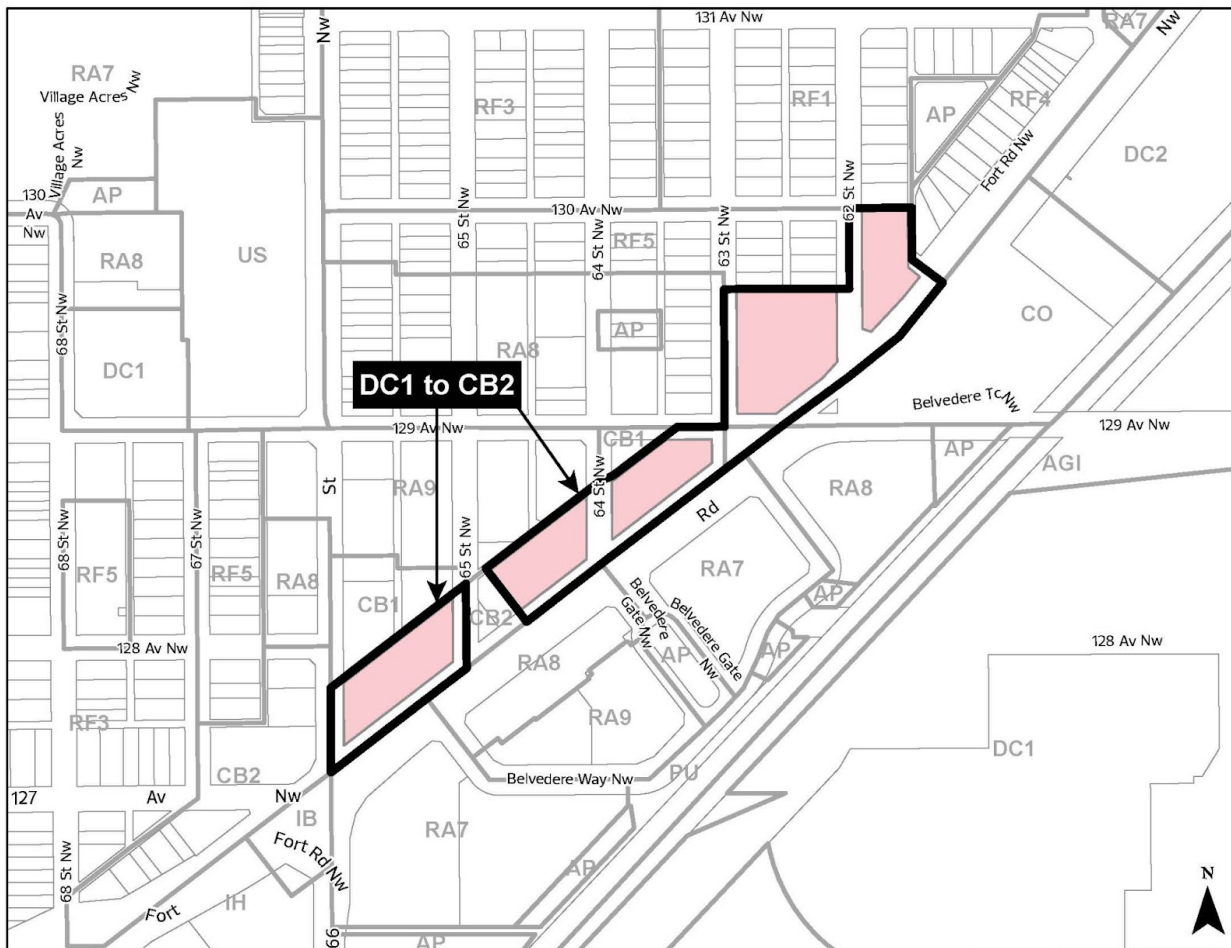


Administration Report Belvedere

Edmonton

12720, 12732, 12740, 12742, 12744, 12748, 12754, 12758, 12816, 12816A, 12834, 12844, 12866, 12890, 12910 - Fort Road NW, 12931 - 62 Street NW and 12820 - 64 Street NW

To allow for commercial and service uses with the opportunity for (limited) residential uses.



Recommendation: That Charter Bylaw 20477 to amend the Zoning Bylaw from (DC1) Direct Development Control Provision to (CB2) General Business Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Will facilitate commercial development within 800 metres of the Belvedere Transit Station and LRT stop.

- Will encourage redevelopment and revitalization through the use of standard zoning.
- Aligns with infill objectives of the City Plan by increasing density at an appropriate location near a major corridor (97 Street NW).

Application Summary

CHARTER BYLAW 20477 will amend the Zoning Bylaw, as it applies to the subject site, from (DC1) Direct Development Control Provision to (CB2) General Business Zone to allow for a variety of commercial and services uses located along the north side of Fort Road NW. The proposed zone includes the opportunity to develop residential uses on the second floor in the form of multi-unit housing or live work units. The Main Streets Overlay (Section 819 of the Zoning Bylaw) would be applied under the proposed CB2 Zone.

The purpose of this Charter Bylaw, which applies to several properties, is to rezone them to a standard zone in order to encourage redevelopment and revitalization along this portion of Fort Road NW (between 62 Street NW and 66 Street NW) as the current DC1 zoning is overly restrictive. The proposed CB2 Zone contains a greater range of uses and allows for (but does not require) residential uses above the ground level. For the same reasons, lands to the south of the Fort Road NW were rezoned from DC1 to standard residential zones in 2020-2021 as part of the plans to create an urban village and spur redevelopment.

The rezoning application conforms to the Fort Road Old Town Master Plan and Belvedere Area Redevelopment Plan (ARP), which identified Fort Road as a Pedestrian Priority Zone.

This is an internal application from the Economic and Environmental Sustainability Branch that was accepted on June 9, 2022 on behalf of the private landowners.

This proposal is in alignment with the applicable policies of The City Plan as it will:

- Contribute to future growth along the Fort Road NW secondary corridor.
- Allow for (limited) mixed use densification near mass transit and an LRT station.
- Integrate services, amenities, housing with active transportation networks.
- Contribute to achieving 50% of all employment along corridors.

Community Insights

Based on the characteristics of this application the file was brought forward to the public using the basic approach. A letter notice was prepared instead of a postcard notice in order to provide additional information about the application to the owners within the DC1 area. Furthermore the application general conforms to the approved plans for the area so an expanded catchment area was not necessary.

The basic approach included the following techniques:

Advance Notice, November 18, 2022

- Number of recipients: 274
- Number of responses with concerns: 0

Webpage

- edmonton.ca/belvedereplanningapplications

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

Site and Surrounding Area

The site consists of several properties (within Area F and Area G of the DC1 Provision) located along the north side of Fort Road NW between 62 Street NW and 66 Street NW. Of the properties containing buildings, there are a variety of businesses such as a restaurant (former Transit Hotel), an automotive parts and repair shop, U-Haul, a clothing store and an antique shop. There are some vacant lots and others are used for surface parking.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(DC1) Direct Development Control Provision	Vacant Surface parking lots Variety of stores and services
CONTEXT		
North	(CB1) Low Intensity Business Zone (RF1) Single Detached Residential Zone (RA8) Medium Density Residential Zone (RA9) High Density Residential Zone (AP) Public Parks Zone	Neighbourhood commercial uses Single detached homes Apartment housing (4-storeys & 6 storeys), & single detached Apartment housing (4-storeys & 9 storeys) Pocket park
East	(RF4) Semi-detached Zone	Semi-detached homes
South	(RA7) Low Density Residential Zone (RA8) Medium Density Residential Zone (CO) Commercial Office Zone	Vacant Apartment housing (5-storeys) Belvedere Transit and LRT Station
West	(CB2) General Business Zone (RA8) Medium Density Residential Zone	Business, office and services uses Apartment housing (6-storeys)



View of the site looking east along Fort Road NW from 66 Street NW.

Planning Analysis

The City Plan

The City Plan identifies Fort Road NW as a secondary corridor. Secondary corridors are generally smaller in scale compared to primary corridors, however both are ideally developed as pedestrian-oriented streets with a mixture of residential and commercial uses.

The application aligns with the goals and policies of CityPlan to accommodate all future growth for an additional 1 million population by providing the opportunity to develop a variety of commercial and services uses with limited residential development. This will contribute towards promoting resilience through development, revitalization and renewal, utilizing land and infrastructure efficiently and integrating services, amenities, housing with active transportation networks.

Plans in Effect

The application conforms to the Belvedere Area Redevelopment Plan (ARP) and Fort Road Master Plan. The Old Fort Road Master Plan identifies Fort Road NW as a pedestrian main street. The Belvedere ARP identifies Fort Road as a pedestrian priority zone and calls for revitalization through the creation of an urban village. The urban village concept is characterized by a mixture of uses, diversity of housing types and densities, pedestrian-oriented streetscape, and provides focal points (such a village square or park spaces) for gathering and socializing.

Land Use Compatibility

The proposed CB2 zoning is compatible with surrounding properties to the north, west and south that are developed with higher density residential uses (ranging from 4 to 9 storeys). Existing and future residential developments will provide a critical mass of people to support commercial and service uses along this portion of Fort Road NW.

The Main Street Overlay (MSO) will be applied to the proposed CB2 properties to ensure developments will be at a human-scale in order to create a vibrant, attractive and safe streetscape. This is accomplished through reduced setbacks that enable development at the front and side property lines, and through the requirement for stepbacks (of a 1 metre minimum) for any portion of the building over 8.9 metres in height.

The following table compares the development regulations for the properties under the existing DC1 Provision with the proposed CB2 Zone.

DC1 & CB2 Comparison Summary

	DC1 Current	CB2 + MSO Proposed
Principal Building	Main floor commercial with residential uses required on upper floors	Commercial and service uses
Maximum Height	18.0 m	16.0 m
Maximum Floor Area Ratio (FAR)	2.0	3.5
Front Setback Range (Fort Road)	Not required	Not required
Minimum Interior Side Setback	Not required	Not required
Flanking Side Setback (residential across an abutting lane)	2.0 m	4.5 m Abutting a public roadway
Minimum Rear Setback (Lane)	2.0 m	Not required
Landscaping	10% more (than Section 55)	In accordance with Section 55

Compared to the existing DC1 zoning for the subject properties, the proposed CB2 Zone allows for a greater range of commercial uses and does not require residential uses to be developed above the ground level. However, the opportunity to develop multi-unit housing and live work units is afforded by the proposed CB2 Zone.

Technical Review

Transportation

In accordance with Fort Road designation under the Main Street Overlay, vehicular access to the CB2 sites will be via rear lanes only. Lane improvements will be required as redevelopment occurs. No access will be permitted to Fort Road.

Transit

The site is well connected to transit, including numerous bus routes nearby on Fort Road NW, 66 Street NW and 129 Avenue NW. A range of service levels are available on these corridors including crosstown, local, school special and late night owl bus routes. The entire site is less than 100 m walking distance to bus stops along Fort Road NW and 129 Avenue NW. The entire site is also within 400-700m walking distance to Belvedere Transit Centre and Capital Line LRT Station.

Drainage

Development allowed under the proposed zone would be required to include on-site stormwater management techniques utilizing a controlled outflow rate to mitigate its impact on the existing drainage infrastructure. Details of the required on-site stormwater management will be reviewed at the Development Permit stage.

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 Application Summary

Application Summary

Information

Application Type:	Rezoning
Charter Bylaw:	20477
Location:	North of Fort Road NW, between 61 Street NW and 66 Street NW
Addresses:	12720, 12732, 12740, 12742, 12744, 12748, 12754, 12758, 12816, 12816A, 12834, 12844, 12866, 12890, 12910 – Fort Road NW, 12931 - 62 Street NW and 12820 - 64 Street NW
Legal Descriptions:	Lots 14-21, Block 7, Plan 2552S; Lots 30-39, Block 2, Plan 2552S; Lots 2-9, Block 3, Plan 3600U; Lot 14A, Block 15, Plan 0425555; and Lots 1-4, 13, OT, Block 7, Plan 224KS
Site Area:	approximately 1.6 ha
Neighbourhood:	Belvedere
Ward:	Dene
Notified Community Organizations:	Belvedere, Balwin and Edmonton North District Area Council Area Council
Applicant:	City of Edmonton, Economic & Environmental Sustainability

Planning Framework

Current Zones:	(DC1) Direct Development Control Provision
Proposed Zones and Overlays:	(CB2) General Commercial Zone Main Streets Overlay (MSO)
Plans in Effect:	Belvedere Area Redevelopment Plan Fort Road Urban Design Plan

Written By:	Carla Semeniuk
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination