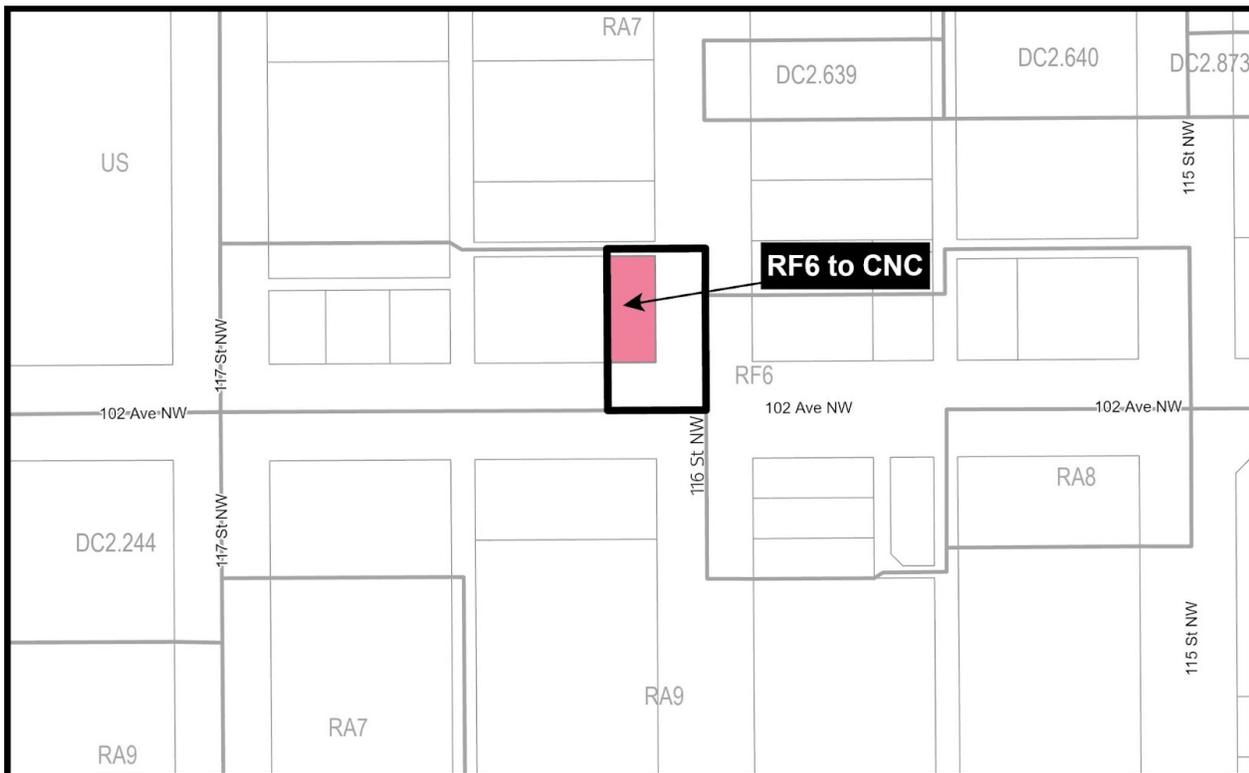


## 11608 - 102 Avenue NW

To allow for convenience commercial and personal service uses, which are intended to serve the day-to-day needs of residents.



**Recommendation:** That Bylaw 20406 to amend Map 8 and Policy 6.5.1.2 in the Oliver Area Redevelopment Plan (ARP) and Charter Bylaw 20407 to amend the Zoning Bylaw from the (RF6) Medium Density Multiple Family Zone to the (CNC) Neighbourhood Convenience Commercial Zone with the Main Streets Overlay be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Contributes to the creation of 15-minute districts that allow people to complete their daily needs by introducing additional uses.
- Contributes to the livability and adaptability of districts by allowing additional commercial uses and provides additional redevelopment opportunities for the future.
- Allows for a built form that is compatible with existing surrounding development.

## Application Summary

This application was accepted on November 7, 2022, from Hoda Soboh.

**BYLAW 20406** proposes to amend map 8 and policy 6.5.1.2 within the Oliver Area Redevelopment Plan (ARP) to facilitate the proposed rezoning.

**CHARTER BYLAW 20407** will amend the Zoning Bylaw, as it applies to the subject site, from the (RF6) Medium Density Multiple Family Zone to the (CNC) Neighbourhood Convenience Commercial Zone for the purpose of introducing additional commercial opportunities. With the proposed rezoning, the Main Streets Overlay would apply to the site.

The proposed rezoning and plan amendment align with The City Plan by supporting a greater mix of land uses and contributing to the creation 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 raised no response to advanced notification and the application proposes a standard zone.

The basic approach included the following techniques:

**Advance Notice**, November 28, 2022

- Number of recipients: 184
- Number of responses: 0

### Webpage

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

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

## Site and Surrounding Area

This site is located on the northwest corner of 102 Avenue NW and 116 Street NW within the interior of the Oliver neighbourhood. Vehicular access is from 116 Street NW. The site is currently occupied by a single detached house which has historically operated under a variety of commercial uses. The site is well served by public and active transportation opportunities in the form of protected on-street bike lanes along 102 Avenue NW and bus service along Jasper Avenue, 104 Avenue NW, and 116 Street NW.



*Aerial view of application area*

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(RF6) Medium Density Multiple Family Zone	Single detached house
<b>CONTEXT</b>		
North	(RA7) Low Rise Apartment Zone	Multi-unit housing
East	(RF6) Medium Density Multiple Family Zone and (RA7) Low Rise Apartment Zone	Single detached house
South	(RA9) High Rise Apartment Zone	Surface parking lot
West	(RF6) Medium Density Multiple Family Zone	Multi-unit housing



*View of the site looking north from 102 Avenue NW.*



*View of the site looking northwest from the intersection of 102 Avenue NW and 116 Street NW.*

## Planning Analysis

### Land Use Compatibility

The proposed rezoning from the (RF6) Medium Density Multiple Family Zone to the (CNC) Neighbourhood Convenience Commercial Zone with the Main Streets Overlay will allow for commercial uses within an existing single detached house, and will allow for additional redevelopment opportunities in the future, if desired. The uses available under the CNC Zone are compatible at this location, and include but are not limited to, health services, professional, financial and office support services, and personal service shops.

If redevelopment occurs in the future, the maximum height in the proposed CNC Zone with the Main Streets Overlay is identical to the current RF6 Zone. The proposed CNC Zone has a maximum floor area ratio of 3.5, whereas the current RF6 Zone has a maximum site coverage of 40%. The front setback, flanking side setback, and rear setback in the proposed CNC Zone are reduced: if redevelopment occurs, surrounding properties to the south, east, and north will have less separation from a building on the subject site. Under the CNC Zone, the interior side setback (west) is increased by 1.0 m providing additional separation from the abutting site to the west. A comparison between the current RF6 Zone and the Proposed CNC Zone with the Main Streets Overlay is provided below:

## RF6 & CNC Comparison Summary

	<b>RF6 Current</b>	<b>CNC + MSO Proposed</b>
<b>Principal Building</b>	Multi-unit housing	Professional, financial and office support services in an existing single detached house
<b>Maximum Height</b>	16.0 m	16.0 m
<b>Maximum Floor Area Ratio</b>	n/a	3.5
<b>Maximum Site Coverage</b>	40%	n/a
<b>Front Setback</b> (102 Avenue NW)	4.5 m	1.0 m
<b>Minimum Interior Side Setback</b> (West)	2.0 m	3.0 m
<b>Minimum Flanking Side Setback</b> (116 Street NW)	4.5 m	1.0 m
<b>Minimum Rear Setback</b> (North)	7.5 m	3.0 m

### Plans in Effect

#### The City Plan

The site is located within the centre city major node. Typical massing and form within the centre city node is envisioned to be high-rise and mid-rise; however, the site is small and isolated by adjacent sites, which limits redevelopment potential. The proposed rezoning and plan amendment help to achieve The City Plan target of creating 15-minute districts that allow people to easily complete their daily needs by introducing additional commercial uses at a site that has historically been commercial in use. In addition, the proposed rezoning and plan amendment contribute to the livability and adaptability of the district by enabling a greater variety of uses, and allowing for the possible redevelopment of the site in the future.

#### Oliver Area Redevelopment Plan (ARP)

An amendment to the Oliver Area Redevelopment Plan (ARP) is required to facilitate the proposed rezoning. The site is located within Sub Area 2 of the ARP. Policy 6.5.1.2 prohibits redevelopment that is

wholly commercial in use. The following text addition is proposed to be added at the end of policy 6.5.1.2: *"Notwithstanding the above, Lot 1, Plan 4983CL is designated for commercial and/or residential uses"* as the CNC Zone allows for wholly commercial redevelopment. Additionally, Map 8 Sub Area 2 - Zoning must be amended to show the proposed CNC Zone rather than the current RF6 Zone.

## **Technical Review**

### **Transportation**

Transportation has no comments or concerns related to this rezoning.

### **Transit**

ETS operates local bus service adjacent to the site on 116 Street NW. Additional bus service is available on nearby corridors, including frequent service on Jasper Avenue NW and 104 Avenue NW.

The site is near the future Yards/116 Street Stop on the Valley Line West LRT (located at the intersection of 104 NW Avenue and 116 Street NW). Construction of the West LRT is underway, with completion anticipated for 2026/27.

A frequent mass transit bus route is anticipated to operate nearby on Jasper Avenue NW as part of the future mass transit network associated with the 1.25 million population scenario of the Edmonton City Plan.

### **Drainage**

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

### **EPCOR Water**

An Infill Fire Protection Assessment (IFPA) concluded that upgrades to municipal fire protection infrastructure are not required for the proposed rezoning. This may be re-evaluated at the Development Permit stage.

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

# Appendices

- 1 Application Summary

## Application Summary

### Information

<b>Application Type:</b>	Plan Amendment, Rezoning
<b>Bylaw(s)/Charter Bylaw(s):</b>	20406, 20407
<b>Location:</b>	North of 102 Avenue NW and west of 116 Street NW
<b>Address(es):</b>	11608 - 102 Avenue NW
<b>Legal Description(s):</b>	Lot 1, Plan 4983CL
<b>Site Area:</b>	327 square meters (approximately)
<b>Neighbourhood:</b>	Oliver
<b>Ward:</b>	O-day/min
<b>Notified Community Organization(s):</b>	Oliver Community League
<b>Applicant:</b>	Hoda Soboh

### Planning Framework

<b>Current Zone(s) and Overlay(s):</b>	(RF6) Medium Density Multiple Family Zone, Mature Neighbourhood Overlay (MNO)
<b>Proposed Zone(s) and Overlay(s):</b>	(CNC) Neighbourhood Convenience Commercial Zone, Main Streets Overlay (MSO)
<b>Plan(s) in Effect:</b>	Oliver Area Redevelopment Plan (ARP)
<b>Historic Status:</b>	None

Written By:

Approved By:

Branch:

Section:

Saffron Newton

Tim Ford

Development Services

Planning Coordination