

6011 - 120 Avenue NW

Position of Administration: Support



Summary

Charter Bylaw 20701 proposes a rezoning from the (CNC) Neighbourhood Convenience Commercial Zone to the (DC2) Site Specific Development Control Provision to allow for low intensity commercial uses. The applicant's intent is to operate a Women's Community Health Centre on the subject site.

Public engagement for this application included a pre-application notice (from the applicant), a mailed notice, site signage, and information on the City's webpage. Three residents responded (including community league) and most concerns were related to potential parking congestion in the area.

Administration supports this application because it:

- Proposes uses similar to the existing CNC Zone in the proximity of a Primary Corridor.

- Employs a DC2 Provision that regulates built form which is compatible with the abutting properties.
- Aligns with The City Plan's direction to encourage redevelopment that contributes to the livability and adaptability of districts.

Application Details

This application was submitted by Synchro Architecture Inc. on behalf of James Stafford.

Rezoning

The proposed (DC2) Site Specific Development Control Provision would allow development with the following key characteristics:

- A maximum height of 12.0 metres.
- A maximum Floor Area Ratio of 2.4.
- Similar commercial uses permitted in the existing CNC Zone.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	(CNC) Neighbourhood Convenience Commercial Zone	Residential
North	(RF3) Small Scale Infill Development Zone	Residential
East	(CNC) Neighbourhood Convenience Commercial Zone	Commercial
South	(US) Urban Services Zone	Montrose Park
West	(RF3) Small Scale Infill Development Zone	Residential



Figure 1 - View of the site looking south from 120 Avenue NW



Figure 2 - View of the site looking south east from 120 Avenue NW

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the pre-application and advance notice of the proposed land use change garnered few responses. The basic approach included:

Pre-Application Notice (from applicant), June 13, 2023 to July 4, 2023

- Notification radius: 60 metres
- Number of recipients: 24
- Number of responses (as reported by the applicant): 3
- Main comments received (as reported by the applicant):
 - The community league is concerned regarding potential increase in traffic congestion.
 - If the proposed redevelopment is related to the University of Alberta and any plans for associated type of services.
 - The proposed redevelopment is positive for the neighbourhood.

Mailed Notice, September 26, 2023

- Notification radius: 60 metres
- Recipients: 24
- Responses: 3
 - In support: 0
 - In opposition: 3
 - Mixed/Questions only: 0

Site Signage, September 30, 2023

- One rezoning information sign was placed on the property facing the 120 Avenue NW.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Montrose Community League

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

- The proposed redevelopment will cause an increase in parking congestion in the area (3).
- The proposed redevelopment will cause an increase in traffic congestion in the area and reduced safety of children.
- If approved, the rezoning will cause an increase in property taxes and will trigger more zoning changes in the neighbourhood.
- The building should be left in its current condition.

The Montrose Community League is concerned about the potential increase in parking congestion in the area. They believe that there is no adequate parking in the area to serve the

proposed redevelopment and overflow of parking may be pushed into Montrose Community League's parking lot.

Application Analysis

The City Plan

The proposed rezoning aligns with The City Plan's big city move A Community of Communities which targets providing amenities locally, enabling the development of 15-minute communities. The proposed DC2 Provision also contributes to livability and adaptability of districts by encouraging non-residential redevelopment in the proximity of a Primary Corridor (118 Avenue NW).

Land Use Compatibility

When compared to the existing CNC Zone, the proposed DC2 Provision would allow for an increase in height, and Floor Area Ratio (FAR) and similar commercial uses such as convenience retail stores, health services, market, among others.

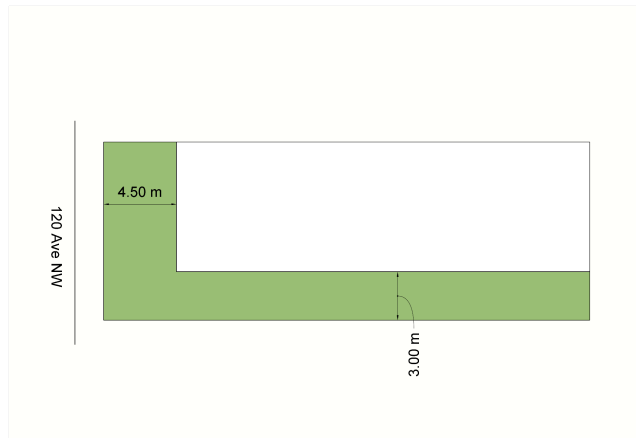
	CNC Current	CN Current ZBR Equivalent	DC2 Proposed
Typical Uses	Convenience Retail Stores Health Services Professional, Financial and Office Support Services	Indoor Sales and Service Health Service Office	Convenience Retail Stores Health Services Professional, Financial and Office Support Services
Maximum Height	10.0 m	12.0 m	12.0 m
Minimum Front Setback (120 Avenue NW)	4.5 m	3.0 m	0.0 m
Minimum Interior Side Setback (Commercial)	0.0 m	0.0 m	0.0 m

Minimum Interior Side Setback (Residential)	3.0 m	3.0 m	0.0 m
Minimum Rear Setback (Lane)	0.0 m	0.0 m	6.0 m
Maximum Floor Area Ratio	1.0	2.0	2.4

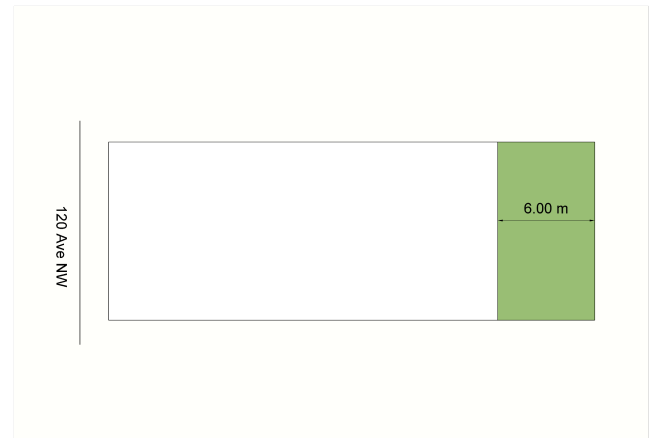
CNC - Potential Built Form

DC2 - Potential Built Form

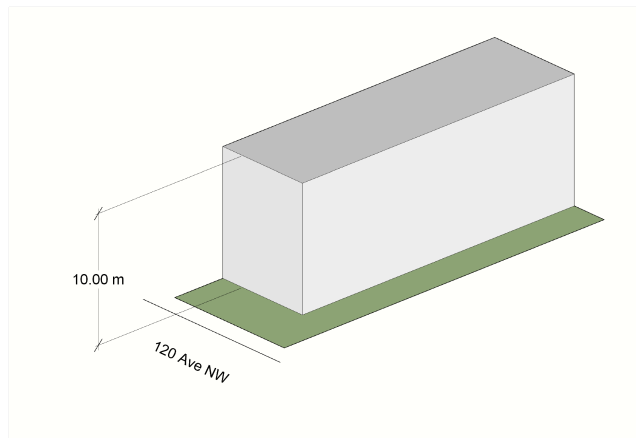
Top View



Top View



3D View



3D View

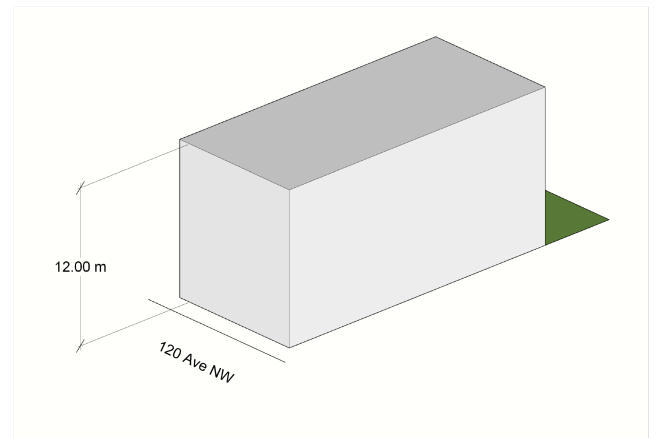




Figure 3 - Site analysis context

The subject site is approximately 306.4 square metres in area and contains an existing legal non-conforming residential building. The front and interior side setbacks (abutting residential) of the current building does not conform with the existing CNC Zone.

The site is located in proximity to a Primary Corridor (118 Avenue NW), surrounded by roadways on two sides, similar land use on the east and a residential zoned site on the west. It is the intent of the applicant to redevelop the existing building by adding a third floor and expanding the building to the rear. With a maximum height of up to 12.0 metres and an FAR of 2.4, the proposed DC2 Provision allows for a larger structure than what is permitted under the existing CNC Zone along with no minimum front and interior setbacks requirements. This rezoning will bring the building, with proposed additions, into conformance with the proposed DC2 Provision.

To mitigate the impacts of the proposed redevelopment, the built form and commercial uses allowed under the proposed DC2 Provision are intended to be in scale and compatible, respectively, with the existing surrounding development. They are very similar to what is currently allowed under the (CN) Neighbourhood Commercial Zone (CNC Zone equivalent) in the new zoning bylaw. The proposed interior setback with the abutting commercial zoned property is identical to what is required in the existing CNC Zone. To further reduce the impacts on the abutting residential property, the proposed DC2 Provision requires loading, storage and waste collection to be screened from view from the adjacent sites and public roadways. It also requires the ground level vents to be oriented away from the adjacent sites.

Mobility

This rezoning is anticipated to have minimal impact on the adjacent roads. The site location provides convenient access to the bike network and transit service. An existing district connector bike route is located on 119 Avenue NW. Additionally, there are a number of future district and neighbourhood bike routes planned for the surrounding area as identified in the Edmonton Bike Plan. These routes will provide access to many local and city-wide destinations.

ETS operates both conventional and on-demand bus service to Montrose. Conventional bus service is available on 118 Avenue NW and is approximately 450-500 metres walking distance to the nearest bus stops on 118 Avenue NW. The site is also approximately 250-300 metres walking distance to an on-demand bus stop near the intersection of 121 Avenue NW and 61 Street NW. Residents using on-demand transit in Montrose are taken to either Belvedere Transit Centre / LRT Station or Coliseum Transit Centre / LRT Station to connect to the larger city-wide transit network. 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 service connection is available to the site. No storm service connection is available, therefore Low Impact Development (LID) will be required with redevelopment.

Edmonton Fire Rescue Services has performed a risk-based Infill Fire Protection Assessment and determined that the subject site is reasonably compliant with the municipal standards for firefighting water, provided future development permit applications for the subject site do not exceed a required fire flow of 125 L/s. 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.

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Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination