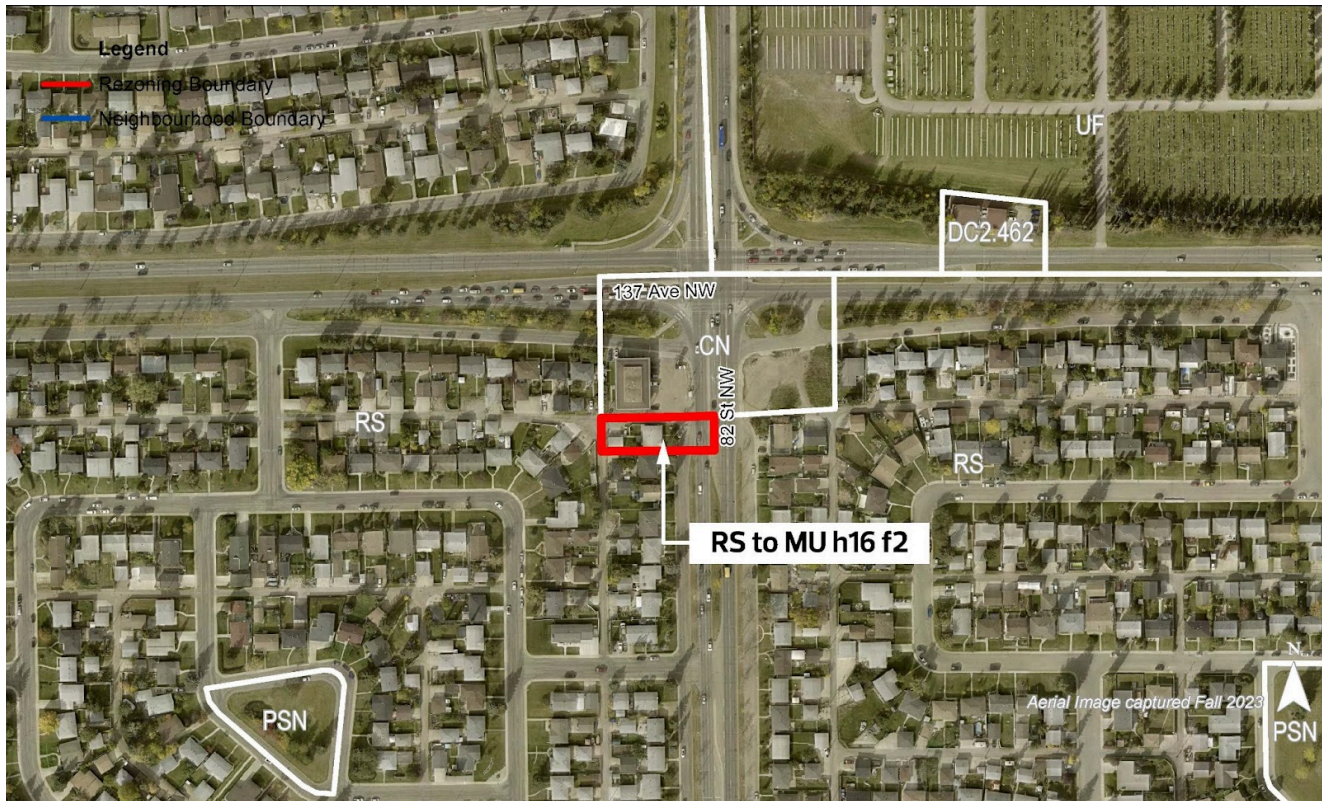


13616 - 82 Street NW

Position of Administration: Support



Summary

Charter Bylaw 20840 proposes a rezoning from the Residential Small Lot Zone (RS) to the Mixed Use Zone (MU h16.0 f2.0) to allow for small scale mixed use development.

Public engagement for this application included mailed notices, site signage and information on the City's webpage. There were no responses received.

Administration supports this application because it:

- Facilitates mixed use development along a secondary corridor
- Is compatible with surrounding land uses

Application Details

This application was submitted by EINS Development Consulting Ltd.

Rezoning

The proposed Mixed Use Zone (MU h16.0 f2.0) would allow development with the following key characteristics:

- Mixed use development that supports growth in nodes and along corridors with a focus on site and building design regulations intended to enhance the public realm and create walkable destinations
- A maximum height of 16.0 m
- A floor area ratio of 2.0

Site and Surrounding Area

The site is 522 m² (0.05) ha in size. It is located south of 137 Avenue NW, which is a primary corridor and fronts onto 82 Street NW, a secondary corridor.

| | Existing Zoning | Current Development |
|---------------------|------------------------------------|-------------------------------|
| Subject Site | Residential Small Lot Zone (RS) | Single detached dwelling |
| North | Neighbourhood Commercial Zone (CN) | Developed commercial building |
| East | Residential Small Lot Zone (RS) | Single detached dwellings |
| South | Residential Small Lot Zone (RS) | Single detached dwellings |
| West | Residential Small Lot Zone (RS) | Single detached dwellings |



View of site showing commercial building to the north (right).

Community Insights

This application was brought forward to the public using a basic approach with an expanded catchment area. This approach was selected because there is no plan in effect for Glengarry.

The basic approach included:

Mailed Notice, February 14, 2024 & April 24, 2024

- Notification radius: 120 metres
- Recipients: 59
- Responses: 0

Site Signage, February 14, 2024 & April 23, 2024

- One (1) rezoning information sign was placed on the property facing 82 Street NW.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Glengarry Community League
- Delwood Community League
- Edmonton North District Area Council

Application Analysis



Site analysis context

The City Plan

The application aligns with The City Plan Big City Move, Community of Communities by allowing for commercial development within walking distance to other amenities and residential uses at a scale that is in line with development at the intersection of a primary and secondary corridor. Though the applicant's intent is to develop a one-storey commercial building, the proposed MU Zone allows the future opportunity for a mixed use building with residential uses above and commercial uses at-grade or, potentially, a stand-alone residential building.

Draft District Plan

At the time of writing this report the District Policy and District Plans are in a final form and are scheduled to be considered by Council on May 28-30, 2024. If the District Plans are given two readings on May 28-30, 2024 the following analysis is provided for Council's consideration.

The site is within the boundaries of the draft Northwest District Plan, which designates the site for Urban Mix. The application conforms with the Northwest District Plan by accommodating a variety of commercial uses and allowing for vertical mixed use development.

Land Use Compatibility

The proposed MU Zone is compatible with the commercial lot located north of the site, which is developed under the Neighbourhood Commercial (CN) Zone. The list of uses in the CN and MU zones are similar although the MU Zone allows for commercial and mixed use development of varying scales, as well as a greater range of residential uses in the form of row housing and secondary suites. Both the CN and MU zones are comparable in terms of height allowances, which are 12.0 metres and 16.0 metres respectively.

The MU Zone is generally compatible with the surrounding single detached dwellings located to the south, west and east of the site. The difference in allowable height between the RS and MU zones is mitigated by a 3.0 metre side setback requirement. As the applicant's intent with this application is to develop a commercial building, the minimum front setback requirement is less (1.0 m) than that of the residential lot to the south (4.5 m), however this is to foster a more vibrant and safe streetscape.

| | RS Zone Current | MU Zone Proposed |
|---|---|--|
| Typical Uses | Range of small-scale residential development up to 3 storeys (with limited commercial and community uses) | Small-scale mixed use development with a focus on the public realm |
| Maximum Height | 10.5 m | 16.0 m |
| Front Setback (82 Street NW) | Minimum 4.5 m | Ground Floor Non-residential Uses: Minimum 1.0 m - Maximum 3.0 m Ground Floor Residential Uses: Minimum 4.5 m |
| Minimum Interior Side Setback | 1.2 m | 3.0 m |
| Minimum Rear Setback (Lane) | 10.0 m | 0 m |
| Maximum Site Coverage | 45% | n/a |

Mobility

Vehicular access to the site shall be from the abutting lane. The abutting east-west lane and/or north-south lane upgrades may be required based on the type and quantity of commercial traffic.

Edmonton Transit Service (ETS) currently operates bus service on 137 Avenue NW, 82 Street NW, 134 Avenue NW and 135 Avenue NW, with the site in close proximity to several bus stops. A mass transit bus route is anticipated to operate on 137 Avenue NW as part of the future mass transit network associated with the 1.25 million population scenario of The City Plan.

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.

Written By: Carla Semeniuk

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination