

## 11025 - 9 Avenue NW

### Position of Administration: Support



## Summary

Bylaw 21018 proposes a rezoning from the Direct Control Zone (DC2.677) to the Neighbourhood Commercial Zone (CN) to allow for a small scale commercial centre.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. Eight people were heard from, all of whom were in opposition. Most concerns were related to late night businesses and increased crime.

Administration supports this application because it:

- Provides additional commercial and community opportunities for the neighbourhood.
- Is compatible with surrounding land uses.
- Aligns with the goals and policies of The City Plan by contributing to a 15-minute community that allows people to more easily complete their daily needs.

## Application Details

This application was submitted by Saloco Developments Ltd.

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

- Small scale commercial, community, and limited residential uses.
- Maximum height of 12 metres (approximately 3 storeys).
- A maximum Floor Area Ratio of 2.0

## Site and Surrounding Area

	Existing Zoning	Current Development
<b>Subject Site</b>	Direct Control Zone (DC2.677)	One and a half storey building with health services uses
<b>North</b>	Small Scale Residential Zone (RS)	Single detached houses
<b>East</b>	Agriculture Zone (AG)	Transportation utility corridor
<b>South</b>	Agriculture Zone (AG)	Transportation utility corridor
<b>West</b>	Agriculture Zone (AG)	Transportation utility corridor



*View of the site looking southeast from 9 Avenue NW*

## Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because a standard zone is proposed and the proposed rezoning conforms with policy. The basic approach included:

### Mailed Notice, August 28, 2024

- Notification radius: 60 metres
- Recipients: 37
- Responses: 8
  - In opposition: 8 (100%)

### Site Signage, November 1, 2024

- One rezoning information sign was placed on the property so as to be visible from 111 Street NW and 9 Avenue NW

### Webpage

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

### Notified Community Organizations

- Twin Brooks Community League
- Southwest Area Council

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

- Concerned with late night businesses (4)
- Concerned with increased crime (3)
- Concerned with increased traffic (2)
- Opposed to a 3 storey building (2)
- Concerned about a lack of notification

## Application Analysis



*Site analysis context*

### The City Plan

This proposal aligns with The City Plan goal to create a Community of Communities and helps achieve a 15-minute community that allows people to more easily complete their daily needs. It does so by introducing additional community and commercial uses to an established commercial site that is well connected by transit and within walking distance of residential areas.

### Whitemud District Plan

The Whitemud District Plan designates this site as Urban Mix, which is a land category that consists of housing of all types, but also includes services, shops, and community services. The proposed rezoning aligns with the Urban Mix designation.

### Land Use Compatibility

The current DC Zone was approved in 2006, and allows for a limited range of health services and office support uses. The proposed CN Zone would expand the list of permitted uses to include additional commercial, community services, and limited residential uses.

The site is located on the edge of the neighbourhood, on a corner site, and along an arterial and collector roadway. The site has excellent visibility and access and is within a 2 minute walk from the future Twin Brooks LRT station. The height, scale, and uses of the proposed CN Zone are appropriate for this site and are compatible with surrounding zoning.

	<b>DC2.677 Current</b>	<b>CN Proposed</b>
<b>Typical Uses</b>	General Retail Store Health Service Professional, Financial and Office Support Services	Indoor Sales and Services Health Service Food and Drink Service Child Care Service
<b>Maximum Height</b>	10.0 m	12.0 m
<b>Maximum Floor Area Ratio</b>	0.5	2.0
<b>Minimum Front Setback (9 Avenue NW)</b>	4.5 m	3.0 m
<b>Minimum Interior Side Setback</b>	3.0 m	3.0 m
<b>Minimum Flanking Side Setback (111 Street NW)</b>	4.5 m	3.0 m
<b>Minimum Rear Setback</b>	0 m	3.0 m

## Mobility

This rezoning site is well connected with infrastructure and services that support multiple modes of transportation for future visitors and employees of this site. A district connector bike route is located along 111 Street. Vehicular access will be restricted to 9 Avenue, and access locations will be reviewed upon future development. This rezoning is anticipated to have minimal impact on the transportation network.

ETS operates numerous local bus routes near the rezoning site on 111 Street. The site is roughly 150m walking distance to a bus stop on 111 Street. The site is less than 150m walking distance from the future Twin Brooks Station on the Capital Line LRT. Major construction of the Capital Line LRT to Heritage Valley began in 2024.

## **Risk**

A pipeline corridor runs through the southeast corner of the site. A risk assessment report was submitted as part of this application. The risk report determined that the risk did not extend past the pipeline corridor and that sensitive uses (such as Child Care Service) are acceptable on this site.

## **Utilities**

The proposed rezoning to accommodate additional uses, with no redevelopment at this time, is not anticipated to have a significant impact on the existing sanitary and storm sewer systems in the area, and the existing service connections can continue to be utilized.

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