small irregular shape of this site, in addition to the proximity to Edgar Millen Park, will prohibit uses such as Cannabis Retail, Liquor Stores and some vehicular oriented uses.

While the additional uses under the CB1 Zone allows for the re-use of the existing structures, future redevelopment could bring a change in the built form. With a maximum height of up to 12.0 metres and a Floor Area Ratio of 2.0, the CB1 Zone allows for a larger structure than permitted under the existing zone. However, this massing is in character with the anticipated built form of a neighbourhood node and can better support a residential component as part of redevelopment. Additionally, the smaller setbacks to roadways improves the activation of the public sidewalks and likely moves the building further from the shared lane to accommodate parking, loading and trash collection areas, all of which require screening to improve compatibility with nearby residences.

CNC & CB1 Comparison Summary

| | CNC Current | CB1 Proposed |
|---------------------------------|------------------------|-------------------------|
| Maximum Height | 10.0 m | 12.0 m |
| Maximum Floor Area Ratio | 1.0 | 2.0 |

| | | |
|---|-------|-------|
| Front Setback Range (115 Avenue) | 4.5 m | 3.0 m |
| Minimum Rear Setback (Residential Property) | 3.0 m | 3.0 m |
| Minimum Interior Side Setback (Lane) | 0.0 m | 0.0 m |
| Minimum Flanking Side Setback (Fort Road) | 4.5 m | 3.0 m |

Plans in Effect

The City Plan

The proposed rezoning aligns with The City Plan goals and policies of providing local amenities within walking distance of surrounding residential areas, enabling the development of 15-minute districts. The CB1 Zone, by increasing the variety of available commercial opportunities, will allow this site to contribute to the development of a commercial hub interior to the Parkdale neighbourhood, permitting residents to better meet their daily needs within a short commute from home.

Technical Review

Transportation

With the redevelopment of the site, vehicular access shall only be granted from the rear alley.

Drainage

Sanitary and storm servicing can be provided from the combined sewer system in the surrounding area and is not expected to have a significant impact on the existing drainage infrastructure.

Onsite stormwater management will need to be incorporated into the redevelopment to accommodate the excess runoff from a 1 in 5-year design rainfall event, with an outflow rate of 35 litres per second per hectare.

ATCO Gas

The applicant/owner will be responsible for all costs associated with the installation of a gas main along the front lot right-of-way to serve newly created lots.

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.

A deficiency in on-street fire protection adjacent to the property was identified by EPCOR Water. Fire flows in the area are below the required fire flow rate and there are no hydrants adjacent to the site along 85 Street NW or Fort Road NW. To meet City of Edmonton Design and Construction Standards, the applicant may be required to upgrade approximately 95 metres of water main and construct two new municipal hydrants on 115 Avenue NW.

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: | 20341 |
| Location: | North of 115 Avenue NW and west of Fort Road NW |
| Address(es): | 11502 & 11510 - 85 Street NW |
| Legal Description(s): | Lot 29 and portion(s) of Lot 28, Block 92, Plan RN50 |
| Site Area: | 711 square metres |
| Neighbourhood: | Parkdale |
| Ward: | Métis Ward |
| Notified Community Organization(s): | Parkdale-Cromdale Community League Association |
| Applicant: | Eins Development Consulting Ltd. |

Planning Framework

| | |
|---|---|
| Current Zone(s) and Overlay(s): | (RF3) Small Scale Infill Development Zone (CNC) Neighbourhood Convenience Commercial Zone (MNO) Mature Neighbourhood Overlay Secondhand Stores and Pawn Stores Overlay |
| Proposed Zone(s) and Overlay(s): | (CB1) Low Intensity Business Zone Secondhand Stores and Pawn Stores Overlay |
| Plan(s) in Effect: | None |
| Historic Status: | None |

Written By:

Approved By:

Branch:

Section:

Jordan McArthur

Tim Ford

Development Services

Planning Coordination