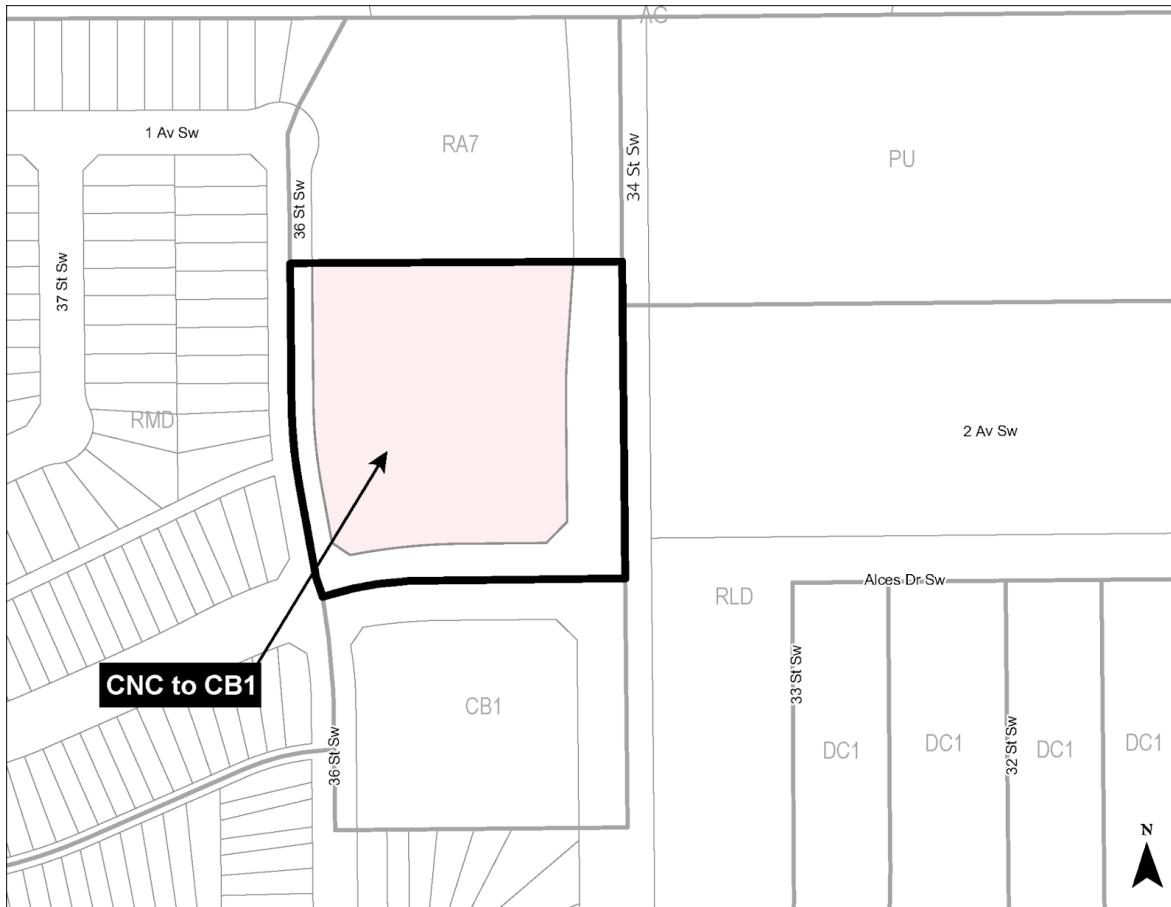


## 104 - Charlesworth Drive SW

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



**Recommendation:** That Charter Bylaw 20368 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 Charlesworth neighbourhood by providing opportunities for a broader range of low-intensity commercial, office, service, and above-grade residential uses.
- Supports development at a scale appropriate for a corner lot along an arterial roadway.
- Conforms to the Charlesworth Neighbourhood Structure Plan and aligns with the goals and policies of The City Plan.

## Application Summary

**CHARTER BYLAW 20368** will 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. The proposal conforms to the Southeast Area Structure Plan and the Charlesworth Neighbourhood Structure Plan.

This application was accepted on August 31, 2022, from GSA Consulting Inc. on behalf of the landowner.

This proposal aligns with The City Plan by encouraging the development of 15-minute districts with commercial, business, employment, and residential uses that are within walking distance of the surrounding neighbourhood.

## 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 proposal conforms to applicable statutory plans, and no responses were received from the Advance Notice.

The Basic Approach included the following techniques:

**Advance Notice**, November 23, 2022

- Number of recipients: 35
- Number of responses with concerns: 0

### Webpage

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

No formal feedback or position was received from the Ellerslie Community League Association at the time this report was written.

## Site and Surrounding Area

The subject site is 1.03 hectares in area, located on a corner lot bordered by three roadways (34 Street SW, 36 Street SW, and Charlesworth Drive SW) within the northeast portion of the Charlesworth neighbourhood. Surrounding the site to the north is a vacant lot that is planned for low-rise Multi-unit Housing, and to the south is a commercial site under construction. West of the site are Single Detached houses, and east of the site is undeveloped land planned for low-density residential and a stormwater management facility.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	<ul style="list-style-type: none"> <li>(CNC) Neighbourhood Convenience Commercial Zone</li> </ul>	<ul style="list-style-type: none"> <li>Undeveloped land</li> </ul>
<b>CONTEXT</b>		
North	<ul style="list-style-type: none"> <li>(RA7) Low-Rise Apartment Zone</li> </ul>	<ul style="list-style-type: none"> <li>Undeveloped land</li> </ul>
East	<ul style="list-style-type: none"> <li>(PU) Public Utility Zone</li> <li>(RLD) Residential Low-Density Zone</li> </ul>	<ul style="list-style-type: none"> <li>Undeveloped land</li> <li>Undeveloped land</li> </ul>
South	<ul style="list-style-type: none"> <li>(CB1) Low-Intensity Business Zone</li> </ul>	<ul style="list-style-type: none"> <li>Commercial Buildings (under construction)</li> </ul>
West	<ul style="list-style-type: none"> <li>(RMD) Residential Mixed Dwelling Zone</li> </ul>	<ul style="list-style-type: none"> <li>Single Detached Houses</li> </ul>



*View of the site looking northwest from 34 Street SW and Charlesworth Drive SW*

## **Planning Analysis**

### **Land Use Compatibility**

The purpose of the proposed CB1 Zone is to accommodate low-intensity commercial development along arterial roadways that border residential areas, and provide a sensitive transition between these uses. The subject site is a corner lot adjacent to an arterial roadway (34 Street SW) and is located at the entrance of the Charlesworth neighbourhood, which provides the site with good access and visibility.

The CB1 Zone allows for the development of commercial, office, and service uses, as well as the opportunity for residential uses above the ground floor, with a maximum height of 12 metres (approximately three storeys). Compared to the CNC Zone, the CB1 Zone allows for a broader range of commercial uses. The CB1 Zone allows for a slightly smaller minimum setback along public roadways, while the 3.0 metre minimum setback from residential abutting lots remains the same between the two zones. The maximum height under CNC is 10 metres, while CB1 allows up to 12 metres, and the maximum Floor Area Ratio increases from 1.0 to 2.0. In comparison, the maximum height allowed within the adjacent residential RA7 site to the north is higher at 16 metres (approximately four storeys). In addition, the local roadway to the west acts as a buffer between the subject site and low-density residential houses. On this basis, the maximum height allowed by the proposed zone is compatible with the surrounding land uses.

A CB1 site is located south of the subject site across Charlesworth Drive SW, and the proposed commercial uses will complement this commercial development. The development regulations, height, scale, and uses allowed within the proposed CB1 Zone ensure development will be sensitive in scale and compatible with adjacent properties.

## CNC & CB1 Comparison Summary

	<b>CNC Current</b>	<b>CB1 Proposed</b>
<b>Principal Building</b>	Commercial building with opportunity for above-grade Multi-Unit Housing	Commercial building with opportunity for above-grade Multi-Unit Housing
<b>Maximum Height</b>	10.0 m	12.0 m
<b>Front Setback</b>	4.5 m	3.0 m
<b>Minimum Side Setback</b>	4.5 m	3.0 m
<b>Minimum Rear Setback</b>	3.0 m	3.0 m
<b>Maximum Floor Area Ratio</b>	1.0	2.0

### Plans in Effect

The proposal to rezone the site to CB1 conforms to the Southeast Area Structure Plan (ASP) which designates the site as Commercial, and provides policy indicating that the site is a 'Neighbourhood Commercial' site intended to serve the adjacent residential uses. The proposal also conforms to the Charlesworth Neighbourhood Structure Plan (NSP), which designates the site as 'Neighbourhood Commercial'.

The proposal 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 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.

## Technical Review

### Transportation

The proposed change of land use is anticipated to not have a significant impact on the transportation network. Widening of 34 Street to an urban cross-section and construction of a shared pathway is conditioned as part of the Alces subdivision development. Additionally, widening of a segment of Charlesworth Drive, adjacent to this site, to an urban cross-section and the construction of a shared

pathway is conditioned as part of the Charlesworth subdivision development. These upgrades adjacent to this lot will further improve connectivity and integration with the neighbourhood and surrounding transportation network.

### **Transit**

There is currently no regular bus service to Charlesworth. While regular bus service is not currently available in Charlesworth, on-demand transit was introduced in the area. On-demand pick-up/drop-off stops are located roughly 350m walking distance from the rezoning site at the intersection of Charlesworth Drive and 38 Street.

### **Drainage**

Sanitary and stormwater services currently exist to the subject site from the sewer mains within 36 Street SW. The proposed changes in land use will not significantly impact the existing sewer systems, and these services can continue to be utilized to service the property.

### **EPCOR Water**

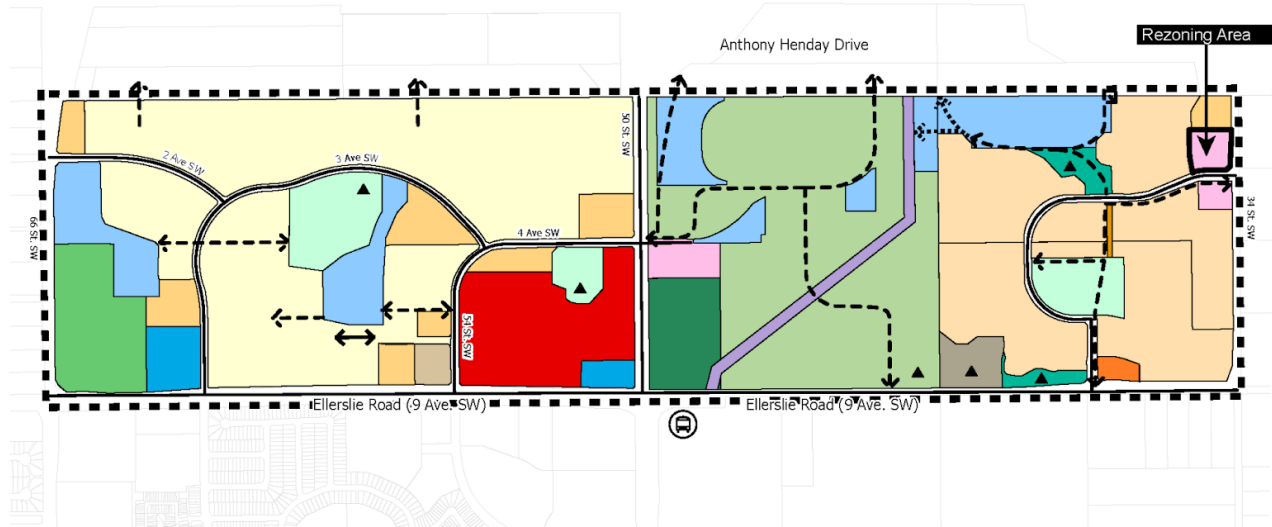
The applicant/owner will be responsible for all costs associated with providing City standards for water supply, including any changes to the existing water infrastructure required by this application.

All other comments from affected City Departments and utility agencies have been addressed.

# Appendices

- 1 Context Plan Map
- 2 Application Summary

## Approved NSP Context Map



**BYLAW 18835  
CHARLESWORTH**  
Neighbourhood Structure Plan  
(as amended)



- |  |                          |                                |                           |
|--|--------------------------|--------------------------------|---------------------------|
| Low Density Residential                | Institutional            | Stormwater Management Facility | Local Roadway Connection  |
| Medium Density Residential             | Neighbourhood Commercial | Pipeline Right-of-Way          | NSP Boundary              |
| High Density Residential               | Community Commercial     | Environmental Reserve          | Potential Shared Use Path |
| Mixed Residential                      | School / Park            | Natural Area (MR)              | Shared Use Path           |
| Mixed Use                              | City Level Park          | Public Utility Lot             | Natural Area              |
| Proposed / Existing Religious Assembly | Open Space (MR)          | Collector / Arterial Roadway   | Transit Station           |

**Note:** Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.



## Application Summary

### Information

<b>Application Type:</b>	Rezoning
<b>Charter Bylaw:</b>	20368
<b>Location:</b>	North of Charlesworth Drive SW and west of 34 Street SW
<b>Address:</b>	104 - Charlesworth Drive SW
<b>Legal Description:</b>	Lot 204, Block 11, Plan 1922728
<b>Site Area:</b>	1.03 hectares
<b>Neighbourhood:</b>	Charlesworth
<b>Ward:</b>	Karhiio
<b>Notified Community Organization:</b>	Ellerslie Community League Association
<b>Applicant:</b>	Marcelo Figueira, GSA Consulting Inc.

### Planning Framework

<b>Current Zone:</b>	(CNC) Neighbourhood Convenience Commercial Zone
<b>Proposed Zone:</b>	(CB1) Low-Intensity Business Zone
<b>Plans in Effect:</b>	Southeast Area Structure Plan Charlesworth Neighbourhood Structure Plan
<b>Historic Status:</b>	None

Written By:

Approved By:

Branch:

Section:

Andrea Wadsworth

Tim Ford

Development Services

Planning Coordination