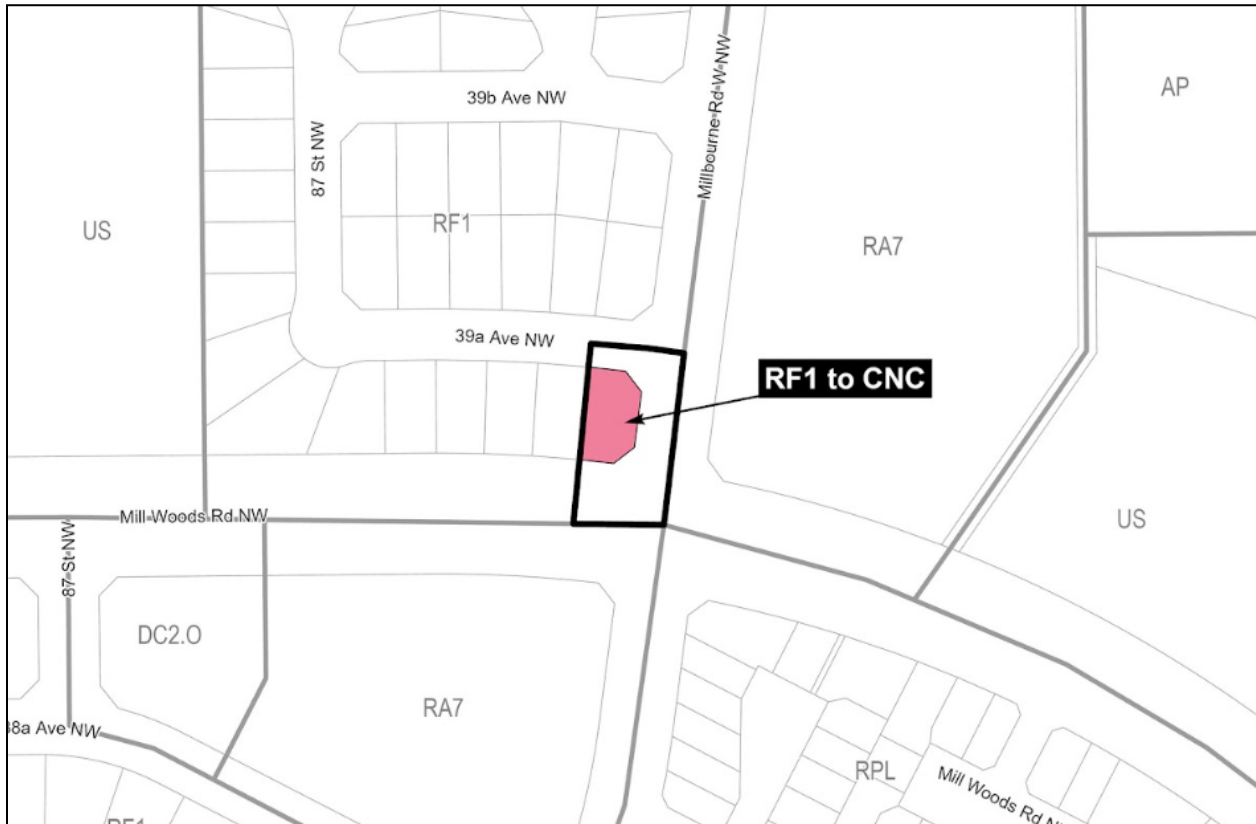


8503 - 39A Avenue NW

To allow for convenience commercial and personal service uses.



Recommendation: That Charter Bylaw 20495 to amend the Zoning Bylaw from (RF1) Single Detached Residential Zone to (CNC) Neighbourhood Convenience Commercial Zone be **APPROVED**.

Administration **SUPPORTS** this application because:

- The limited commercial uses and built form regulations are compatible with the surrounding land uses; and
- It aligns with The City Plan by supporting the creation of 15-minute districts that allows people to easily complete their daily needs by providing redevelopment opportunities which will contribute to the livability and adaptability of districts.

Application Summary

CHARTER BYLAW 20495 would amend the Zoning Bylaw, as it applies to the subject site, from (RF1) Single Detached Residential Zone to (CNC) Neighbourhood Convenience Commercial Zone to allow for convenience commercial and personal service uses. The proposal is compatible with the surrounding land uses and aligns with The City Plan by supporting 15-minute districts that allow residents to easily complete their daily needs; and will contribute to the livability and adaptability of districts by providing redevelopment opportunities of the site.

This application was accepted on December 13, 2022, from Eins Consulting on behalf of the registered owner of the subject lot.

Community Insights

Based on the characteristics of this application the file was brought forward to the public using the Basic Approach including the installation of a rezoning information sign. This approach was selected because the application proposes the use of conventional zoning and feedback from the public was relatively low during the notification mailout process. A rezoning information sign was installed as per the requirements of the Edmonton Zoning Bylaw.

The Basic Approach included the following techniques:

Mailed notice of the proposed land use change, March 8, 2023

- Number of recipients: 100
- Number of responses with concerns: 7

Concerns raised include:

- Traffic and parking issues
- Safety for children and elderly
- Commercial is not required due to other commercial developments 2 blocks away
- Site should remain as single family dwelling
- Commercial uses will attract crime, the houselessness, and other nuisances such as loitering and smoking
- It will destroy the beauty and quietness of the area.
- Future redevelopment may cause potential construction impacts to the surrounding area.
- Uncertainty of the final development.

Webpage

- edmonton.ca/tweddleplaceplanningapplications

No formal feedback or position was received from the North Millbourne and Leefield Community Leagues, and the Mill Woods Presidents Council (MWPC) Area Council at the time this report was written.

Site and Surrounding Area

The corner site is located in the south portion of the Tweddle Place neighbourhood, which is approximately 506 square metres and is occupied by a single detached dwelling. The site is surrounded by three public roadways between Mill Woods Road NW and 39A Avenue NW, fronting on Millbourne Road West NW. Vehicular access is from 39A Avenue NW; with pedestrian access and main entrance facing east, along Millbourne Road NW. The site is surrounded by multi-unit housing with low rise apartments and row houses in the east and south respectively; and single detached dwellings to the west and north.

The corner site has good transportation access, abutting two collector roads with transit service, with close access to 91 Street NW (approximately 450 m to the west); and is situated along the bicycle lanes provided along Mill Woods Road NW connecting to the broader bicycle network, and multi use paths to the east and west. Amenities and other public spaces including Malcolm Tweddle Park, the Millbourne Market Mall and several schools are less than a 10 minute walk from the site.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
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SUBJECT SITE	(RF1) Single Detached Residential Zone	Single Detached House
CONTEXT		
North	(RF1) Single Detached Residential Zone	Single Detached Houses
East	(RA7) Apartment House Zone	Low rise apartment buildings (3 to 4 storeys)
South	(RA7) Apartment House Zone	Row Housing (2 storeys)
West	(RF1) Single Detached Residential Zone	Single Detached Houses



View of the site looking south from 39A Avenue NW.



View of the site looking west from Millbourne Road West NW.



View of the site looking northwest from the intersection of Mill Woods Road NW and Millbourne Road West NW.

Planning Analysis

The City Plan and Plans in Effect

There is no neighbourhood or area-specific plan that governs the neighbourhood.

The proposed CNC Zone allows for convenience commercial and personal service uses intended to serve the day-to-day needs of residential neighbourhoods. With the introduction of convenient commercial uses adjacent to the neighbouring residential properties, the proposal aligns with The City Plan by helping to create 15-minute districts that allow residents to easily complete their daily needs. Residents in proximity to the site have access to alternative modes of transportation with active mode and transit options to help patronise the proposed local commercial uses of the site. As such, redevelopment of the site will also contribute to The City Plan's intention of ensuring that the active transportation network in the area serves a variety of purposes including commerce; and will create the potential for efficiency in transportation and access to daily needs.

By enabling new commercial uses and the possible future redevelopment of the site, the proposal also contributes to The City Plan's direction of creating livable and adaptable districts.

Land Use Compatibility

The purpose of the CNC Zone is to provide limited commercial uses such as health services, convenience retail stores, and personal service shops that meet the daily and local needs of residential neighbourhoods. As the property is bordered on three sides by three public roads on a corner site, the site can take advantage of the high visibility of two intersecting collector roads while being located to nearby residential uses.

The proposed CNC Zone is compatible in height and scale with the existing developments on the RF1 and RA7 zoned parcels surrounding the subject site. As such, the regulations of the CNC zone including a maximum height of 10 metres, is compatible in form with the same maximum height under the RF1 Zone.

Other regulations in the CNC Zone including limitations to the floor area of commercial uses; landscaping, screening and setbacks will ensure that development on the subject CNC site is sensitive to adjacent developments and mitigating features are adhered to in order to reduce potential impacts to the surrounding residential properties. For comparison purposes between the current and proposed zones, the following table has been provided.

RF1 & CNC Comparison Summary

	RF1 Current	CNC Proposed
Principal Building	- Single Detached Housing - Duplex Housing - Semi-detached Housing	Commercial Uses
Maximum Height	10.0 m	10.0 m
Front Setback (North)	4.5 m	4.5 m
Minimum Interior Side Setback (West)	1.67 m (20% of the site width)	3.0 m
Minimum Flanking Side Setback (East)	3.0 m	4.5 m
Minimum Rear Setback (South)	7.5 m	4.5 m
Maximum Site Coverage	40%	N/A
Floor Area Ratio	N/A	1.0
Maximum Number of Dwellings	Six (2 Principal Dwellings, 2 Secondary Suites, 2 Garden Suites) ^x	No maximum ^y

^x Lot subdivision would be required to accommodate two single detached principal structures/dwellings under RF1. Semi-detached could be built without subdividing under RF1. Each principal dwelling could have a secondary suite and/or garden suite.

^y Multi-Unit Housing consists of three or more principal dwellings, or any number of dwellings developed in conjunction with a commercial use where allowed in the Zone. Multi-unit Housing is a discretionary use in the CNC Zone, as such a developer permit application will be subject to notice of surrounding property owners and appeal.

Technical Review

Transportation

The site is adjacent to a neighbourhood bike route and within close proximity to existing transit facilities. There is no significant increase in traffic volumes anticipated on the adjacent roads. The existing signalised intersection at Mill Woods Road NW and Millbourne Road West NW intersection will provide adequate and convenient access to and from the site.

Transit

ETS currently operates a range of bus services within walking distance of the rezoning site. Local, community and school special bus services operate along Mill Woods Road NW. Additional local bus service is available along Millbourne Road West NW / 85 Street NW. The site is located near three (3) bus stops at the intersection of Mill Woods Road NW and Millbourne Road West NW / 85 Street NW.

A mass transit bus route is anticipated to operate on 76 Street NW and 38 Avenue NW (east of the rezoning site) as part of the future mass transit network associated with the 1.25 million population scenario of the Edmonton City Plan.

Drainage

The proposed development can be adequately accommodated by the existing sewer systems in the Tweddle Place neighbourhood. Sanitary servicing currently exists to the proposed rezoning area and stormwater servicing is available through a new service connection to the existing 450mm public storm sewer main within 39A Avenue NW or 1200mm public storm main along Millbourne Road West NW. The applicant/owner will be responsible for all costs associated with these infrastructure requirements at the time of future subdivision and/or development permit application.

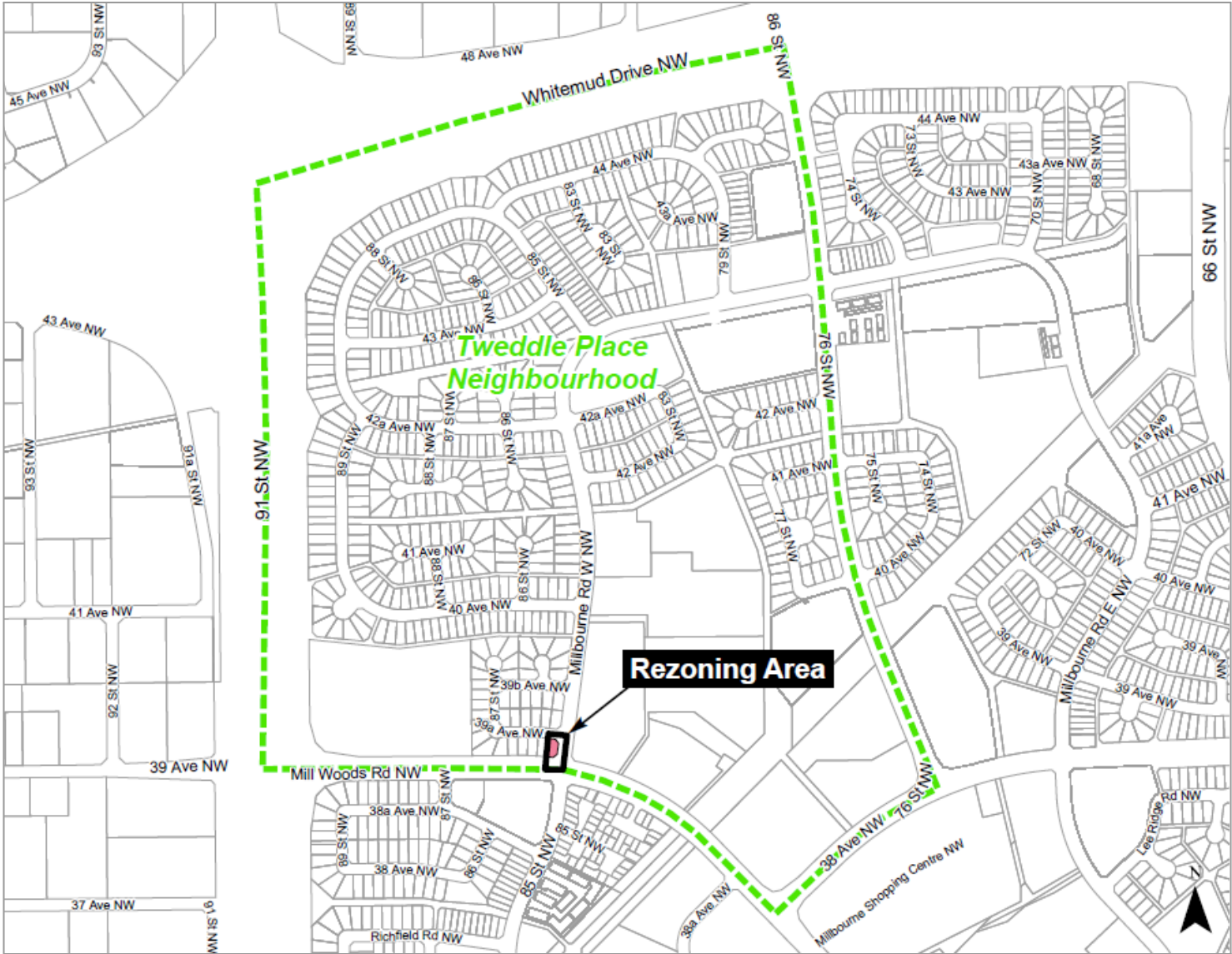
EPCOR Water

EPCOR Water requires the owner to submit documentation to demonstrate that fire flows and water servicing to the site will be adequate for the proposed development. Edmonton Fire Rescue Services' (EFRS), Fire Protection Engineer has completed an Infill Fire Protection Assessment (IFPA) and has determined that the site is functionally compliant with the municipal standards for hydrant spacing. Therefore, upgrades to existing municipal on-street fire protection infrastructure are not required. All other comments from affected City Departments and utility agencies have been addressed.

Appendices

- 1 Neighbourhood Context Map
- 2 Application Summary

Neighbourhood Context Map



Application Summary

Information

Application Type:	Rezoning
Charter Bylaw:	20495
Location:	Northwest corner of Millbourne Road West NW and Mill Woods Road NW
Address:	8503 - 39A Avenue NW
Legal Description:	Lot 128, Block 30, Plan 7622212
Site Area:	506 m ²
Neighbourhood:	Tweddle Place
Ward:	Karhiio
Notified Community Organizations:	North Millbourne and Leefield Community Leagues, and the Mill Woods Presidents Council (MWPC) Area Council
Applicant:	Eins Consulting

Planning Framework

Current Zone:	(RF1) Single Detached Residential Zone
Proposed Zone:	(CNC) Neighbourhood Convenience Commercial Zone
Plan in Effect:	None
Historic Status:	None

Written By: Gilbert Quashie-Sam
Approved By: Tim Ford
Branch: Development Services
Section: Planning Coordination