

13603, 13635 - 66 Street NW

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



Recommendation: That Charter Bylaw 20357 to amend the Zoning Bylaw from (CNC) Neighbourhood Convenience Commercial Zone and (RF3) Small Scale Infill Development Zone to (CB1) Low Intensity Business Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Will diversify the land use composition of the Belvedere 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 at the intersection of two arterial roadways.
- 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 20357 proposes to amend the Zoning Bylaw, as it applies to the subject site, from (CNC) Neighbourhood Convenience Commercial Zone and (RF3) Small Scale Infill Development Zone to (CB1) Low Intensity Business Zone.

The proposed CB1 Zone will provide for low intensity commercial, office, service uses, and limited residential-related uses at the intersection of 137 Avenue NW and 66 Street NW which are both arterial roadways. Future development shall be sensitive and in scale with existing development along the arterial roads as well as the surrounding residential neighbourhood. The site conforms with the location criteria of the proposed CB1 zone by facing arterial roadways and backing onto a residential neighbourhood, and provides a sensitive transition between these uses .

This application was accepted on August 9, 2022, from Clarity Development Advisory.

This proposal aligns with The City Plan by encouraging the development of a “complete” community with commercial uses, businesses, employment, and residential uses that are within walking distance of the surrounding neighbourhood, 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 advance notifications raised limited response and the proposed land uses are compatible with the surrounding area and consistent with the nature and location of commercial sites along 66 Street NW.

The Basic approach included the following techniques:

Advance Notice, August 24, 2022

- Number of recipients: 30
- Number of responses with concerns: 2

Webpage

- edmonton.ca/belvedereplanningapplications

Common comments heard throughout the various methods include:

- Rear alley is currently being used by commercial traffic and for overflow parking from the existing commercial development on the site

- Commercial delivery vehicles currently park on the 137 Avenue NW service road in front of residential homes abutting the existing commercial development
- Increased commercial units, and potential residential units, will contribute to vehicular congestion with potential parking impacts to the neighbourhood

No formal feedback or position was received from the Belvedere or Delwood Community Leagues at the time this report was written.

Site and Surrounding Area

The subject site is 0.31 hectares in area, comprising one commercial and one residential lot at the southeast corner of 66 Street NW and 137 Avenue NW, which are both arterial roads. The existing commercial lot is closest to this intersection, is located north of the residential lot, and has access from 66 Street NW and the 137 Avenue NW service road, with some parking at the rear of the commercial buildings having access from the lane to the east. Access to the existing residential lot is also from the lane. Low density residential is located to the east and south of the site, with commercial development to the north and west. Nearby transit routes are along 66 Street NW and 137 Avenue NW.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(CNC) Neighbourhood Convenience Commercial Zone (RF3) Small Scale Infill Development Zone	Commercial Uses Duplex
CONTEXT		
North	Site Specific Development Control Provision (DC2)	Commercial Uses
East	(RF1) Single Detached Residential Zone	Single Detached Housing
South	(RF1) Single Detached Residential Zone	Single Detached Housing
West	(CNC) Neighbourhood Convenience Commercial Zone	Commercial Uses



View of the site looking south from 137 Avenue NW, showing the existing commercial development



View of the site looking east from 66 Street NW, showing the existing commercial development and duplex

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 CB1 Zone allows for an expanded list of uses in comparison to the existing CNC Zone such as Multi-Unit Housing (above ground level), Household Repair Services, Business Support Services, and Cannabis Retail. The site meets the locational criteria and intent of the CB1 Zone as it is located at the intersection of two arterial roadways, 137 Avenue NW and 66 Street NW.

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 RF1 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 a side setback of 3.0 metres to provide separation between the proposed commercial uses and the established residential development 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.

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 height and setback regulations.

CNC, RF3 & CB1 Comparison Summary

	CNC Current	RF3 + MNO Current	CB1 Proposed
Principal Building	Commercial uses	Semi-detached Housing	Commercial uses
Maximum Height	10.0 m	8.9 m	12.0 m
Maximum Floor Area Ratio (FAR)	1.0	N/A	2.0
Front Setback (66 Street NW)	4.5 m	8.9 - 11.9 m	3.0 m
Rear Setback (Lane)	N/A	15.1 m (40% of Site Depth)	N/A

Interior Side Setback (abutting residential lot)	3.0 m	2.0 m	3.0 m
Flanking Side Setback (137 and 136 Avenue NW)	4.5 m	3.1 m	3.0 m

The City Plan

The proposed rezoning aligns with The City Plan goals and policies to provide local amenities and destinations within walking distance of surrounding residential areas. The site faces 137 Avenue NW which is designated a Primary Corridor. 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

With redevelopment of the site, the north-south portion of the rear lane must be upgraded to a commercial alley standard. Site access from 66 Street NW is to be removed if the portion of the site that is currently zoned CNC, is redeveloped.

Transit

The site is well served by transit along both 66 Street NW and 137 Avenue NW. A frequent mass transit bus route is anticipated to operate nearby on 137 Avenue NW as part of the future mass transit network associated with the 1.25 million population scenario of the Edmonton City Plan.

Drainage

Sanitary and storm water servicing for the site is available within the rear lane east of 66 Street NW.

EPCOR Water

The site is currently serviced by two water services connected to the water main located within the rear lane east of 66 Street 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:	20357
Location:	South of 137 Avenue NW and west of 66 Street NW
Addresses:	13603 and 13635 - 66 Street NW
Legal Descriptions:	Lot 13A, Block 2, Plan 0840154 Lots 10A and 41U, Block 2, Plan 3031RS
Site Area:	0.31 hectares
Neighbourhood:	Belvedere
Ward:	Dene
Notified Community Organizations:	Belvedere Community League Delwood Community League North District Area Council of Community Leagues
Applicant:	Clarity Development Advisory

Planning Framework

Current Zones and Overlay:	(CNC) Neighbourhood Convenience Commercial Zone (RF3) Small Scale Infill Development Zone Mature Neighbourhood Overlay
Proposed Zone:	(CB1) Low Intensity Business Zone
Plan in Effect:	None
Historic Status:	None

Written By:

Approved By:

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Development Services

Planning Coordination