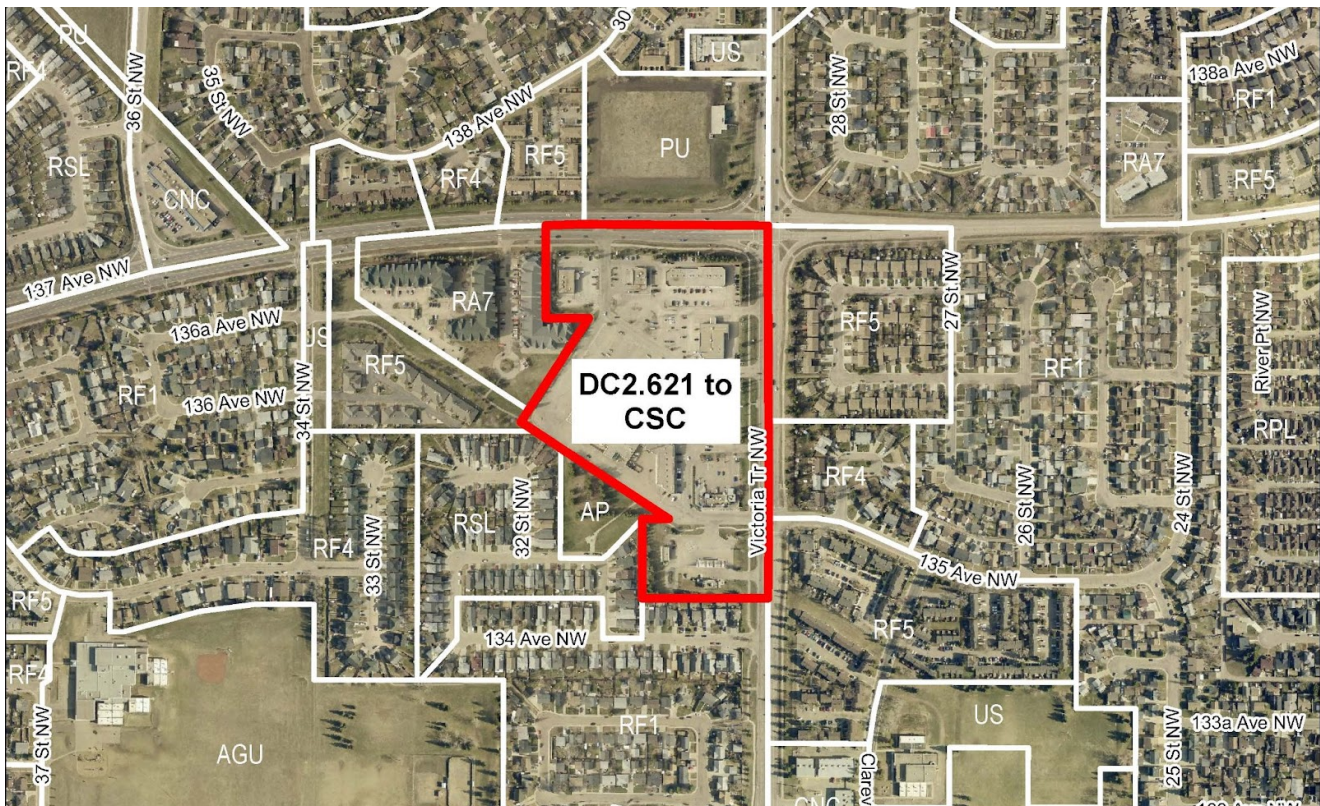


## 2903 & 3003 - 137 Avenue NW & 13540, 13508, 13514, 13520, 13550 & 13610 - Victoria Trail NW

### Position of Administration: Support



### Summary

Charter Bylaw 20663 proposes a rezoning from the (DC2.621) Site Specific Development Control Provision to the (CSC) Shopping Centre Zone to allow for a variety of commercial uses intended to serve the community. It is the applicant's intent to add a Cannabis Retail shop.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. There were 7 people heard from, all in opposition, and most concerns were related to noise, crime, traffic and parking.

Administration supports this application because it:

- Allows for commercial uses to serve the neighbourhood and surrounding area.
- Is appropriately located and has good visibility, access and connection to two major roadways, one of which is a primary corridor.
- Allows for the ongoing development of the neighbourhood.

## Application Details

This application was submitted by WSP Canada Inc. on behalf of SNDL Inc.

The proposed (CSC) Shopping Centre Zone would allow development with the following key characteristics:

- A maximum of height of 16.0 m (approximately 4 storeys)
- A maximum Floor Area Ratio of 1.0
- A range of commercial uses, including Cannabis Retail Sales

## Site and Surrounding Area

	Existing Zoning	Current Development
<b>Subject Site</b>	(DC2.621) Site Specific Development Control Provision	Belmont Shopping Centre
<b>North</b>	(PU) Public Utility Zone  (RF5) Row Housing Zone	Clareview Reservoir and Pump Station  Row housing
<b>East</b>	(RF5) Row Housing Zone (RF4) Semi-detached Residential Zone	Multi-unit housing Semi-detached housing
<b>South</b>	(AP) Public Parks Zone (RSL) Residential Small Lot Zone (RF1) Single Detached Residential Zone	Pocket park Single detached Housing Single detached Housing
<b>West</b>	(RSL) Residential Small Lot Zone (RA7) Low Rise Apartment Zone (AP) Public Parks Zone	Single detached Housing Apartment housing Pocket Park



*Ground view of the site looking south*

## **Community Insights**

This application was brought forward to the public using a basic approach. This approach was selected because the proposed change is compatible with the surrounding land uses, and conforms to The City Plan and planning policies. The basic approach included:

### **Mailed Notice, July 19, 2023**

- Notification radius: 61 metres
- Recipients: 401
- Responses: 7
  - In opposition: 7 (100%)

### **Site Signage, July 25, 2023**

- One rezoning information sign was placed on the property at the corner of 137 Avenue NW and Victoria Trail NW

### **Webpage**

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

## Notified Community Organizations

- Hairsine Community League
- Clareview Community League
- Clareview and District Area Council Area Council

## Common comments heard:

- Increased traffic/parking (5)
- Increased crime (5)
- Noise (4)
- An abundance of commercial uses already in the area (2)

## Application Analysis



*Site analysis context*

## The City Plan

The subject site is located along two major roadways, offering good visibility and access to a range of services.

This proposal aligns with the goals and policies of The City Plan by:

- Providing local amenities within walking distance of surrounding residential areas, working towards the development of 15-minute districts.

- Providing Commercial development along major intersections and roadways with good access and accessibility to major arterial roads.

### 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 20663 is approved, the CSC zone would be effective until December 31, 2023, while the CG zone would become effective January 1, 2024.

### Land Use Compatibility

The proposed CSC Zone will allow for a variety of commercial uses intended to serve the community, including Cannabis Retail Services, General Retail Stores and Personal Services Shops. The proposed CSC zone will be compatible with the existing and future uses and regulations surrounding it.

When the new Zoning Bylaw 20001 takes effect, the proposed CSC Zone will become the (CG) General Commercial Zone. When compared to the CSC Zone, the CG Zones built form will allow for a greater floor area ratio, from 1.0 to 3.5 m, as well as a decrease in the overall setback range, from 15.0 m - 6.0 m to 9.0 m - 4.5.

	<b>DC2.601 Current</b>	<b>CSC Proposed</b>	<b>CG Proposed ZBR Equivalent</b>
<b>Maximum Height</b>	12.0 m	16.0 m	16.0 m
<b>Maximum Floor Area Ratio</b>	1.0	1.0	3.5
<b>Setback Range</b>	15.0 m - 7.5 m	15.0 m - 6.0 m	9.0 m - 4.5 m

### Mobility

The site’s active modes infrastructure and connectivity will be reviewed as redevelopment occurs to ensure the safe and convenient circulation of pedestrians travelling to and through the large

site. Potential improvements may include delineation/construction of on-site paths and pedestrian crossing controls along Victoria Trail NW.

ETS operates bus service near the site on 132A Avenue NW, 135 Avenue NW and 139 Avenue NW. Bus routes in the area connect residents to East Clareview Transit Centre / LRT Station.

Due to the large size of the rezoning area, walking distance to bus service varies, but the site is generally within 600m of active bus stops.

## **Utilities**

The proposed rezoning is not anticipated to have a significant impact to the existing sanitary and storm sewer systems in the area, and these existing service connections can continue to be utilized.

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.

## **Appendices**

### 1. Context Plan Map

Written By: Luke Cormier

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

