

10435 - 142 Street NW

Position of Administration: Support



Summary

Charter Bylaw 20547 proposes a rezoning from the (CNC) Neighbourhood Convenience Commercial Zone to the (CB1) Low Intensity Business Zone to allow for low intensity commercial, office and services uses.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. Approximately 2 people were heard from, and they requested more information on the proposal and contact information of the applicant.

Administration supports this application because it:

- Complies with the locational criteria of the CB1 Zone as the site is along an arterial road (142 Street NW) bordering a residential area.

- Proposes uses which are compatible with the surrounding area.
- Proposes a rezoning which aligns with the direction from the City Plan to encourage redevelopment that contributes to the livability and adaptability of districts.

Application Details

This application was submitted by Debora Fernanda Dos Santos Lobato.

Rezoning

The proposed (CB1) Low Intensity Business Zone would allow development with the following key characteristics:

- A maximum height of 12.0 metres.
- A maximum Floor Area Ratio of 2.0.
- Expanded list of commercial uses along with limited residential-related uses.

Site and Surrounding Area

| | Existing Zoning | Current Development |
|---------------------|---|-------------------------------|
| Subject Site | (CNC) Neighbourhood Commercial Zone | Mixed Use |
| North | (PU) Public Utility Zone | Alberta Health Services (EMS) |
| East | (RF1) Single Detached Residential Zone | Single Detached Housing |
| South | (CNC) Neighbourhood Commercial Zone | Commercial |
| West | (RF3) Small Scale Infill Development Zone | Single Detached Housing |



Figure 1 - View of the site looking south from 105 Avenue NW



Figure 2 - View of the site looking east from 142 Street NW

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the advance notice of the proposed land use change garnered little response, the application proposes a standard zone of the same category, and it aligns with the objectives of The City Plan.

Mailed Notice, March 13, 2023

- Notification radius: 60 metres
- Recipients: 28
- Responses: 2
 - In support: 0 (0%)

- In opposition: 0 (0%)
- Mixed/Questions only: 2 (100%)

Site Signage, April 18, 2023

- Two rezoning information signs were placed on the property facing 142 Street NW and 105 Avenue.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Glenora Community League
- Grovenor Community League

Common comments heard:

- Need more information on the proposal.
- Need contact information of the applicant.

Application Analysis



Figure 3 - Site analysis context

The City Plan

The proposed rezoning aligns with The City Plan goals and policies of providing local amenities within walking distance of surrounding residential areas, enabling the development of 15-minute communities. The CB1 Zone, by increasing the variety of available commercial opportunities, contributes to the growth of the 142 Street NW as a community hub, allowing residents to better meet their daily needs within a short commute from home. Additionally, as the CB1 Zone includes multi-unit housing as a use, when located above ground floor commercial uses, the proposal can contribute to 142 Street NW being a vibrant mixed-use street.

Land Use Compatibility

When compared to the existing CNC Zone, the proposed CB1 Zone would allow for an increase in height, Floor Area Ratio (FAR) and expanded list of commercial uses such as bars and neighbourhood pubs, commercial schools, business support services, cannabis retail sales, health services, supportive housing, among others.

With a maximum height of up to 12.0 metres and a FAR of 2.0, the CB1 Zone allows for a larger structure than permitted under the existing CNC Zone. The subject site is located on a corner lot, at the edge of the neighbourhood, and is surrounded by roadways on three sides and commercial zoned site on the south. Therefore, the site location and identical land use on the adjacent site will help to reduce the impacts of the redevelopment. Additionally, the site is located on an arterial roadway and at the edge of a residential neighbourhood. Therefore, it fits well within the general purpose of the proposed CB1 Zone which allows for low intensity commercial, office and service uses, and limited residential-related uses located along arterial roadways that border residential areas.

Mobility

The 142 Street NW service road on the west side of the site currently provides street-oriented access and parking for this site. The applicant was advised that this service road may be surplus to the City's needs and could potentially be closed and consolidated for a larger developable site. The applicant chose not to pursue the road closure. Regardless, upon redevelopment, access should be reoriented to the alley to facilitate a future road closure and simplify the access as shown in Figure 4.

Figure 4 shows the site from a top view. Within the 105 Avenue NW road right-of-way on the north side of the site, a drive aisle connects the north-south alley to the 142 Street NW service road. This drive aisle may need to be removed and restored to a standard boulevard. Site access will be further reviewed at the development permit stage.

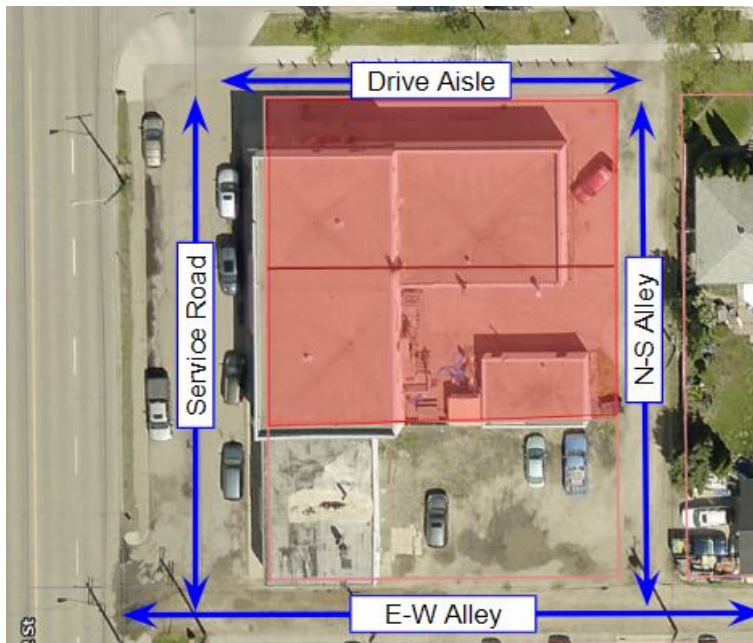


Figure 4 - Site access

Both the east-west and north-south lanes abutting the site may require upgrades to a commercial alley standard.

ETS currently operates conventional bus service nearby on 142 Street NW, with stops less than 150 m walking distance from the site. The site is approximately 600 m walking distance from the future Grovener/142 Street Stop on the Valley Line West LRT.

Utilities

Development under the proposed zone would be required to include an on-site stormwater management technique 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.

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.

Written By: Abhimanyu Jamwal

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination