

## 1903 - 111 Street NW

### Position of Administration: Support



### Summary

Charter Bylaw 20637 proposes a rezoning from the (CNC) Neighbourhood Convenience Commercial Zone to (CB3) Commercial Mixed Business Zone to allow for a mix of commercial and residential opportunities in locations that are well connected to mass transit.

Public engagement for this application included a mailed notice, site signage and information on the City's webpage. One person responded to the application, stating opposition with concerns related to adequate onsite parking, traffic congestion, and transportation safety.

Administration supports this application because:

- The site is well suited for the CB3 zone, being a large site that is accessible and well connected to transit.
- It meets the locational intent of the proposed zone.

- The location adjacent to two Secondary Corridors and within a District Node is ideal relative to the direction in The City Plan for focusing higher forms of infill within the nodes and corridors network.

## Application Details

This application was submitted by Clarity Development on behalf of Alldritt Group.

## Rezoning

The proposed (CB3) Commercial Mixed Business Zone would allow for the development of a high rise mixed-use building with the following key characteristics:

- A total maximum height of 45<sup>1</sup> metres (approximately 14 storeys)
- A maximum Floor Area Ratio of 4.0 to 7.0, depending on whether residential uses are included
- This zone is not intended to accommodate "big box" style commercial development that utilizes significant amounts of surface parking.

## Site and Surrounding Area

	Existing Zoning	Current Development
<b>Subject Site</b>	(CNC) Neighbourhood Convenience Commercial Zone	Vacant one storey building
<b>North</b>	(AP) Public Parks Zone	Kaskitayo skate park
<b>East</b>	(RA7) Low Rise Apartment Zone	Religious Assembly Use
<b>South</b>	(AGU) Urban Reserve Zone	EPCOR Water Services
<b>West</b>	(RF5) Row Housing Zone	Back to back Rowhousing

<sup>1</sup> Note under the CB3 regulations the maximum height would be 36 m on this specific site; however, under the equivalent draft MU zone the maximum height would be 45 m.



*Photo of the site from 111 Street NW looking east*

## **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, and the application aligns with the direction of The City Plan for redevelopment in this area. The basic approach included:

### **Mailed Notice, May 5, 2023**

- Notification radius: 120 metres
- Recipients: 108
- Responses: 1
  - In support: 0
  - In opposition: 1
  - Mixed/Questions only: 0

### **Site Signage, May 23, 2023**

- Two rezoning information signs were placed on the property facing 19 Avenue NW and 111 Street NW

### **Webpage**

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

### **Notified Community Organizations**

- Blue Quill Community League



- Southwest Area Council of Community Area Council
- Yellowbird (East) Community League

### Common comments heard:

- Adequate onsite parking, spillover parking into surrounding areas, traffic congestion, and transportation safety, particularly at the adjacent intersection - included a suggestion that there were blind spots and accidents at the intersection.

## Application Analysis



*Site analysis context*

## The City Plan

Combining both the Municipal Development Plan and the Transportation Master Plan, The City Plan is the city's strategic direction for planning and development. Recognizing the essential connection between land use and transportation, The City Plan identifies key areas within the city in a Nodes and Corridors system where population, business and employment growth are to be focused.

The subject site is identified as being within the Century Park District Node, which is well served by all modes of transportation, including transit, cycling and walking. Typical massing/form is anticipated to be mid rise buildings and some high rise. Given this context, the proposed CB3 Zone at this location, which will allow for the development of a high rise mixed-use building,

aligns with The City Plan. A district node is well suited for high rise housing near transit stations and along arterial roadways, as is the context on this site.

It will facilitate the continued development of the Century Park District Node as an area supporting a critical mass of housing and employment that is integrated with Edmonton's active and mass transit networks.

## **Impact of Zoning Bylaw Renewal**

At the time of writing of this report, Zoning Bylaw 20001 has been approved but is not yet in effect. As a result, if proposed Charter Bylaw 20637 is approved, the (CB3) Commercial Mixed Business Zone zone would be effective until December 31, 2023, while the (MU h45.0 f7.0 cf) Mixed Use Zone would become effective January 1, 2024.

## **Land Use Compatibility**

The proposed (CB3) Commercial Mixed Business Zone is a standard zone that is designed for use in locations near high capacity transit and transportation nodes or other locations offering good accessibility. This site fits this description well and is ideally suited for the higher intensity, mixed use development that the CB3 Zone would allow. While the CB3 Zone allows for a stand-alone commercial building, it is not intended to accommodate "big box" style commercial development or large surface parking lots. It has regulations to incentivize residential development by allowing for bigger buildings (higher floor area ratio) if a residential component is included.

In addition, the CB3 Zone includes regulations that require active ground-level frontages and features such as canopies and clear storefront glazing that lend visual interest and create a human scale in the public realm.

## **Uses**

To encourage development that is mixed-use, the CB3 Zone only permits residential uses when located above a commercial ground floor. A wide variety of commercial uses are permitted by the CB3 Zone, such as bars and neighbourhood pubs, general retail stores, and restaurants. Mixed-use development at this location, with a required ground floor commercial component, is appropriate given the area's location within a district node, the proximity to two secondary corridors, and the proximity to both existing and future LRT. The (MU) Mixed Use Zone will also allow for a range of commercial and residential uses, and will require commercial uses on the ground floor of a residential building.

## Built Form Analysis

A Sun/Shadow Analysis was reviewed with this application and is attached as Appendix 1 to this report.

	<b>(CNC)</b> Neighbourhood Convenience Commercial Zone <b>Current</b>	<b>(CB3)</b> Commercial Mixed Business Zone  <b>Proposed</b>	<b>(MU h45.0 f7.0 cf)</b> Mixed Use Zone  <b>ZBR Equivalent</b>
<b>Typical Uses</b>	Convenience commercial and personal service uses- includes multi-unit housing as a discretionary use	A mix of medium intensity commercial uses and enhanced opportunities for residential development near high capacity transportation nodes	Varying scales of mixed use development that enables the growth and development anticipated in the Nodes and Corridors as directed by statutory plans
<b>Maximum Height</b>	10.0 m	36.0 m <sup>2</sup> - 45.0 m	45.0 m
<b>Front Setback Range</b> (111 Street NW)	4.5 m	3.0 m	1.0 m - 3.0 m
<b>Minimum Interior Side Setback</b> (abutting park)	0.0 m	3.0 m	3.0 m

<sup>2</sup> The maximum height for this site under the proposed CB3 zone is 36 m, because the site is not adjacent to or forming a part of a pedestrian-oriented shopping street, nor consisting of a podium that is part of one; or, the site is not located on a 'Transit Avenue'.

<b>Minimum Flanking Side Setback</b> (19 Avenue NW)	4.5 m	3.0 m	1.0 to 3.0 m
<b>Minimum Rear Setback</b> (abutting RA7 Site)	3.0 m	3.0 m	3.0 m
<b>Maximum (FAR) Floor Area Ratio</b>	1.0	4.0-7.0 <sup>3</sup>	7.0

## Mobility

The applicant has submitted a Transportation Impact Assessment (TIA) that has been reviewed and accepted by Development Services. Based on the analysis presented in the TIA, the traffic associated with the proposed rezoning is expected to be accommodated on the surrounding roadway network.

Overall, the site is well-connected to the transportation network for a variety of travel modes. ETS currently operates bus service on 109 Street NW, 111 Street NW and 23 Avenue NW. The site is within 200m walking distance to the nearest bus stops, located at the intersection of 111 Street NW and 19 Avenue NW/Saddleback Road NW. The site is also approximately 1km walking distance to Century Park Transit Centre and LRT Station. Additionally, the active mode network is directly adjacent to this site on 19 Avenue NW and 111 Street NW. The closest signalized pedestrian crossing to the site is located at 19 Avenue NW/Saddleback Road NW and 111 Street NW.

<sup>3</sup> For a mixed-use building, the maximum Floor Area Ratio for non-Residential Use shall be 4.0, but a maximum of 7.0 shall apply to a mixed use building.

In the future, the site will continue to be well-connected to conventional and mass transit. The Capital Line South LRT extension to Heritage Valley Transit Centre is adjacent to this site. Early works construction for this LRT project is ongoing, with major construction along the corridor beginning in 2024 and project completion anticipated for 2029. Once operational, the Twin Brooks LRT Station will be approximately 1km walking distance from the subject site (in addition to existing access to Century Park LRT Station to the north).

## **Open Space**

A Sun Shadow Study was reviewed by Parks and Open Space as part of this application. The Study reflected the maximum development regulations under the CB3 zone, which would allow for a height of 45 m. During the spring shoulder seasons and summer, it was determined that there were minimal shadow impacts on the nearby skateboard park and open space. The shadow study is attached.

## **Utilities**

The proposed rezoning is not anticipated to have a significant impact on the existing sanitary and storm sewer systems in the area, and these existing service connections can continue to be utilized. However, in the case of redevelopment, onsite stormwater management will be required to include storage provisions within the property to accommodate the excess runoff from a 1 in 100 year design rainfall event with an outflow rate of 35 litres per second per hectare to the storm sewer system.

The applicant/owner will be responsible for all costs associated with providing the required water supply, including any changes to the existing water infrastructure required by the proposed zoning.

## **Appendices**

1. Sun/Shadow Analysis

Written By: Kerry Girvan

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination



## SUN SHADOW ANALYSIS

### Building 45m in height

#### EQUINOX - March 21

---



9:00 AM



12:00 PM



3:00 PM

#### April 21

---



9:00 AM



12:00 PM



3:00 PM

## May 21

---



9:00 AM



12:00 PM



3:00 PM

## SUMMER SOLSTICE June 21

---



9:00 AM



12:00 PM



3:00 PM



### SUMMER SOLSTICE - June 21

---



9:00 AM



12:00 PM



3:00 PM

### September 21

---



9:00 AM



12:00 PM



3:00 PM

**WINTER SOLSTICE - December 21**

---



9:00 AM



12:00 PM



3:00 PM