

9535 - 135 Avenue NW

Position of Administration: Support



Summary

Charter Bylaw 20721 proposes a rezoning from (DC2.1170) Site Specific Development Control Provision to the (CN) Neighbourhood Commercial Zone to allow for a small scale commercial centre.

Public engagement for this application included a mailed notice and site signage. One person was heard from, with questions only.

Administration supports this application because it:

- Supports commercial development at a scale that is appropriate for a corner lot along a collector roadway.
- Aligns with the objectives of The City Plan by providing additional local amenities and destinations within walking distance of surrounding residential areas.
- Aligns with direction in the Zoning Bylaw to use standard zones instead of Direct Control zones when a standard zone is appropriate and adequate.

Application Details

This application was submitted by Clarity Development Advisory on behalf of the landowner.

The proposed (CN) Neighbourhood Commercial Zone would allow development with the following key characteristics:

- Maximum height of 12.0 metres.
- Maximum floor area ratio of 2.0.
- A setback of 3.0 metres facing streets and other sites.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	(DC2.1170) Site Specific Development Control Provision	Commercial
North	(CG) General Commercial Zone	Northgate Mall
East	(RS) Small Scale Residential Zone	Single detached housing
South	(RS) Small Scale Residential Zone	Low-rise apartment
West	(RM h16.0) Medium Scale Residential Zone	Low-rise apartment



View of the site looking south from 135 Ave NW, showing the existing commercial building.



View of the site looking east from 96 St NW, showing the existing rear parking lot on the right of the image.

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 of commercial sites along 135 Avenue NW. The basic approach included:

Mailed Notice, October 30, 2023

- Notification radius: 61 metres
- Recipients: 26
- Responses: 1
 - Questions only

Site Signage, December 18, 2023

- One rezoning information sign was placed on the property facing the intersection of 135 Avenue NW.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Glengarry Community League
- Alberta Social Housing Corporation
- Edmonton North District Area Council

Comments heard

- Questions about the rezoning process and intent for the site

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 businesses, services, social gathering places, and residential uses that are within walking distance of the surrounding neighbourhood.

Land Use Compatibility

The purpose of the proposed CN zone is to allow for small scale activity centres that become community focal points integrated with the neighbourhood. The CN zone allows for an expanded list of uses and greater flexibility than the existing DC2 zone. Additional uses would include Child Care Services, Hotels, Cannabis Retail, and Special Events. In terms of flexibility, the DC2 allows a maximum of 28 dwelling units and contains minimum parking requirements. These limitations would be removed under the proposed CN zone. The site meets the locational criteria and intent of the CN Zone as it is located on a corner site along 135 Avenue NW, which is a collector road. The site also faces an existing commercial development, Northgate Mall, to the north.

The CN zone allows for the development of commercial and mixed use structures up to 12.0 metres tall, or appropriately three storeys, which is a decrease of 5.5 m in maximum height compared to the existing DC2. The maximum Floor Area Ratio in the CN zone is 2.0, which is also a decrease of 0.4 compared to the existing DC2. The adjacent RS zone to the east and south allows for a maximum height of 10.5 metres, or approximately two and a half storeys. The 12.0 m height allowed in the CN zone is mitigated through setback regulations that maintain an appropriate separation from neighbouring properties, and the zone does not allow loading and waste collection in the setback facing the alley that is adjacent to single detached housing.

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

	DC2 Current	CN Proposed
Maximum Height	17.5 m	12.0 m
Maximum Floor Area Ratio	2.4	2.0
Waste Collection and Loading Allowed Within Setbacks (Residential Alley)	Yes	No

Mobility

Vehicle access will be allowed from the abutting alley located east of the site, and upgrades may be required to meet a commercial alley standard at the development permit stage. The site is served by transit along 97 Street NW, one block to the west, and 135 Avenue NW, with a bus stop located directly in front of the site. A mass transit bus route is anticipated to operate on 97 Street as part of the future mass transit network associated with the 1.25 million population scenario of The City Plan.

Open Space

Due to separation distance requirements, Cannabis Retail Stores or Liquor Stores will not currently be allowed on the site.

Utilities

There is a deficiency in on-street fire protection adjacent to the property in terms of hydrant spacing. The developer will be required to address this deficiency. Edmonton Fire Rescue Services (EFRS) may be able to perform an Infill Fire Protection Assessment (IFPA) at the development permit stage to potentially alter or lessen on-street fire protection infrastructure upgrades, assuming certain criteria are met. 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.

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Branch: Development Services

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