

## 11133 - 60 Street NW

### Administration Recommendation: Support



## Summary

Charter Bylaw 20662 proposes a rezoning from the (RF1) Single Detached Residential Zone to the (CB1) Low Intensity Business Zone to allow for low intensity commercial uses.

Public engagement for this application included a mailed notice, site signage, information on the City's web page, an Engaged Edmonton webpage and one to one communications.

Approximately 47 people were heard from and most concerns were related to an increase in traffic congestion in the area and potential cannabis and liquor retail store on the subject site.

Administration supports this application because it:

- Complies with the locational criteria of the CB1 Zone as the site is along an arterial road (112 Avenue NW) bordering a residential area.

- Proposes low intensity commercial uses in the proximity of a Primary Corridor (118 Avenue NW), 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 Eins Development Consulting Ltd. on behalf of the landowner.

## 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
<b>Subject Site</b>	(RF1) Single Detached Residential Zone	Single Detached Housing

### Context

<b>North</b>	(RF1) Single Detached Residential Zone	Single Detached Housing
<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





Figure 1 - View of the site looking south from 112 Avenue NW



Figure 2 - View of the site looking east from 60 Street NW

## Community Insights

This application was brought forward to the public using a broadened approach. This approach was selected because the advance notice of the proposed land use change garnered more responses with a number of questions and concerns. The broadened approach included:

### Mailed Notice, July 28, 2023

- Notification radius: 60 metres
- Recipients: 26
- Responses: 31
  - In support: 0
  - In opposition: 28 (90%)
  - Mixed/Questions only: 3 (10%)

## Engaged Edmonton Webpage, September 18, 2023 to October 2, 2023

- Notification radius: 120 metres
- Site visits: 281
- Aware: 214
- Informed: 70
- Engaged: 16
  - In support: 1(6%)
  - In opposition: 9 (56%)
  - Mixed/Questions only: 6 (38%)

## Site Signage, August 8, 2023

- One rezoning information sign was placed on the property facing the intersection of 112 Avenue NW & 60 Street NW.

## Webpage

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

## Notified Community Organizations

- Highlands Community League

## Common comments heard: (number of similar comments in brackets beside comments below):

- The proposed development will cause an increase in traffic congestion, speeding and vehicle collisions on 112 Avenue and local streets, and safety concerns for local children and residents in the area (28).
- The proposed rezoning allows for a liquor and cannabis retail store on site, which is in proximity to parks and schools, and it can cause social problems and increased crime rate in the area (22).
- The neighbourhood does not require additional commercial development as proposed. There are already existing commercial developments in the area, vacant commercial properties on 118 Avenue and other parts of the City (22).
- The proposed development will cause parking congestion and problems for the residents (mostly seniors) in the area (20).
- The proposed development will cause an increase in noise pollution and litter in the area (19).
- The proposed development will change the existing historic character of the neighbourhood (15).

No formal position was received from the Highlands Community League at the time this report was written.

A full “What We Heard” Public Engagement Report is found in appendix 1.

## Application Analysis

### The City Plan

The proposed rezoning aligns with The City Plan goals and policies of providing amenities locally, enabling the development of 15-minute communities. The CB1 Zone, by increasing the variety of available commercial opportunities, contributes to the growth of 112 Avenue 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, future development has the potential to contribute to 112 Avenue NW being a vibrant mixed-use street.

### 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 20662 is approved, the CB1 Zone would be effective until December 31, 2023, while the CN Zone would become effective January 1, 2024.

### Land Use Compatibility

When compared to the existing RF1 Zone, the proposed CB1 Zone would allow for an increase in height, and commercial uses such as bars and neighbourhood pubs, commercial schools, business support services, cannabis retail sales, health services, supportive housing, among others.

	<b>RF1 Current</b>	<b>CB1 Proposed</b>	<b>CN Proposed ZBR Equivalent</b>
<b>Typical Uses</b>	Single detached housing Duplex housing Semi-detached housing	Convenience retail stores General retail stores Health services Child care	Indoor sales and service Office Health service Child care
<b>Maximum Height</b>	8.9 m	12.0 m	12.0 m

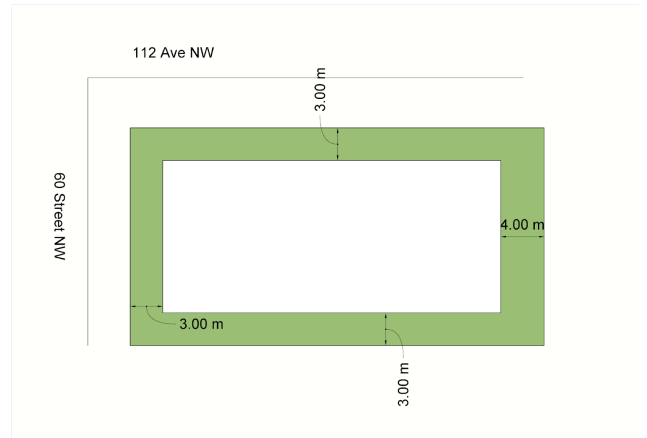
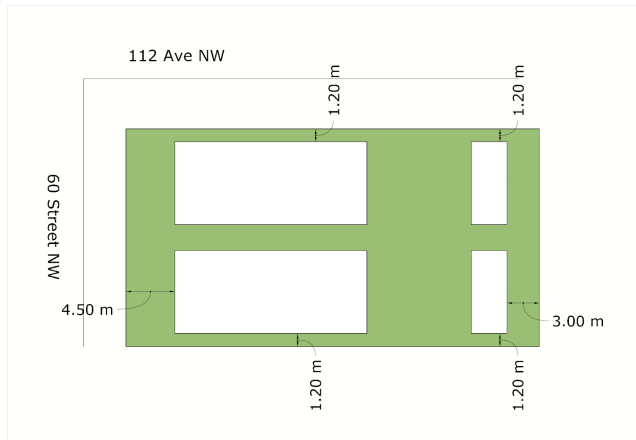
<b>Minimum Front Setback</b> (60 Street)	4.5 m	3.0 m	3.0 m
<b>Minimum Interior Side Setback</b>	1.2 m	3.0 m	3.0 m
<b>Minimum Flanking Side Setback</b> (112 Avenue)	1.2 m	3.0 m	3.0 m
<b>Minimum Rear Setback</b> (Lane)	15.0 m	0.0 m	0.0 m
<b>Maximum Site Coverage</b>	40% <sup>1</sup>	N/A	N/A
<b>Maximum Floor Area Ratio</b>	N/A	2.0	2.0

<sup>1</sup> A maximum site coverage of 40% would be applicable to each subdivided lot  
Attachment 2 | File: LDA23-0188 | Highlands

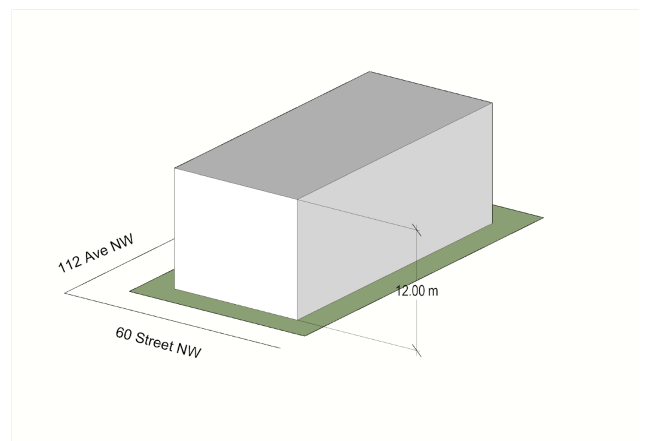
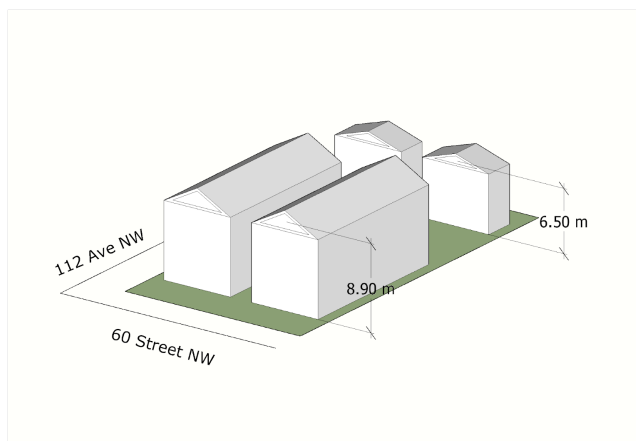
## Potential RF1 Built Form

## Potential CB1 Built Form

### Top View



### 3D View





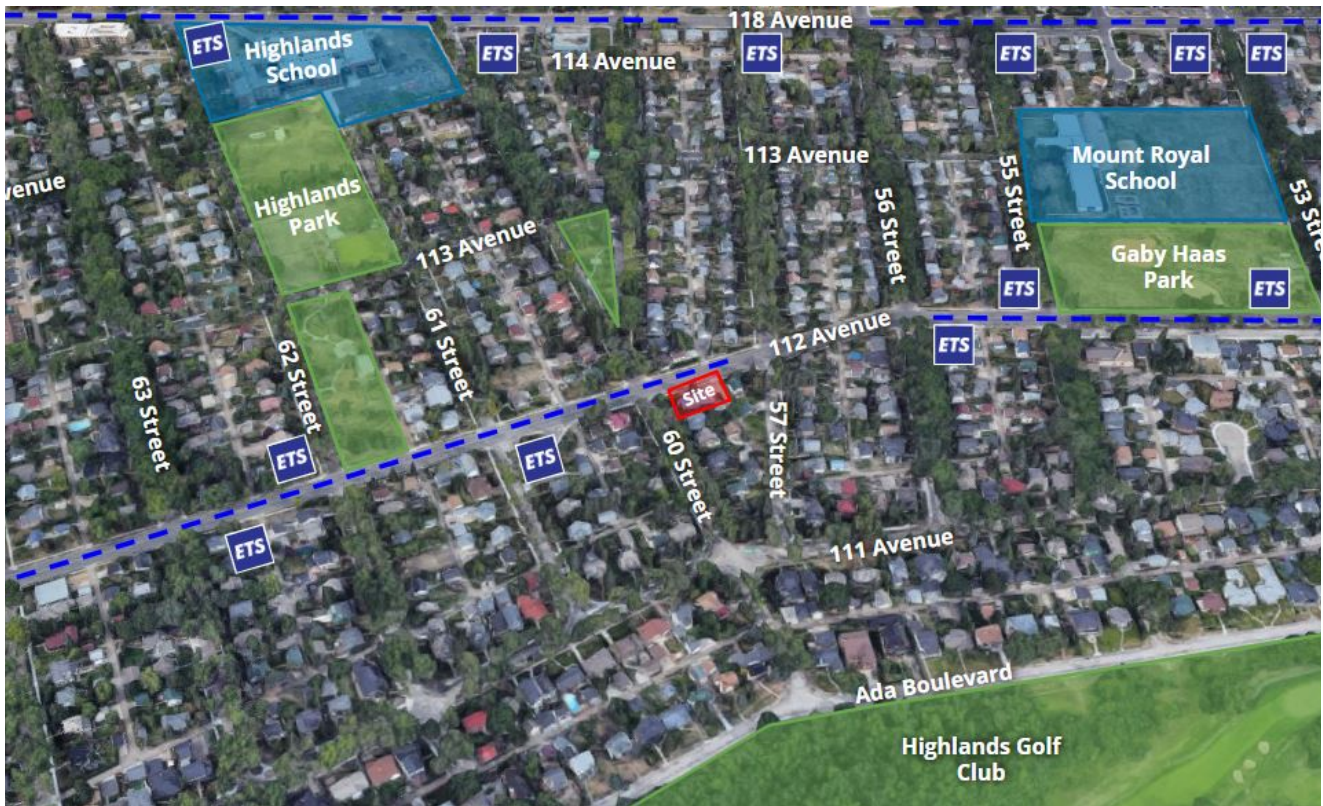


Figure 3 - Site analysis context

The subject site is located in proximity to a Primary Corridor (118 Avenue NW), on a corner lot, surrounded by roadways on three sides and a residential zoned site on the south. With a maximum height of up to 12.0 metres and a Floor Area Ratio of 2.0, the CB1 Zone allows for a larger structure than permitted under the existing RF1 Zone.

To mitigate the impacts of the redevelopment on the abutting site, the proposed CB1 Zone requires an interior setback of 3.0 m, which is greater than what is required in the existing RF1 Zone. The proposed CB1 Zone also requires parking, loading, storage and trash collection to be screened from view from the adjacent site and public roadways. Therefore, the site location, interior setback and landscaping requirement will help to reduce the impacts of the redevelopment. Additionally, the site is located adjacent to both an arterial roadway and 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

Vehicular access for the site shall be from the abutting lane only. With redevelopment, this lane may require upgrades to a commercial alley standard from 112 Avenue NW to the site access. A pedestrian signal, partially or fully at the owner's cost, may be required at the 112 Avenue NW and 60 Street NW intersection. These requirements will be assessed at the development permit stage in consultation with Safe Mobility.

ETS operates bus service on 112 Avenue NW and 118 Avenue NW. The site is less than 150 metres walking distance to the nearest bus stops, located on 112 Avenue NW. A mass transit



bus route is anticipated to operate on 118 Avenue NW as part of the future mass transit network associated with the 1.25 million population scenario of The City Plan.

## Utilities

Sanitary and storm service connections are available to the site. With redevelopment, onsite stormwater management, a reduced discharge rate, and a private drainage system consisting of a storm sewer service connection and/or low impact development (LID) will be required.

Edmonton Fire Rescue Services has performed a risk-based Infill Fire Protection Assessment and determined that upgrades to municipal fire protection infrastructure are not required to support this application. 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.

## Appendices

1. "What We Heard" Public Engagement Report

**Written By:** Abhimanyu Jamwal

**Approved By:** Tim Ford

**Branch:** Development Services

**Section:** Planning Coordination

# What We Heard Report

## Highlands

### LDA23-0188

Edmonton

## Public Engagement Feedback Summary

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<b>Project Address:</b>	11133 - 60 Street NW
<b>Project Description:</b>	Proposed rezoning from (RF1) Single Detached Residential Zone to the (CB1) Low Intensity Business Zone.
<b>Engagement Format:</b>	Received emails and phone calls in response to mailed notice  Online Engagement Webpage - Engaged Edmonton: <a href="https://engaged.edmonton.ca/highlandsCB1rezoning">https://engaged.edmonton.ca/highlandsCB1rezoning</a>
<b>Engagement Dates:</b>	Mailed notice, sent: July 28, 2023  September 18 - October 2, 2023
<b>Number Of Visitors on Engaged Edmonton:</b>	<ul style="list-style-type: none"><li>• Engaged: 16</li><li>• Informed: 70</li><li>• Aware: 214</li></ul> <p>See “Web Page Visitor Definitions” at the end of this report for explanations of the above categories.</p>

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## About This Report

The information in this report includes summarized feedback received between July 28 to October 8, 2023, through emails and phone calls received in response to the mailed notice, and online engagement via the Engaged Edmonton platform.

The public feedback received will be considered during the planning analysis to ensure the review of the application takes local context into consideration and is as complete as possible.

This report is shared with all Engaged Edmonton web page visitors who provided their email address for updates on this file. This summary will also be shared with the applicant and the Ward Councilor, and will be an appendix to the Council Report should the application proceed to a Public Hearing.

The planning analysis, and how feedback informed that analysis, will be summarized in the City's report to City Council if the proposed rezoning goes to a future City Council Public Hearing for a decision. The City's

report and finalized version of the applicant's proposal will be posted for public viewing on the City's public hearing agenda approximately three (3) weeks prior to a scheduled public hearing for the file.

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## Engagement Format

The mailed notice of proposed land use changes included details of the application and contact information for providing feedback to the file planner.

The Engaged Edmonton webpage included an overview of the application, information on the development and rezoning process and contact information for the file planner. Two participation tools were available for participants: one to ask questions and one to leave feedback.

The comments are summarized by the main themes below, with the number of times a similar comment was made by participants recorded in brackets following that comment. The questions asked and their answers are also included in this report.

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## Feedback Summary

This section summarizes the main themes collected.

Number of Responses through emails and phone calls in response to mailed notice of proposed land use changes:

In Support: 0  
In Opposition: 28  
Mixed: 3

Number of Responses online through Engaged Edmonton:

In Support: 1  
In Opposition: 9  
Mixed: 6

The most common **concerns** heard were:

**Traffic/Parking:** Respondents feel strongly that the proposed development will increase traffic and parking congestion on the surrounding road network, safety concerns related to speeding and vehicle collisions on 112 Avenue NW.

**Crime:** The subject site is located in proximity of parks and school sites. Respondents believe that allowing a cannabis and liquor retail store or any commercial development on the subject site will attract more crime in the area and cause social problems.

**Vacant/Existing commercial:** Residents believe that there are already existing commercial developments on 112 and 118 Avenue NW. They feel that the City and developers should focus on developing vacant commercial lots on 118 Avenue NW.

The most recurring comments of **support** heard were:

**Amenities:** Respondent who provided supportive comments believe that there are not enough coffee shops or eateries in the area and proposed development would attract pedestrians and cyclists in the area.

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## What We Heard

The following section includes a summary of collected comments with the number of times a comment was recorded in brackets (comments received once do not have a number).

### Reasons For Opposition

#### Traffic/Parking/Safety

- The proposal will increase traffic congestion on 112 Avenue NW and other surrounding road networks (21)
- The road network in the area lacks traffic control measures such as traffic lights and cannot support additional traffic. Therefore, the proposal will cause more vehicle collisions and create safety concerns for the residents (7)
- The neighbourhood has limited parking. The proposal will cause an increase in existing parking congestion in the area (20)

#### Cannabis & Liquor store/Crime

- The proposed rezoning allows for a liquor and cannabis retail store on site, which is in proximity to parks and schools, and it can cause social problems and an increase in existing crime rate in the area (22)

#### Existing Character of the neighbourhood

- The proposed development will change the existing character of the neighbourhood (15)
- The City should preserve the Historic character of the neighbourhood (4)

#### Other

- The proposal will cause an increase in noise and inconvenience to nearby residents (14)
- The proposed development should be directed to vacant lots on 118 Avenue or other vacant lots within the City (13)
- The proposal will reduce the value of the residential properties in the area (10)
- There are existing commercial amenities on 112 Street NW and in the area and there is no need for new commercial development (9)
- The proposed CB1 Zone allows for a maximum height of 12 meters (3 storeys), which is too high and will reduce the privacy of adjacent property owners (7)
- Feedback received in opposition to Zoning Bylaw Renewal Initiative (7)
- The proposed rezoning allows for commercial use on the property which will cause land use conflict with the adjacent residential property (6)
- The proposal will increase littering in the area (5)
- The proposal will cause an increase in pedestrian traffic in the area (3)
- Need additional information on the proposal (3)
- The proposed rezoning will cause an increase in population density (2)
- 112 Avenue was not meant to be an arterial roadway (2)
- The proposal benefits the developer who has no interest in the community (2)
- Knocking down of the building will add more pressure on the environment
- Proposed child care services use on the subject property does not address the residents concerns
- Existing infrastructure in the area is not adequate to accommodate three storey building



- Residents' voices should be heard regarding any rezoning decisions
- Standalone commercial property will make the community less walkable

### Reasons For Support

- The area needs more commercial amenities such as coffee shops and eateries. This would attract more pedestrians and cyclists in the area

### Suggestions For Improvement

- The alley adjacent to the property is in bad shape and should be repaired (3)
- Proposal has the opportunity to improve community vibrancy but that is dependent on the type of business intended for the subject site
- Opportunity for additional commercial amenities in the neighbourhood but traffic and safety of residents should be considered
- All exterior materials should be of highest standards to protect adjacent residential development from fire accidents

### Questions & Answers

- 1. The city is proposing a total overhaul to the zoning bylaw, allowing commercial developments like this one, saying that "it will make the city more vibrant, affordable, climate-friendly and economically successful." Can you please tell us HOW, precisely our having any commercial establishment at this location in Highlands WILL make our neighborhood more affordable, climate resilient, and economically successful?**

Thank you for your question. When reviewing a specific rezoning application, like this one, our review currently includes an analysis of the proposed rezoning's impacts on surrounding infrastructure (i.e., roads, water and sewer systems), overall compatibility of the proposed zone with surrounding land uses, and Council approved policies such as [The City Plan](#).

All questions and comments related to Zoning Bylaw Renewal can be directed to the October 16, 17 & 18, 2023 public hearing. More information on public participation in Council meetings may be found [here](#).

- 2. With the demolition of Northlands Coliseum along with the Edmonton EXPO Centre and the Northlands horseracing track, you have 160-acre area that could be transformed into housing and commercial spaces. One acre is enough for five single-family homes, such that we have enough space there for at least 800 single-family homes or a HUGE number of multi-residential properties plus commercial developments. Then if you add in other areas in central Edmonton that sit vacant and could be transformed into residential developments, like our former Municipal Airport with 536 acres, where up to 30,000 Edmontonians were supposed to live - there is ample opportunities for inner city densification. Therefore, WHY are these (and other) potential and ideal sites for densification NOT a much higher priority, that could serve as a template for developing city council's idealized inner core, rather than disrupting existing, established residential neighborhoods like Highlands?**

The redevelopment of Blatchford and the Exhibition lands continue to be priorities for the City. Also, The City Plan provides policy direction to invest in and nurture priority growth areas across

the City to enhance equitable access to amenities and public services, and expand infrastructure capacity to enable future redevelopment and intensification in alignment with the priority growth areas. More information on the priority growth areas may be found in [The City Plan](#). These projects do not preclude private landowners from coming forward with applications to rezone their land.

**3. What is the City's vision for the community to have a one-off commercial lot in the middle of a residential area? Infill is not piecemeal.**

Community of Communities is one of the big city moves identified in [The City Plan](#). The plan encourages 15-minute communities that allows Edmontonians to easily meet their daily needs within a 15-minute travel time, which includes walking, biking or transit trips from their homes.

**4. We are being told: "We are trying to really lean into the idea of 15-minute communities. We want people to be able to walk to a corner store, to be able to have easy access to daycare, and everyday amenities they need in close proximity to their home," QUESTION: How many city blocks can the average person walk in 15 minutes? About 5 to 10 blocks, realistically, in any direction. To accomplish that means that our city must be planning to have a grocery store, daycare, medical clinic, and other amenities all in very close proximity. Therefore, that would require an INCREDIBLY DENSIFIED residential neighborhoods to support the commercial development. Does the city have targeted numbers for the level of commercial densification that they are trying to achieve - and specifically throughout our residential Highlands Community?**

The 15-minute communities concept in The City Plan is not limited to walking distance. The plan encourages 15-minute communities that allows Edmontonians to easily meet their daily needs within a 15-minute travel time, which includes walking, biking or transit trips from their homes. The City does not have targeted numbers for the commercial densification. However, When reviewing a specific rezoning application, like this one, our review currently includes an analysis of the proposed rezoning's impacts on surrounding infrastructure (i.e., roads, water and sewer systems), overall compatibility of the proposed zone with surrounding land uses, and Council approved policies such as [The City Plan](#).

**5. The observation was made that once these zoning changes gets passed they are irreversible. BUT, Ashley Salvador says that's not the case. "This is not a one and done. It's not like we pass the zoning bylaw and never talk about it again. There is an iterative process that will happen afterwards if adjustments need to be made." Now, that may sound good in theory, but how is that going to realistically work? Where are the specific safe guards for reviewing these kinds of zoning changes after they have been made and for undoing mistakes that have then been discovered?**

The review of this application is based on the current ([CB1](#)) Low Intensity Business Zone. If this application proceeds to a Public Hearing for Council's consideration in its current state, Council will be adjudicating on the CB1 Zone, but can consider the zoning equivalency in the draft Zoning Bylaw 20001. Future amendments to the Zoning Bylaw require advertising for public awareness and can only be considered at another Public Hearing.

All questions and comments related to Zoning Bylaw Renewal can be directed to the October 16, 17 & 18, 2023 public hearing. More information on public participation in Council meetings may be found [here](#).

- 6. Our city is proposing a total overhaul to the zoning bylaw, which will now allow commercial developments like this one in the middle of one of Edmonton's oldest neighborhoods. Our Mayor says ““I firmly believe that Edmontonians are ready to embrace this change.” Given that there is survey research that shows the vast majority of our citizens do NOT even know about these zoning changes, on the basis of what specific facts, is our mayor basing his strong beliefs?**

All questions and comments related to Zoning Bylaw Renewal can be directed to the October 16, 17 & 18, 2023 public hearing. More information on public participation in Council meetings may be found [here](#). Specific questions to the Mayor may be sent to his office.

- 7. Can we know what type of business is planned? It is hard to give input without knowing the full plan.**

The applicant has informed the City staff that they currently intend to have a child care services use on the subject site. However, if Council approves the proposed rezoning at the future public hearing, all the uses allowed in the [CB1 Zone](#) can be considered at the subject site if they change their intent or if ownership of the property were to change.

- 8. Is there any way to prohibit the use of the building for yet another mediclinic? We have so many in the neighborhood and I can't imagine that the neighborhood is in need of any more.**

Thank you for your question. If Council approves the proposed [CB1 Zone](#) at a future Public Hearing, it will allow the health services use on the subject site; however, this is only one of many other commercial uses allowed by this zone. Other opportunities include convenience retail stores, business support services, among others.

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## Web Page Visitor Definitions

### Aware

An aware visitor, or a visitor that we consider to be 'aware', has made one single visit to the page, but not clicked any further than the main page.

### Informed

An informed visitor has taken the 'next step' from being aware and clicked on something. We now consider the visitor to be informed about the project. This is done because a click suggests interest in the project.

### Engaged

Every visitor that contributes on the page, either by asking questions or leaving a comment, is considered to be 'engaged'.

Engaged and informed are subsets of aware. That means that every engaged visitor is also always informed AND aware. In other words, a visitor cannot be engaged without also being informed AND aware. At the same time, an informed visitor is also always aware.

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## Next Steps

The public feedback received will be considered during the planning analysis and will be included in the administration report for City Council. The administration report and finalized version of the applicant's

proposal will be posted for public viewing on the [City's public hearing agenda](#) website approximately three (3) weeks prior to a scheduled public hearing for the file.

When the applicant is ready to take the application to Council (the Administration makes a recommendation of Support or Non-Support):

- Notice of Public Hearing date will be sent to surrounding property owners and applicable nearby Community Leagues and Business Associations.
- Once the Council Public Hearing Agenda is posted online, members of the public may register to speak at Council by completing the form at [edmonton.ca/meetings](http://edmonton.ca/meetings) or calling the Office of the City Clerk at 780-496-8178.
- Members of the public may listen to the Public hearing on-line via [edmonton.ca/meetings](http://edmonton.ca/meetings).
- Members of the public can submit written comments to the City Clerk ([city.clerk@edmonton.ca](mailto:city.clerk@edmonton.ca)).

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If you have questions about this application please contact:

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