

10815 - 61 Avenue NW

Position of Administration: Support



Summary

Charter Bylaw 20582 proposes a rezoning from the (RF1) Single Detached Residential Zone with the Mature Neighbourhood Overlay to the (CNC) Neighbourhood Convenience Commercial Zone with the Main Streets Overlay to allow for convenience commercial and personal service uses that are pedestrian-oriented.

Public engagement for this application included a mailed notice, site signage and information on the City's webpage. Five people were heard from, all in opposition. Main concerns were related to an increase in traffic in the lane and negative impacts perceived to be associated with commercial developments, such as garbage, crime and more people experiencing houselessness.

Administration supports this application because it:

- Aligns with the direction for Secondary Corridors within The City Plan.

- Encourages more mixed use forms of development that are well connected to transit.

Application Details

This application was submitted by Eins Consulting on behalf of the landowners.

The proposed (CNC) Neighbourhood Convenience Commercial Zone with the Main Streets Overlay would allow development with the following key characteristics:

- Convenience commercial and personal service uses that are pedestrian-oriented.
- A building height up to approximately 4 storeys (16 metres).
- All vehicle access from the rear lane.
- Optional residential uses above the main floor.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	(RF1) Single Detached Residential Zone	Single detached housing
North	(RF3) Small Scale Infill Development Zone	Single detached housing
East	(RF1) Single Detached Residential Zone	Single detached housing
South	(RF1) Single Detached Residential Zone	Single detached housing
West	(DC2.1145) Site Specific Development Control Provision	Single detached housing/vacant site



View of site looking southwest from 61 Avenue NW



View of site looking northwest from rear lane

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because few concerns were received in response to the initial mailed notification. The basic approach included:

Mailed Notice, June 19, 2023

- Notification radius: 60 metres
- Recipients: 30
- Responses: 5
 - In support: 0
 - In opposition: 5

Site Signage, July 4, 2023

- One rezoning information sign was placed on the property facing 61 Avenue NW.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Pleasantview Community League
- Allendale Community League
- Central Area Council of Community Leagues

Common comments heard:

- Concerned about increased traffic in the lane and cars blocking driveways.
- Other nearby commercial uses have brought garbage, crime and an influx of people experiencing houselessness.
- The rezoning should have to be a (DC2) Site Specific Development Control Provision just like the site to the west was a few years ago. The CNC Zone is too open ended and has too many commercial opportunities.
- Worried this type of zoning will continue to expand down the block.
- Worried about businesses detracting from the safety of school children.
- There are already vacant sites in the neighbourhood along Calgary Trail that should be filled before rezoning residential land to more commercial.

Application Analysis

The City Plan

Both 61 Avenue NW and nearby 109 Street NW are identified as Secondary Corridors within The City Plan. These are vibrant residential and commercial streets that serve as local destinations for surrounding communities. The typical massing/form is expected to be low-rise and mid-rise buildings. The uses, scale and design of development within the proposed CNC Zone, with the Main Streets Overlay, aligns well with The City Plan's intent for Secondary Corridors.

Land Use Compatibility



Site analysis context

Properties to the west of this site are zoned CNC (with the Main Streets Overlay) and a (DC2) Site Specific Development Control Provision which is based on the CNC Zone and the overlay. As such, the proposed rezoning effectively extends similar redevelopment opportunities further down the block by one lot. This helps contribute to the conversion of this corridor from low density residential to the kind identified in The City Plan.

It is recognized that the transition of key corridors lined with houses to more intense, mixed use development may occasionally create uncomfortable transitions in the near term. However, the proposed zoning has increased setback requirements when abutting single detached housing, which helps improve the compatibility.

Uses permitted by the CNC Zone are low impact in nature, which means they do not create disruptions to surrounding properties such as excess light, noise, sound or odours, and are therefore considered compatible within a residential context.

	RF1 + MNO Current	CNC + MSO Proposed
Typical Uses	Single Detached Housing, Semi-detached Housing, Secondary Suites, Garden Suites (this list of uses is not exhaustive)	Convenience Retail Stores, Health Services, Professional, Financial and Office Support Services and Specialty Food Services (this list of uses is not exhaustive)
Maximum Height	8.9 m	16.0 m
Front Setback Range (61 Avenue NW)	4.75 m - 7.75 m	1.0 m - 2.5 m
Minimum East Side Setback	1.2 m	3.0 m (if proposed building height 12.0 m or less) 6.0 m (if proposed building height is more than 12.0 m)
Minimum West Side Setback	1.2 m	0.0 m
Minimum Rear Setback (Lane)	12.0 m	0.0 m

Mobility

The proposed rezoning is not anticipated to have a significant impact on the existing transportation network. The access to the 61 Avenue NW service road is planned to be closed with Pleasantview neighbourhood renewal and access will be available to the site from the rear lane. With redevelopment, upgrades will be required for the lane to meet the commercial alley standard.

Overall, the site is well-connected to the transportation network for a variety of travel modes. In the Edmonton Bike Plan, 60 Avenue NW and 61 Avenue NW are existing district connector routes. The 108 Street NW and 61 Avenue NW intersection has been identified for Safe Crossing upgrades in the current budget cycle with the specific upgrades yet to be determined. Pleasantview neighbourhood renewal includes the 61 Avenue NW south service road and is anticipated to be complete in 2023.

There are currently bus routes on 61 Avenue NW and 109 Street NW and the site is within a 250 metre walking distance of three bus stops located along 109 Street NW. One bus stop is also located near the site on 61 Avenue NW. A mass transit bus route is anticipated to operate on 109 Street NW as part of the future mass transit network associated with the 1.25 million population scenario of The City Plan.

Utilities

The proposed rezoning is not anticipated to have a significant impact on the existing combined sewer system in the area.

Edmonton Fire Rescue Services has performed a risk-based Infill Fire Protection Assessment and determined that as long as future development can keep the required fire flow below a certain level (through variables such as construction type and sprinkler systems) upgrades to public water infrastructure should not be required. This could potentially be re-evaluated at the development permit stage. The applicant/owner will be responsible for all costs associated with providing required water supply including any changes to the existing water infrastructure required by the proposed zoning.

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