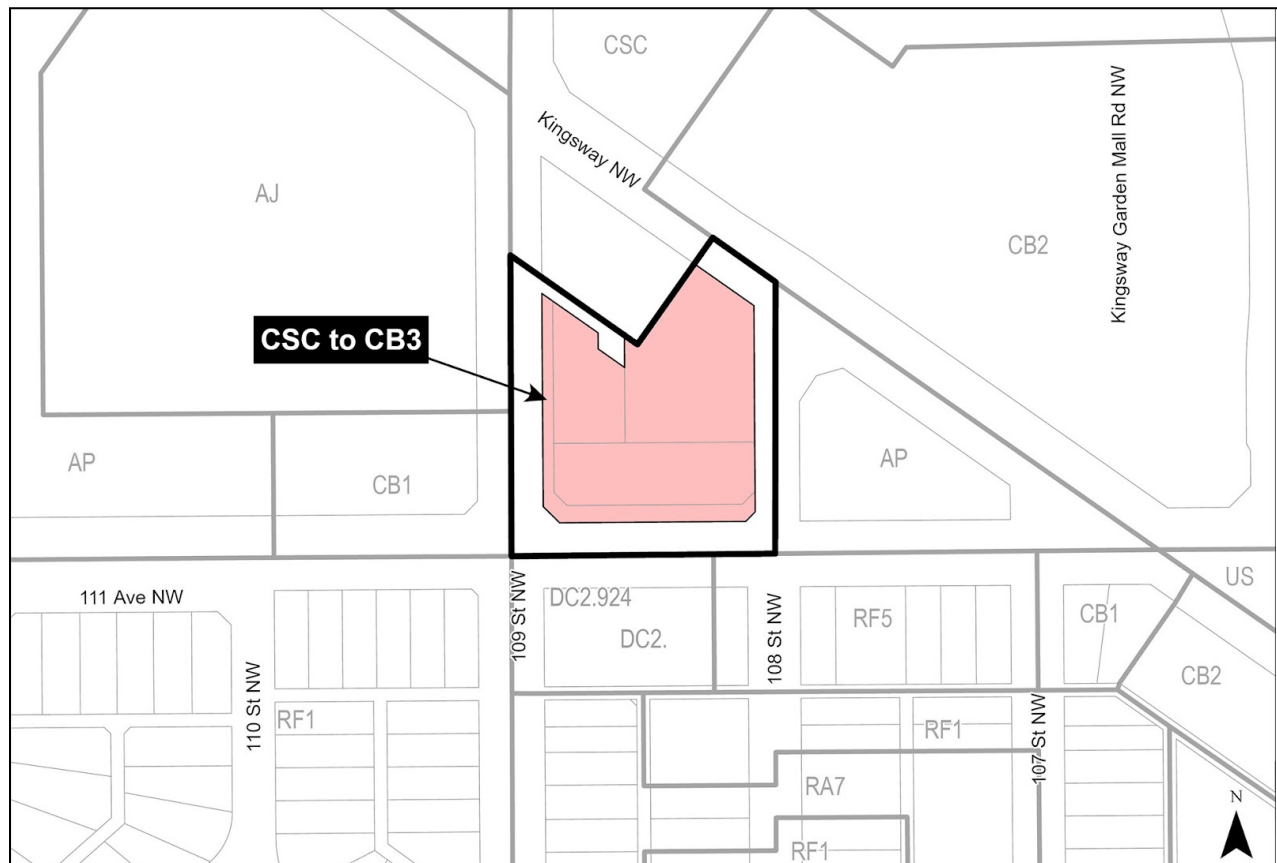


Administration Report Prince Rupert

Edmonton

11104, 11106 & 11110 - 108 Street NW; and 11131 - 109 Street NW

To allow for a mid to high rise commercial or residential mixed use building.



Recommendation: That Charter Bylaw 20500 to amend the Zoning Bylaw from the (CSC) Shopping Centre Zone to the (CB3) Commercial Mixed Business Zone be **APPROVED**.

Administration **SUPPORTS** this application because:

- The site is well suited for the CB3 zone, being a large site that is accessible and well connected to transit.
- It would facilitate the transition of a vacant, underutilized parking lot into a higher intensity mixed use development.
- The location adjacent to two Primary Corridors near a Major Node is ideal relative to the direction in The City Plan for focusing higher forms of infill within the nodes and corridors network.

Application Summary

CHARTER BYLAW 20500 will amend the Zoning Bylaw, as it applies to the subject site, from the (CSC) Shopping Centre Zone to the (CB3) Commercial Mixed Business Zone. The proposed CB3 Zone would provide for a range of medium intensity commercial uses as well as opportunities for residential development. Buildings could be as tall as 36 to 45 metres in height (approximately 10 - 13 storeys) with a maximum Floor Area Ratio of 4.0 to 7.0, depending on whether residential uses are included. This zone is not intended to accommodate "big box" style commercial development that utilizes significant amounts of surface parking.

This application was accepted on August 4, 2022, from Situate Inc. on behalf of TACADA.

This proposal aligns with the goals and policies of The City Plan for higher intensity mixed-use development along Primary Corridors that are well connected to transit.

Community Insights

Based on the characteristics of this application the file was brought forward to the public using a 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 raised little response to mailed notifications.

The basic approach included the following techniques:

Mailed Notice, September 9, 2022

- Number of recipients: 46
- Number of responses: 1

Webpage

- edmonton.ca/princerupertplanningapplications

Comments heard throughout the various methods include:

- Excited to hear about this rezoning to a mixed-use building by my neighbourhood.

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

Site and Surrounding Area

The 0.96 hectare site is located in the eastern corner of the Prince Rupert neighbourhood and is surrounded on nearly all sides by arterial roads in 111 Avenue NW, 109 Street NW and Kingsway NW. All abutting roadways carry bus routes with several stops nearby and the site is approximately 350 metres from the Kingsway/Royal Alex LRT Station on the Metro Line.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(CSC) Shopping Centre Zone	Vacant/Surface parking lot (formerly the Petroleum Club)
CONTEXT		
North	(CSC) Shopping Centre Zone (CB2) General Business Zone	Drive-through restaurant Kingsway Mall
East	(AP) Public Parks Zone (CB2) General Business Zone	Victoria Cross Memorial Park Kingsway Mall
South	(DC2.924) Site Specific Development Control Provision (RF5) Row Housing Zone	Vacant site (mostly zoned for high rise, mixed use development)
West	(CB1) Low Intensity Business Zone (A) Alternative Jurisdiction Zone	Gas Station RCMP Alberta Divisional Headquarters



View of the site looking east from 109 Street NW



View of the site looking northwest from 111 Avenue NW



View of the site looking south from adjacent lane

Planning Analysis

The proposed (CB3) Commercial Mixed Business Zone is a standard zone that is designed for use in locations near high capacity transit and transportation nodes, or other locations offering good accessibility. This site fits this description well and is ideally suited for the high intensity, mixed use development that the CB3 Zone would allow. While the CB3 Zone allows for a stand-alone commercial building, it is not intended to accommodate "big box" style commercial development or large surface parking lots. It has regulations to incentivise residential development by allowing for bigger buildings (higher floor area ratio) if a residential component is included. In addition, because 111 Avenue NW is identified as a transit avenue in the Zoning Bylaw, the allowable height in the CB3 Zone is increased from approximately 10 to 13 storeys, if the building includes a residential portion.

The Main Streets Overlay is sometimes applied in conjunction with the CB3 Zone, usually when a site has a more sensitive locational context such as being surrounded by smaller scale residential. In this context the site is surrounded by a network of wide, arterial roads with institutional buildings and there are no sensitive transitions that need specific regulation. In addition, the CB3 Zone includes regulations that require active ground level frontages and features such as canopies and clear storefront glazing that lend visual interest and create a human scale in the public realm.

The City Plan

Kingsway NW and 111 Avenue NW are both indicated as Primary Corridors and in proximity to the Blatchford-NAIT-Kingsway Major Node.

For Primary Corridors, The City Plan states that the typical massing/form should be mid-rise with some high-rise having a minimum overall density of 150 people and/or jobs per hectare (higher at intersections or connections with selected nodes). Given intersecting Primary Corridors and proximity to the Major Node, this site is appropriate for the higher end of this built form spectrum (high rise). This is further supported by the large site size which easily accommodates the additional height of the CB3 Zone, while maintaining proper setbacks and transitions.

Transit Oriented Guidelines

The site is approximately 350 metres from the Kingsway/Royal Alex LRT Station which the guidelines identify as an Institution/Recreation station type. Some general guidance around these station types are for new developments to be compatible with the existing context. Considering the surrounding context of mostly large, institutional buildings and Kingsway Mall, the CB3 Zone is considered appropriate for this location around this station type in accordance with these guidelines.

Technical Review

Transportation

The applicant submitted a Transportation Impact Assessment (TIA) that was reviewed by Administration. The study notes the proximity to an LRT Station and that the area transportation network has capacity to accommodate the development generated vehicle traffic. While surrounded by roadways with significant capacity for vehicular traffic, the immediate site area is lacking in facilities for active modes of transportation. Accordingly, upgrades in the immediate area will be a requirement of development, including:

- A shared pathway on 109 Street NW (111 Avenue NW to the north property line)
- A shared pathway on 111 Avenue NW (108 Street NW to 109 Street NW)
- A sidewalk on 108 Street NW (Kingsway NW to 108 Street NW)

Vehicular access to the site will be from 108 Street NW. Site access will be designed to provide enhanced pedestrian experience and minimise conflict with active modes.

Transit

Bus stop #1899 is adjacent to the site on 109 Street NW. This bus stop is currently in substandard condition and will be reconstructed by the applicant with future stages of development. Mass transit routes are anticipated to operate nearby on 109 Street NW and 111 Avenue NW as part of the future mass transit network associated with the 1.25 million population scenario of The City Plan.

Drainage

The applicant submitted a Drainage Servicing Report that was reviewed as part of the application. 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 Drainage-owned facilities protected by a utility right-of-way exist within the site. These sewers are to be removed upon redevelopment.

Environmental

Phase 1 and Phase 2 Environmental Site Assessments were reviewed as part of this application to determine if the site has any contamination concerns relative to the proposed zoning. It was determined that there were no significant environmental concerns on the property, including with the backfill used when the former Petroleum Club was demolished. As such, no further environmental work is required on the site prior to development.

EPCOR Water

Edmonton Fire Rescue Services has performed a risk-based Infill Fire Protection Assessment and determined that site is functionally compliant with the municipal standards for hydrant spacing. Therefore, upgrades to the existing municipal fire protection infrastructure are not required. This could potentially 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

Application Type:	Rezoning
Charter Bylaw:	20500
Location:	North of 111 Avenue NW, between 108 Street NW and 109 Street NW
Addresses:	11104 - 108 Street NW 11106 - 108 Street NW 11110 - 108 Street NW 11131 - 109 Street NW
Legal Descriptions:	Lot 265A, Block 8, Plan 5258NY Lot 268, Block 8, Plan 8020002 Lot 269, Block 8, Plan 8020002 Lot 270PUL, Block 8, Plan 8020002
Site Area:	0.96 hectares
Neighbourhood:	Prince Rupert
Ward:	O-day'min
Notified Community Organizations:	Central McDougall Community League Prince Rupert Community League Queen Mary Park Community League Spruce Avenue Community League Kingsway Business Association
Applicant:	Situate, Inc.

Planning Framework

Current Zone:	(CSC) Shopping Centre Zone
Proposed Zone:	(CB3) Commercial Mixed Business Zone
Plans in Effect:	None
Historic Status:	None

Written By:

Approved By:

Branch:

Section:

Andrew McLellan

Tim Ford

Development Services

Planning Coordination