

9853 & 9861 - 89 Avenue NW

To allow for low intensity commercial, office and service uses



Recommendation: That Charter Bylaw 20534 to amend the Zoning Bylaw from the (CNC) Neighbourhood Convenience Commercial Zone with the Main Streets Overlay and the (RF2) Low Density Infill Zone with the Mature Neighbourhood Overlay to the (CB1) Low Intensity Business Zone with the Main Streets Overlay; and Bylaw 20533 to amend the Strathcona Area Redevelopment Plan be **APPROVED**.

Administration **SUPPORTS** this application because:

- the proposed CB1 Zone is designed for locations along arterial roadways that border residential areas, such as this;
- it ensures that any future redevelopment is people-oriented by providing visual interest, transparent storefront displays, and amenities for people walking or rolling; and
- the proposed zoning allows for an appropriate type and scale of building on an identified Secondary Corridor in The City Plan.

Application Summary

CHARTER BYLAW 20534 would amend the Zoning Bylaw, as it applies to the subject site, from the (CNC) Neighbourhood Convenience Commercial Zone and the (RF2) Low Density Infill Zone to the (CB1) Low Intensity Business Zone. The proposed CB1 Zone, with the Main Streets Overlay, would allow for low intensity commercial, office and service uses, as well as limited residential uses, designed for locations along arterial roadways that border residential areas and are to be pedestrian oriented.

BYLAW 20533 would amend one objective, three policies and three maps within the Strathcona Area Redevelopment Plan to facilitate the proposed rezoning. Changes to the map and figures are to redesignate one of the properties subject to the rezoning from being in the Low Density Residential Area to the Walk Up Apartment Area. Associated policy changes would allow the expansion of a commercial site into the residential area by one lot.

This application was accepted on April 12, 2023, from Clarity Development Advisory on behalf of Beljan Development Management.

The proposed zoning change and plan amendment are appropriate at this location because the regulations ensure future development is compatible with the surrounding low intensity residential area. Expanded commercial or mixed-use opportunities recognizes the location as on an arterial road and a Secondary Corridor within The City Plan.

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 proposed rezoning is mostly between standard zones of the same category in the Zoning Bylaw (e.g. CNC to CB1) and no responses were received to the mailed notice.

The basic approach included the following techniques:

Mailed notice of proposed land use changes, April 25, 2023

- Number of recipients: 55
- Number of responses: 0

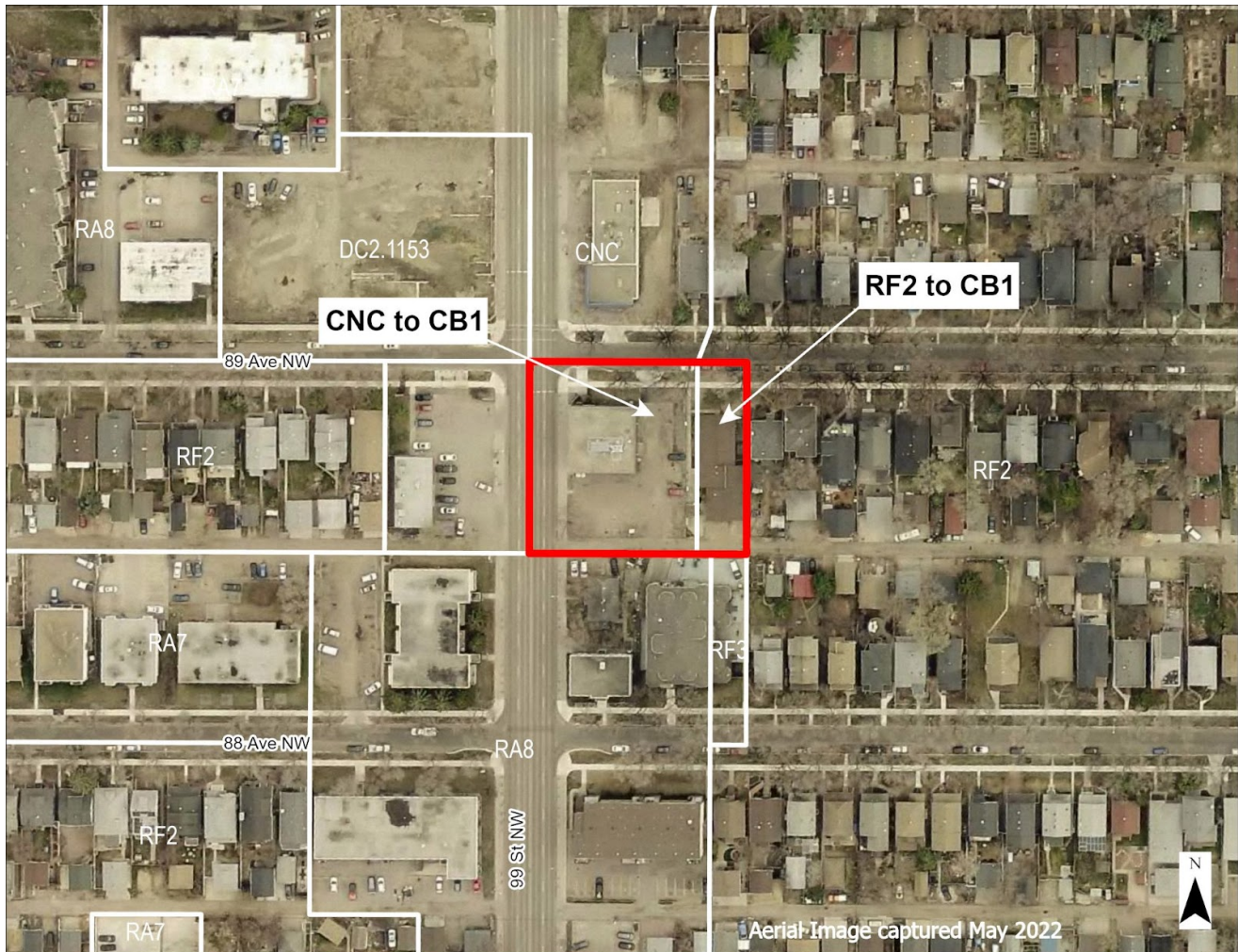
Webpage

- edmonton.ca/rezoningapplications

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

Site and Surrounding Area

The site is just under 2000 square metres in size and located at a corner site along 99 Street NW, an arterial road with bus service and both northbound and southbound stops just across the street/avenue from the site.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(CNC) Neighbourhood Convenience Commercial Zone (RF2) Low Density Infill Zone	Low rise commercial building Supportive housing
CONTEXT		
North	(CNC) Neighbourhood Convenience Commercial Zone (RF2) Low Density Infill Zone	Vacant former drycleaner Professional, Financial and Office Support Services Single detached house
East	(RF2) Low Density Infill Zone	Single detached house
South	(RA8) Medium Rise Apartment Zone (RF3) Small Scale Infill Development Zone	Low rise multi-unit housing

West	(CNC) Neighbourhood Convenience Commercial Zone	Restaurant
------	---	------------



View of the site looking southeast from 89 Avenue NW and 99 Street NW



View of the site looking south from 89 Avenue NW



View of the site looking northwest from the rear lane

Planning Analysis

The City Plan

The City Plan identifies 99 Street NW as a Secondary Corridor, which is envisioned as a vibrant residential and commercial street that serves as a local destination for surrounding communities. The typical building scale is intended to be low-rise and mid-rise. The proposed CB1 Zone with the Main Streets Overlay allows for a low-rise commercial or mixed-use building in line with this direction.

Strathcona Area Redevelopment Plan

The Strathcona Area Redevelopment Plan divides the plan area into six sub areas based on different development objectives. The subject rezoning site straddles two of these sub areas with the existing RF2 zoned lot being in the Low Density Residential Area and the existing CNC zoned lot being in the Walk Up Apartment Area. With the zoning proposed to be the same for both sites, this application also proposes to make both sites part of the Walk Up Apartment Area to allow for the RF2 to CB1 zoning change and to ensure consistent policy direction going forward.

While the plan currently allows for commercial development along 99 Street NW, it does not support the expansion of commercial uses into existing residential areas. This application effectively expands commercial opportunities into the residential area by one lot. This expansion is considered minimal and still generally consistent with the depth from 99 Street NW for commercial uses that exists on other blocks along the corridor.

Land Use Compatibility

This site fits well with the locational description of where the CB1 Zone is intended to be used and there are many examples in Edmonton of the CB1 Zone being adjacent to low density residential neighbourhoods with limited conflicts. Uses in the CB1 Zone, especially the lower intensity commercial uses that are permitted, are intended to be compatible with nearby residential development. The Main Streets Overlay, which already applies along this corridor, encourages and strengthens the pedestrian-oriented character of future developments by providing visual interest, transparent storefront displays, and amenities for pedestrians.

99 Street NW near this location is a mixture of low and medium intensity residential and commercial zoning. As such, the proposed CB1 Zone with the Main Streets Overlay is considered compatible with the corridor and the nearby residential area and would not be seen as out of place or a deviation from the character of the corridor.

CNC, RF2 & CB1 Comparison Summary

	RF2 + MNO Current	CNC + MSO Current	CB1 + MSO Proposed
Maximum Height	8.9 m	16.0 m	16.0 m
Maximum Floor Area Ratio	Not regulated	3.5	3.5
89 Avenue Setback Range	3.0 m - 5.75 m	1.0 m - 2.5 m ¹	1.0 m - 2.5 m ¹
99 Street Setback Range	N/A	1.0 m - 2.5 m ¹	1.0 m - 2.5 m ¹
Minimum East Setback	1.2 m	3.0 m - 6.0 m ²	3.0 m - 6.0 m ²
Minimum Lane Setback	16.0 m (40% of site depth)	Not regulated	Not regulated

¹ The Development Officer may allow this setback to be increased to a maximum of 2.5 m to accommodate street related activities, such as patios and seating areas, or to retain existing mature landscaping, that contribute to the pedestrian-oriented shopping character of the area.

² Where the proposed building Height is 12.0 m or less, the minimum setback is 3.0 m. If above 12.0 m in height, the minimum setback is 6.0 m.

Maximum Site Coverage	40%	Not regulated	Not regulated
------------------------------	-----	---------------	---------------

Technical Review

Environmental

As a result of contamination, the rezoning site is under ongoing assessment. Future redevelopment must follow the environmental requirements of the City of Edmonton as well as provincial and federal regulatory authorities.

Transportation

The subject site is well connected with transportation infrastructure and transit service to support all modes of transportation. Based on the scope and scale of redevelopment, the owner may be required to remove the existing vehicle access to 89 Avenue NW, and upgrade the section of the east-west alley abutting the site from 99 Street NW to a paved commercial standard.

Transit

A mass transit bus route is anticipated to operate on 99 Street NW as part of the future mass transit network associated with the 1.25 million population scenario of the Edmonton City Plan.

Drainage

The proposed zoning change will not significantly impact the existing sewer and drainage systems in the area.

EPCOR Water

There is a deficiency in on-street fire protection adjacent to the property in terms of hydrant spacing and flow rates, relative to city standards. However, Edmonton Fire Rescue Services has performed a risk-based Infill Fire Protection Assessment and determined if future development can keep the required fire flow rate below a certain level, it would be considered functionally compliant with the municipal standards and no infrastructure upgrades will be required. This will be re-evaluated at the development permit stage when specific building details are known, and the applicant/owner will be responsible for all costs associated with any changes to the existing water infrastructure required for future development.

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

Appendices

- 1 Application Summary

Application Summary

Information

Application Type:	Plan Amendment, Rezoning
Bylaw/Charter Bylaw:	20533, 20534
Location:	Southeast corner of 99 Street NW and 89 Avenue NW
Addresses:	9853 - 89 Avenue NW 9861 - 89 Avenue NW
Legal Description:	Lots 36A & 40A, Block 118, Plan 8220520
Site Area:	1991.2 m ²
Neighbourhood:	Strathcona
Ward:	papastew
Notified Community Organizations:	Strathcona Community League Central Area Council of Community Leagues
Applicant:	Clarity Development Advisory

Planning Framework

Current Zones and Overlays:	(CNC) Neighbourhood Convenience Commercial Zone (RF2) Low Density Infill Zone Main Streets Overlay Mature Neighbourhood Overlay
Proposed Zone and Overlay:	(CB1) Low Intensity Business Zone Main Streets Overlay
Plan in Effect:	Strathcona Area Redevelopment Plan
Historic Status:	None

Written By:

Approved By:

Branch:

Section:

Andrew McLellan

Tim Ford

Development Services

Planning Coordination