

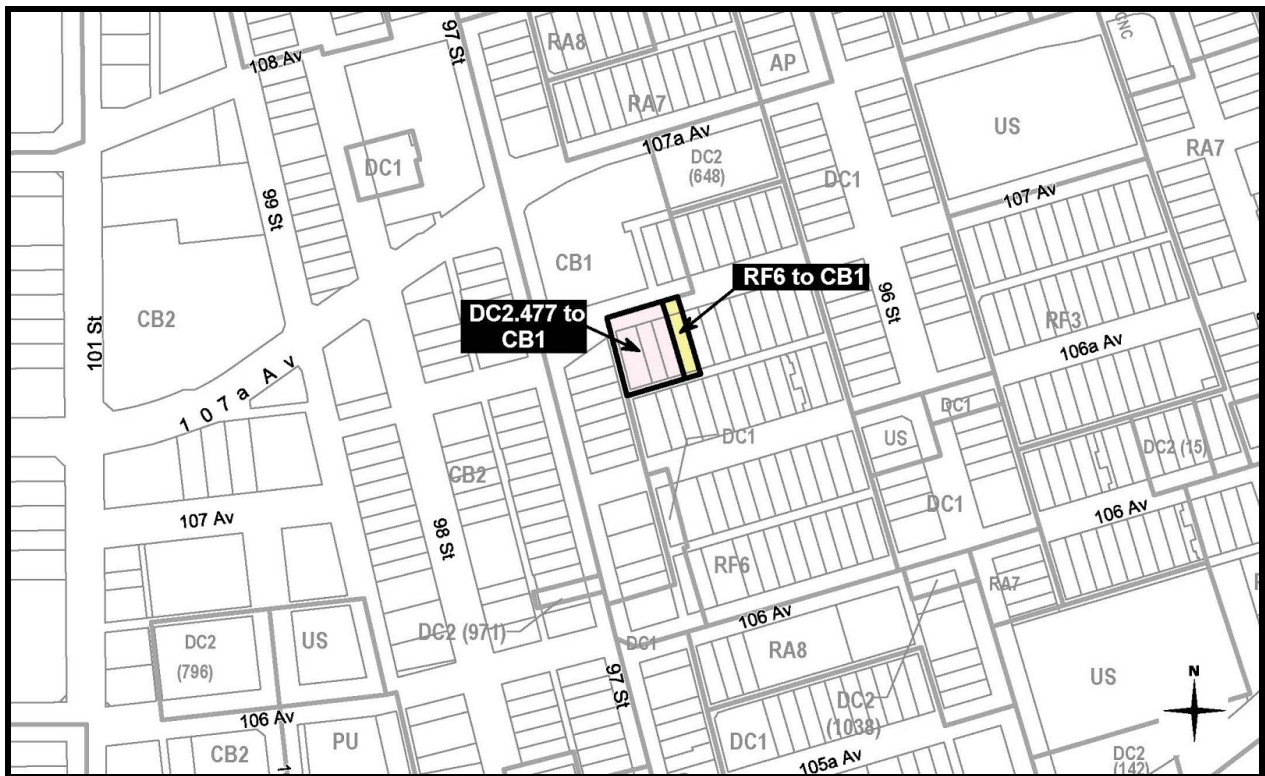


# ADMINISTRATION REPORT REZONING, PLAN AMENDMENT McCAULEY

**9639 - 107 Avenue NW**

**9643 - 107 Avenue NW**

To allow for for low intensity commercial, office and service uses



## RECOMMENDATION AND JUSTIFICATION

Administration is in **SUPPORT** of this application because it:

- increases the ongoing use and viability of an existing commercial building;
- ensures that any future redevelopment is pedestrian-oriented by providing visual interest, transparent storefront displays, and amenities for pedestrians; and
- is compatible with surrounding lower density residential uses.

## THE APPLICATION

1. BYLAW 19214 to amend 5 maps within the Boyle Street/McCauley Area Redevelopment Plan to move the entire rezoning site into the Chinatown North Special Commercial Sub-Area.
2. CHARTER BYLAW 19215 to amend the Zoning from a Site Specific Development Control Provision (DC2.477) and the (RF6) Medium Density Multiple Family Zone to the (CB1) Low Intensity Business Zone with the Main Streets Overlay.

The purpose of the (CB1) Low Intensity Business Zone with the Main Streets Overlay is to provide for low intensity commercial, office and service uses that encourage and strengthen the pedestrian-oriented character of Edmonton's main street commercial areas that are located in proximity to residential and transit-oriented areas, by providing visual interest, transparent storefront displays, and amenities for pedestrians.

## SITE AND SURROUNDING AREA

The site is located in the southwestern portion of McCauley, just off 97 Street NW, which functions as a pedestrian oriented shopping street for the Neighbourhood and also includes transit options.



AERIAL VIEW OF APPLICATION AREA



	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	<ul style="list-style-type: none"> <li>• (DC2.477) Site Specific Development Control Provision</li> <li>• (RF6) Medium Density Multiple Family Zone</li> </ul>	<ul style="list-style-type: none"> <li>• 2 Storey Commercial Building</li> <li>• Vacant lot</li> </ul>
<b>CONTEXT</b>		
North	<ul style="list-style-type: none"> <li>• (CB1) Low Intensity Business Zone with Main Streets Overlay</li> </ul>	<ul style="list-style-type: none"> <li>• 1 Storey Commercial Buildings</li> </ul>
East	<ul style="list-style-type: none"> <li>• (RF6) Medium Density Multiple Family Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Single Detached House</li> </ul>
South	<ul style="list-style-type: none"> <li>• (RF6) Medium Density Multiple Family Zone</li> </ul>	<ul style="list-style-type: none"> <li>• 2 Storey Commercial Building</li> <li>• Single Detached Houses</li> </ul>
West	<ul style="list-style-type: none"> <li>• (CB1) Low Intensity Business Zone with Main Streets Overlay</li> </ul>	<ul style="list-style-type: none"> <li>• 1 Storey Commercial Buildings</li> </ul>



VIEW OF DC2 ZONED BUILDING FROM 107 AVENUE NW



VIEW OF RF6 ZONED LOT FROM 107 AVENUE NW

## PLANNING ANALYSIS

The existing (DC2.477) Site Specific Development Control Provision was approved in 1998. The proposed (CB1) Low Intensity Business Zone (with Main Streets Overlay) would allow for a similar scale of development and is consistent with the majority of the 97 Street NW corridor in this area. Even though the scale is similar in the two scenarios, the existing DC2 Provision has a more limited range of uses. These uses include the following (note that these are Uses from the Land Use Bylaw 5996 and not the same as those found in the current Zoning Bylaw 12800):

- Apartment Housing
- General Retail
- Minor Eating and Drinking Establishments
- Minor Home Occupation
- Personal Service Shops
- Professional, Financial and Office Support Services

The main purpose of the current DC2 Provision was to allow for the parking requirements of the time to be met by using parking areas off site. Because of significant changes to the Zoning Bylaw regarding parking requirements over the past 2 decades, including the creation of the Main Street Overlay, there is no longer a need to address parking requirements in this way. There are plenty of commercial uses that could be developed at this site and satisfy parking requirements through typical on site parking.

The proposed CB1 Zone expands the commercial opportunities for this site to align them with the opportunities across 107 Avenue NW to the north and along 97 Street NW to the west. Expanding the Main Streets Overlay to include these properties ensures any future redevelopment is pedestrian-oriented by providing visual interest, transparent storefront displays, and amenities for pedestrians.

This application would expand the commercial zoning by one lot into the interior of the neighbourhood but this is consistent with the depth of commercial zoning across 107 Avenue NW to the north. Moreover, the CB1 Zone is specifically designed for sites that border residential areas and is designed to ensure commercial development is sensitive and in scale with surrounding residential uses.

## **PLANS IN EFFECT**

The Boyle Street/McCauley Area Redevelopment Plan applies to this site. Currently, the portion of the site zoned DC2 Provision is part of the Chinatown North Special Commercial Sub-Area and the portion zoned RF6 is within the Housing Renewal & Transition Sub-Area. The proposed amendment would amend 5 maps to move the entire rezoning site into the Chinatown North Special Commercial Sub-Area. The purpose of the Chinatown North Special Commercial Sub-Area is to provide a primary area for small scale commercial development, including expansion opportunities, which will take advantage of the area's proximity to the Downtown and the existing multicultural elements. The proposed CB1 Zone helps achieve these objectives by increasing the commercial opportunities for a site that has a history of commercial development that is compatible with the surrounding residential area.

## **TECHNICAL REVIEW**

All comments from affected City Departments and utility agencies have been addressed.

## **PUBLIC ENGAGEMENT**

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### **ADVANCE NOTICE**

September 17, 2019

- Number of recipients: 55
  - Number of responses received: 1
  - The one response was from a nearby resident who was concerned about this rezoning leading to another pharmacy in the area. They believe that there are too many and that this is contributing to an opioid crisis and not in the best interests of the health of the community.
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**WEBPAGE**

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- [www.edmonton.ca/McCauley](http://www.edmonton.ca/McCauley)

In response to the concern about the potential proliferation of pharmacies in the area, it should be noted that the current (DC2.477) Site Specific Development Control Provision that applies to the existing commercial building would already allow this type of business through the General Retail Use. There are no regulations in the Zoning Bylaw to limit concentrations of pharmacies.

The proposed zoning would continue to allow the opportunity for a pharmacy, but also a much greater range of other commercial uses as well. The expanded and varied types of commercial opportunities under the proposed zone should help encourage a diversity of businesses in the area.

## **CONCLUSION**

Administration recommends that City Council **APPROVE** this application.

## **APPENDICES**

- 1 Application Summary

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Plan Amendment, Rezoning
Bylaw/Charter Bylaw:	19214, 19215
Location:	East of 97 Street NW, south of 107 Avenue NW
Addresses:	9639 - 107 Avenue NW 9643 - 107 Avenue NW
Legal Descriptions:	Lots 17-20, Block 22, Plan ND
Site Area:	1628 m <sup>2</sup>
Neighbourhood:	McCauley
Notified Community Organization:	McCauley Community League
Applicant:	David Chan

### PLANNING FRAMEWORK

Current Zones:	(DC2.477) Site Specific Development Control Provision (RF6) Medium Density Multiple Family Zone
Proposed Zone and Overlay:	(CB1) Low Intensity Business Zone Main Streets Overlay
Plan in Effect:	Boyle Street/McCauley Area Redevelopment Plan
Historic Status:	None

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Branch: Development Services  
Section: Planning Coordination