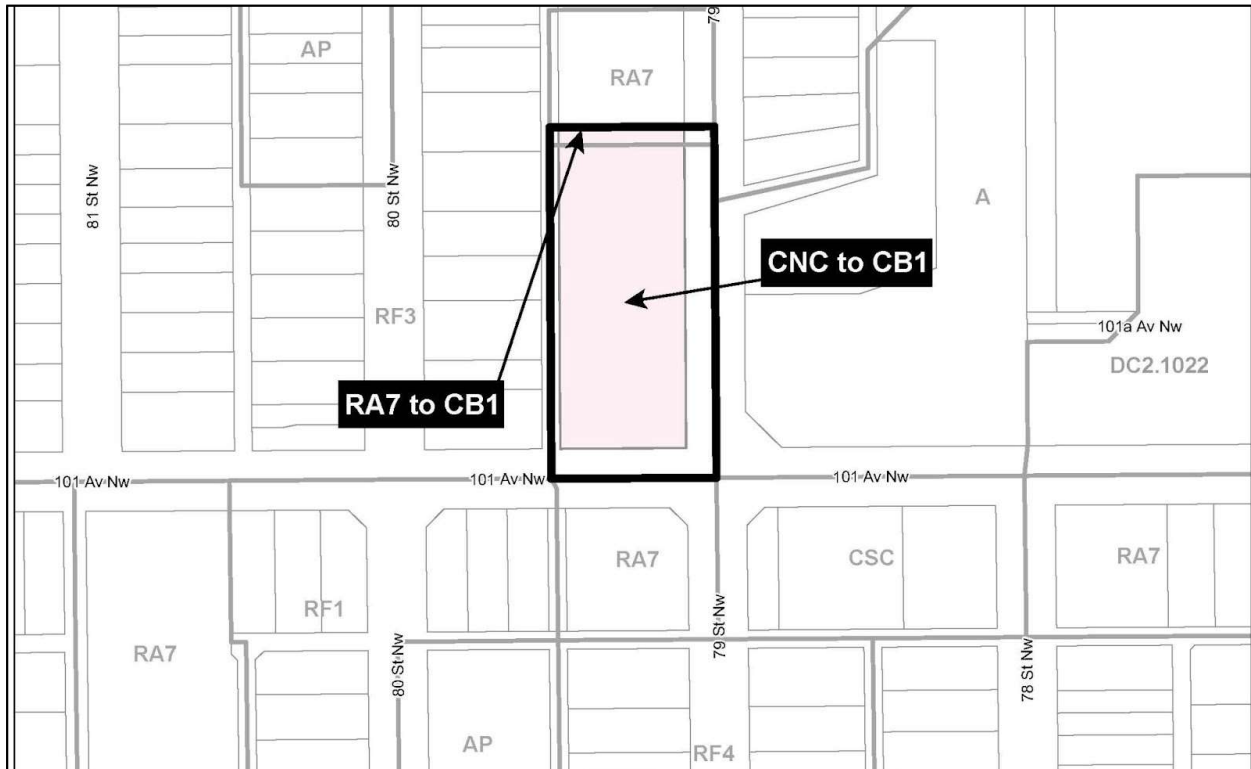


## 10110 - 79 Street NW

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



**Recommendation:** That Charter Bylaw 20338 to amend the Zoning Bylaw from (RA7) Low Rise Apartment Zone and (CNC) Neighbourhood Convenience Commercial Zone to (CB1) Low Intensity Business Zone be **APPROVED**.

Administration **SUPPORTS** this application because:

- It aligns with the direction of The City Plan by increasing commercial opportunities within a secondary corridor.
- The proposed uses are compatible with the surrounding area.
- It supports the continued evolution of 101 Avenue as a community hub, enabling 15-minute districts.

## Application Summary

**CHARTER BYLAW 20338** will amend the Zoning Bylaw, as it applies to the subject site, from the (RA7) Low Rise Apartment 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 the ground floor, at the discretion of a Development Officer.

This application was accepted on August 29, 2022 from Clarity Development Advisory.

This proposal aligns with the goals and policies of The City Plan by allowing the continuing evolution of the 101 Avenue secondary corridor as 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 a rezoning to a standard zone of the same category in the Zoning Bylaw and just one response was received from advanced notification.

The Basic Approach included the following techniques:

**Advance Notice**, September 07, 2022

- Number of recipients: 35
- Number of responses: 2

### Webpage

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

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

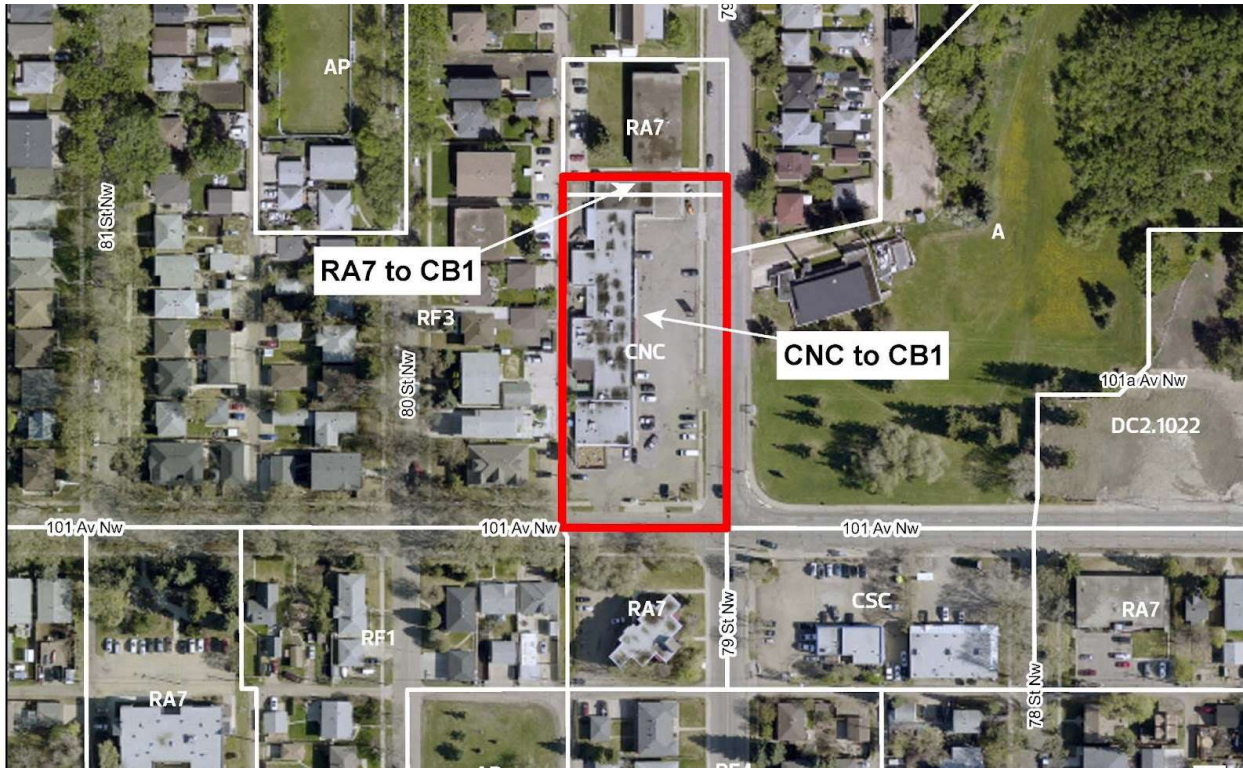
- Worried about privacy impacts from a taller building, but this would be mitigated if a future building was constructed further from the rear lane.
- Concerned that the CB1 Zone permits Cannabis Retail Sales.

No formal feedback or position was received from the Forest Terrace Heights Community League at the time this report was written.

## Site and Surrounding Area

The subject site is approximately 4,616 square metres in area, located interior to the Forest Heights neighbourhood and occupied by a one-storey strip mall. Vehicular access is currently from both 79 Street and 101 Avenue, but with redevelopment would be relocated to the abutting lane. Frequent transit service is located along 79 Street, with the nearest stop being immediately adjacent to the site.

While Forest Heights is largely a small-scale residential neighbourhood, the site is surrounded by a mix of land uses, including public land, low rise apartments and additional commercial centres.



*Aerial view of application area*

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(RA7) Low Rise Apartment Zone (CNC) Neighbourhood Convenience Commercial Zone	Commercial Building
<b>CONTEXT</b>		
North	(RA7) Low Rise Apartment Zone	Multi-unit Housing
East	(A) Metropolitan Recreation Zone) (RF3) Small Scale Infill Development Zone	Public Lands Religious Assembly Single Detached Housing
South	(RA7) Low Rise Apartment Zone	Multi-unit Housing
West	(RF3) Small Scale Infill Development Zone	Single Detached Housing Semi-detached Housing Multi-unit Housing



*View of the site looking west from Street 79 Street NW (Google Street View, November 2020)*



*View of the site looking south from 79 Street NW (Google Street View, November 2020)*



*View behind site of rear lane looking north (Google Street View, June 2019)*

## Planning Analysis

The purpose of the proposed CB1 Zone is to provide for low intensity commercial, office and service uses located along arterial roadways that border residential communities. Located at the intersection of two major roadways, the site is an ideal location for the CB1 Zone. The lands around the intersection of 101 Avenue and 79 Street can be said to function as a community hub, containing gathering spaces, apartment housing and several commercial properties. The role of this area as a local destination, combined with zoning regulations for urban design will ensure that future development adds to the vibrancy of the neighbourhood while remaining compatible with nearby small-scale residential uses.

### Land Use Compatibility

Typical uses within the CB1 Zone include Convenience Retail Stores, Health Services (e.g. therapeutic or counselling services), Personal Service Shops (e.g. hair or nail salon), Professional Financial and Office Support Services (e.g. real estate or law services) and Specialty Food Services (eg. coffee shop), among others. Both Cannabis Retail Sales and Liquor Stores are also listed as potential uses; however, these are prohibited at this location due the proximity of the Capilano Ravine and a pair of parks.

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, the Main Street Overlay results in identical setbacks and requires buildings to be constructed closer to public roadways. This increases the likelihood that redevelopment of the site will result in additional separation from the residential properties to the west in order to accommodate parking and loading facilities off the lane. Additionally, both the CB1 Zone and Main Street Overlay contain regulations for screening rooftop terraces, parking and trash collection areas in order to reduce impacts to residential zones. This combination will guide development to be pedestrian oriented and sensitive to the surrounding area, improving compatibility with the adjacent context.

### CNC & CB1 Comparison Summary

	<b>CNC + MSO Proposed</b>	<b>CB1 + MSO Proposed</b>
<b>Maximum Height</b>	10.0 m	12.0 m
<b>Maximum Floor Area Ratio</b>	1.0	2.0
<b>Front Setback Range</b> (101 Avenue NW)	1.0 m to 2.5 m <sup>1</sup>	1.0 m to 2.5 m <sup>1</sup>

<sup>1</sup> Setback can be reduced to zero provided the width of the public walkway is a minimum distance of 4.7 m from the curb to property line.

<b>Minimum Rear Setback</b> (Residential Property)	3.0 m	3.0 m
<b>Minimum Interior Side Setback</b> (Lane)	0.0 m	0.0 m
<b>Minimum Flanking Side Setback</b>	1.0 m to 2.5 m <sup>1</sup>	1.0 m to 2.5 m <sup>1</sup>

**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, allows this site to contribute to the growth of the 101 Avenue Secondary Corridor as a community hub, permitting residents to better meet their daily needs within a short commute from home. Additionally, as the CB1 Zone includes Multi-unit Housing as a use, when located above ground floor commercial uses, the proposal can contribute to 101 Avenue being a vibrant mixed-use street.

**Technical Review**

**Transportation**

Upon redevelopment of the site, the existing two site accesses off of 79 Street NW and one site access off 101 Avenue NW must be closed. Access will only be permitted from the abutting lane, in conformance with the Main Street Overlay. The abutting lane will also require upgrading to a commercial alley standard. Upgrades to the adjacent public realms on 79 Street NW and 101 Avenue NW may be required to encourage and improve pedestrian-oriented character and interaction with the site, in alignment with zoning regulations.

**Drainage**

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

## **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.

An Infill Fire Protection Assessment (IFPA) determined that if certain criteria is met, that on-street fire protection infrastructure upgrades are not required.

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>Bylaw(s)/Charter Bylaw(s):</b>	20338
<b>Location:</b>	North of 101 Avenue NW and west of 79 Street NW
<b>Address(es):</b>	10110 - 79 Street NW
<b>Legal Description(s):</b>	Lot 1-3 and a portion of Lot 4, Block 6, Plan 6254HW
<b>Site Area:</b>	4,616 square metres
<b>Neighbourhood:</b>	Forest Heights
<b>Ward:</b>	Métis
<b>Notified Community Organization(s):</b>	Forest/Terrace Heights Community League
<b>Applicant:</b>	Clarity Development Advisory % Ranon Soans

### Planning Framework

<b>Current Zone(s) and Overlay(s):</b>	(RA7) Low Rise Apartment Zone (CNC) Neighbourhood Convenience Commercial Zone (MSO) Main Streets Overlay
<b>Proposed Zone(s) and Overlay(s):</b>	(CB1) Low Intensity Business Zone (MSO) Main Streets Overlay
<b>Plan(s) in Effect:</b>	None
<b>Historic Status:</b>	None

Written By:	Jordan McArthur
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination