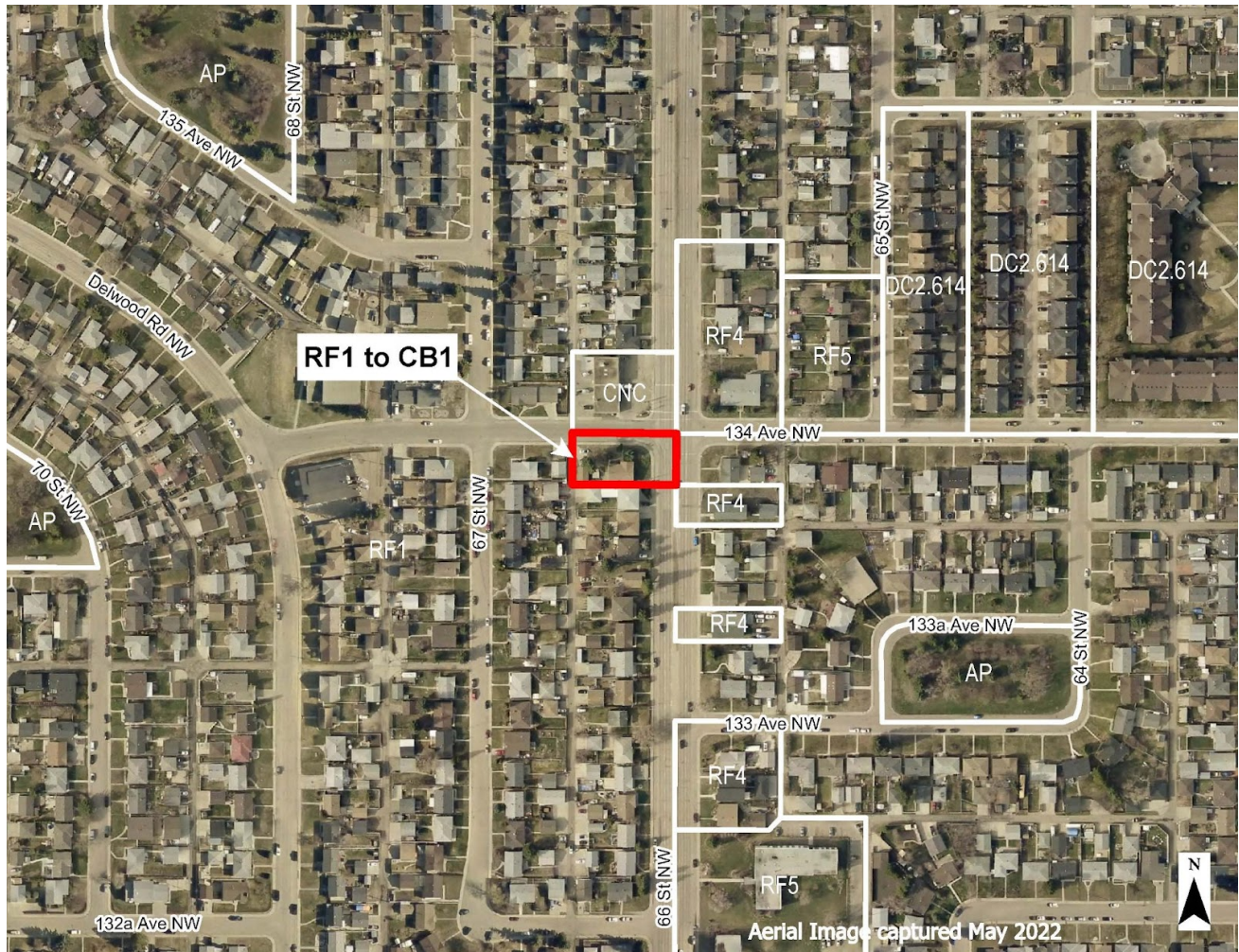


## 6603 - Delwood Road NW

### Position of Administration: Support



## Summary

Charter Bylaw 20647 proposes a rezoning from the (RF1) Single Detached Residential Zone to the (CB1) Low Intensity Business Zone to allow for low intensity commercial, office and personal service uses.

Public engagement for this application included a mailed notice and site signage. One person was heard from, with mixed feedback and questions. Their support was related to increasing the

availability of local services and concerns were related to bars being a listed use in the proposed zone.

Administration supports this application because it:

- Will diversify the land use composition of the Delwood neighbourhood by providing opportunities for low intensity commercial, office, services, and above-grade residential uses.
- Supports development at a scale appropriate for a corner lot along an arterial roadway.
- Aligns with the objectives of The City Plan by providing additional local amenities and destinations within walking distance of surrounding residential areas.

## Application Details

This application was submitted by EINS Consulting on behalf of the landowner.

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

- Maximum height of 12.0 metres.
- Maximum floor area ratio of 2.0.
- A side setback of 3.0 metres.

## Site and Surrounding Area

	Existing Zoning	Current Development
<b>Subject Site</b>	(RF1) Single Detached Residential Zone	Single detached house
<b>North</b>	(CNC) Neighbourhood Convenience Commercial Zone	Commercial
<b>East</b>	(RF1) Single Detached Residential Zone	Single detached housing
<b>South</b>	(RF1) Single Detached Residential Zone	Single detached housing
<b>West</b>	(RF1) Single Detached Residential Zone	Single detached housing



*View of the site looking west from 66 Street NW, showing the existing single detached house on the right.*



*View of the site looking southeast from the intersection of Delwood Road NW and the rear lane.*

## **Community Insights**

This application was brought forward to the public using a basic approach. This approach was selected because the advance notifications raised limited responses. Also, the proposed land uses are compatible with the surrounding area and consistent with the nature and location of commercial sites along 66 Street NW. The basic approach included:

### **Mailed Notice, June 22, 2023**

- Notification radius: 61 metres
- Recipients: 32
- Responses: 1
  - Mixed/Questions only: 1 (100%)

### **Site Signage, July 10, 2023**

- One rezoning information sign was placed on the property facing the intersection of 66 Street NW and Delwood Road NW.

### **Webpage**

- [edmonton.ca/rezoningapplications](https://edmonton.ca/rezoningapplications)

### **Notified Community Organizations**

- Belvedere Community League
- Delwood Community League
- Edmonton North District Area Council

### **Comments heard**

- Support for increasing the availability of local services
- Concerns around bars being a listed use in the proposed zone

## Application Analysis



*Aerial image of site and surrounding context.*

### The City Plan

This proposal aligns with The City Plan goal to create a Community of Communities. It does so by encouraging the development of commercial uses, businesses, employment, and residential uses that are within walking distance of the surrounding neighbourhood, located along major roadways, and existing and planned transit routes.

### Impact of Zoning Bylaw Renewal

At the time of writing of this report, the draft Zoning Bylaw 20001 is set for consideration at a City Council Public Hearing on October 16, 2023 as part of the Zoning Bylaw Renewal Initiative. As a result, this report includes two outcomes contingent on whether Zoning Bylaw 20001 is approved. If Zoning Bylaw 20001 is approved in October, the proposed CB1 zone will become the CN zone effective January 1, 2024, and both zones are under consideration at this time. If Zoning Bylaw 20001 is refused, only the proposed CB1 zone is under consideration at this time.

### Land Use Compatibility

The purpose of the proposed CB1 Zone is to accommodate low intensity commercial development adjacent to both arterial roadways and residential development, and provide a sensitive transition between these uses. The CB1 Zone allows for an expanded list of uses in

comparison to the (CNC) Neighbourhood Commercial Zone such as Multi-Unit Housing (above ground level), Household Repair Services, Business Support Services, and Cannabis Retail. The site meets the locational criteria and intent of the CB1 Zone as it is located on a corner site along 66 Street NW, which is an arterial road. The site also faces an existing commercial development to the north across Delwood Road NW.

The CB1 Zone allows for the development of commercial and mixed use structures with a maximum height of 12.0 metres, or appropriately three storeys, compared to the adjacent RF1 Zone which allows for a maximum height of 8.9 metres, or approximately two storeys. This increase in height is mitigated through setback regulations that maintain an appropriate separation from neighbouring properties, and landscaping regulations that screen commercial development.

The CB1 Zone requires a side setback of 3.0 metres to provide separation between the proposed commercial uses and the established residential development and is not permitted to be used for trash collection or parking. Landscaping is also required within this setback to screen the building from adjacent residential uses, minimise the perceived mass of commercial buildings, and create visual interest.

In general, this site is an appropriate location for commercial development within the neighbourhood and the CB1 provides adequate mitigation to the surrounding properties through height and setback regulations.

	<b>RF1 + MNO Current</b>	<b>CB1 Proposed</b>
<b>Maximum Height</b>	8.9 m	12.0 m
<b>Front Setback Range</b> (66 Street NW)	3.5 m - 6.5 m	3.0 m
<b>Minimum Interior Side Setback</b>	1.2 m	3.0 m
<b>Minimum Flanking Side Setback</b> (Delwood Rd NW)	4.5 m	3.0 m
<b>Minimum Rear Setback (Lane)</b>	15.2 m	N/A

## **Mobility**

Vehicle access will be allowed from the rear lane only. The site is well served by transit along 66 Street NW, and this corridor is also identified as a future district connector route in the Edmonton bike plan. A frequent mass transit bus route is anticipated to operate nearby on 137 Avenue NW as part of the future mass transit network associated with the 1.25 million population scenario of the Edmonton City Plan.

## **Open Space**

The site is within 100 metres of AP zoned public land and as such cannabis retail and liquor stores will not be allowed.

## **Utilities**

Edmonton Fire Rescue Services has performed a risk-based Infill Fire Protection Assessment and determined that upgrades to water infrastructure will not be required to address hydrant spacing deficiencies. 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.

Written By: Tom Lippiatt

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination