

4075 - 106 Street NW

Position of Administration: Support



Summary

Charter Bylaw 20860 proposes a rezoning from the Site Specific Development Control Provision (DC2.770) to the General Commercial (CG) Zone to allow for a variety of commercial businesses.

Public engagement for this application included a mailed notice and information on the City's webpage. One response was received from a citizen seeking additional information about the rezoning process, specifically inquiring about the reports submitted by the applicant that were used in the analysis of the application.

Administration supports this application because it:

- Supports The City Plan's Big City Move (A Community of Communities) by allowing people to easily meet their daily needs.
- Is compatible with the existing surrounding land uses.

Application Details

This application was submitted by Green Space Alliance on behalf of ACMC Holdings Inc.

Rezoning

The subject site is currently developed with commercial uses (health services) that serve area residents. The associated existing freestanding sign fronting 106 Street NW does not have a development permit (DP). An application for the existing sign will be refused because sign uses are not included in the current DC2 zone.

The proposed rezoning from DC2 to General Commercial (CG) aims to accommodate the existing sign while preserving the current commercial uses. If the rezoning is approved, a development permit application for the sign will be required. The proposed CG zone would allow development with the following key characteristics and regulations:

- A variety of commercial uses including health services and child care services.
- Limited opportunities for residential uses such as supportive housing.
- A variety of sign uses including freestanding signs up to 8 m high.
- Maximum building height of 16 m (30 m for hotels).
- Floor Area Ratio of 3.5 (2.0 for residential uses).
- 6 m minimum setback when adjacent to residential use.
- Screening (including landscaping and fencing) when adjacent to residential or mixed use sites.

Site and Surrounding Area

The site is 0.28 ha in size and located in the south central portion of the Rideau Park neighbourhood, south of 42 Avenue NW and east of 106 Street NW.

	Existing Zoning	Current Development
Subject Site	Site Specific Development Control Provision DC2 (770)	Health services including Alberta Cardiology and Pharmacy
North	Site Specific Development Control Provision DC2 (183)	Convenience commercial and personal service uses including, restaurants, daycare, barber and salon
East	Site Specific Development Control Provision DC2 (769)	Assisted living and supportive commercial uses
South	Site Specific Development Control Provision DC2 (769)	Parking lot for Assisted Living development

	Small Scale Residential (RS)	Single detached housing, south of parking lot
West	Parks and Services (PS)	Rideau Park and School



View of the site looking northeast from 106 Street NW

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the proposed zone is a standard zone that is compatible with surrounding land uses. The basic approach included:

Mailed Notice, March 28, 2024

- Notification radius: 60 metres
- Recipients: 326
- Responses: 1
 - In support: 0 (0%)
 - In opposition: 0 (0%)
 - Mixed/Questions only: 1 (100%)

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Southwest Area Council of Community Area Council
- Duggan Community League

Common comments heard:

- Inquiry about the rezoning process, specifically inquiring about the reports submitted by the applicant that were used in the analysis of the application.

Application Analysis



Site analysis context

The City Plan

There is no plan in effect governing the Rideau Park neighbourhood. As such, The City Plan will provide high level policy direction for development of the subject site and neighborhood.

The subject site is in the Whitemud District and is located within a Redeveloping Area as defined by The City Plan. Considering that the proposed CG zone will maintain the existing health services and provide future opportunities for commercial uses in close proximity to residential uses, a shared use path and transit services, the proposal supports The City Plan's Big City Move (A Community of Communities) by

- Allowing people to easily meet their daily needs within 15-minutes of travel time; and
- Creating opportunities for 50% of trips to be completed by transit and active modes of transportation.

Draft District Plans

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, June 3, 2024 and June 25, 2024. If the District Plans are given two readings during this time the following analysis is provided for Council's consideration.

The proposed zone conforms to the District Policy and the Whitemud District Plan (WDP), which designates the site as Urban Mix. The draft District Policy supports a mix of housing types, shops, and services that meet the daily needs of residents through the Urban Mix land use category. The proposal supports the ability of residents to meet the daily needs by maintaining the existing commercial uses (health services) and providing opportunities for appropriate commercial development in close proximity to residential development.

Land Use Compatibility

The proposed rezoning is to accommodate an existing free-standing sign fronting 106 Street NW. The CG Zone permits a variety of commercial businesses on sites outside of nodes and corridors. Area residents, including those from the nearby assisted living building, will continue to utilize the health services operating on this site.

The uses and regulations of the proposed zone are complementary to and compatible with the existing surrounding land uses. The subject site is bounded by a park and school to the west; and commercial in the north. The parcel immediately east is developed with assisted living, and single detached dwellings are located to the south.

The regulations of the CG zone are compatible with the development in the area. For example, the maximum height allowed in the CG zone (16 m) is compatible with the maximum height allowed in the DC zone in the east (14 m). Other regulations of the CG Zone including setbacks, screening and landscaping would help ensure adequate transitions with the surrounding land uses.

	DC2.770 Current	CG Proposed
Typical Uses	Commercial (including child care services, health services, retail stores, restaurants, offices)	Commercial Limited residential
Maximum Height	12.0 m	16.0 m ^x

Maximum Floor Area Ratio	1.0	2.0 (residential) 3.5 (other uses)
Minimum Setback from Streets	9.5 m ^Y	4.5 m
Minimum Setback Abutting Residential	3.0 m ^Z	6.0 m

^XA maximum height of 30.0 metres for hotels.

^YThe DC2 requires a minimum setback of 9.5 m from the west boundary. 106 Street is the west boundary.

Other setbacks include: the CG zone requires 4.5 m from the north and south boundaries compared to the DC2 requirement of a minimum setback of 5.0 m for the north boundary and 30.0 m for the south boundary.

^ZThe DC2 requires “a minimum setback of 3.0 m shall be provided for the east boundary”. A residential related use (assisted living) is immediately east of the subject site. Parking lot south of the subject site is for the assisted living development.

Mobility

Vehicular access will remain from 106 Street NW and there are no traffic impacts associated with this rezoning. With any future redevelopment of the site, sidewalk connections to the building will be reviewed to ensure safe and convenient circulation of pedestrians.

In the Edmonton Bike Plan, 106 Street NW is planned as a future neighbourhood route. There is an existing Neighbourhood route west of 40a Avenue NW between the Rideau Park School and DS MacKenzie School sites.

ETS operates bus service on 106 Street NW and 42 Avenue NW. The site is approximately 150 metres from the nearest bus stop, located on 106 Street north of 42 Avenue. ETS Route 705 connects transit users to Century Park Transit Centre and LRT Station and Southgate Transit Centre and LRT Station.

Utilities

The proposed rezoning is to accommodate an existing free-standing sign fronting 106 Street NW and is not anticipated to impact the existing sanitary and storm sewer systems in the area. The existing service connections can continue to be utilized.

There is a deficiency in on-street fire protection adjacent to the property in terms of hydrant spacing. 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. This could potentially be re-evaluated at the development permit stage. 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. Neighborhood Context Map

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