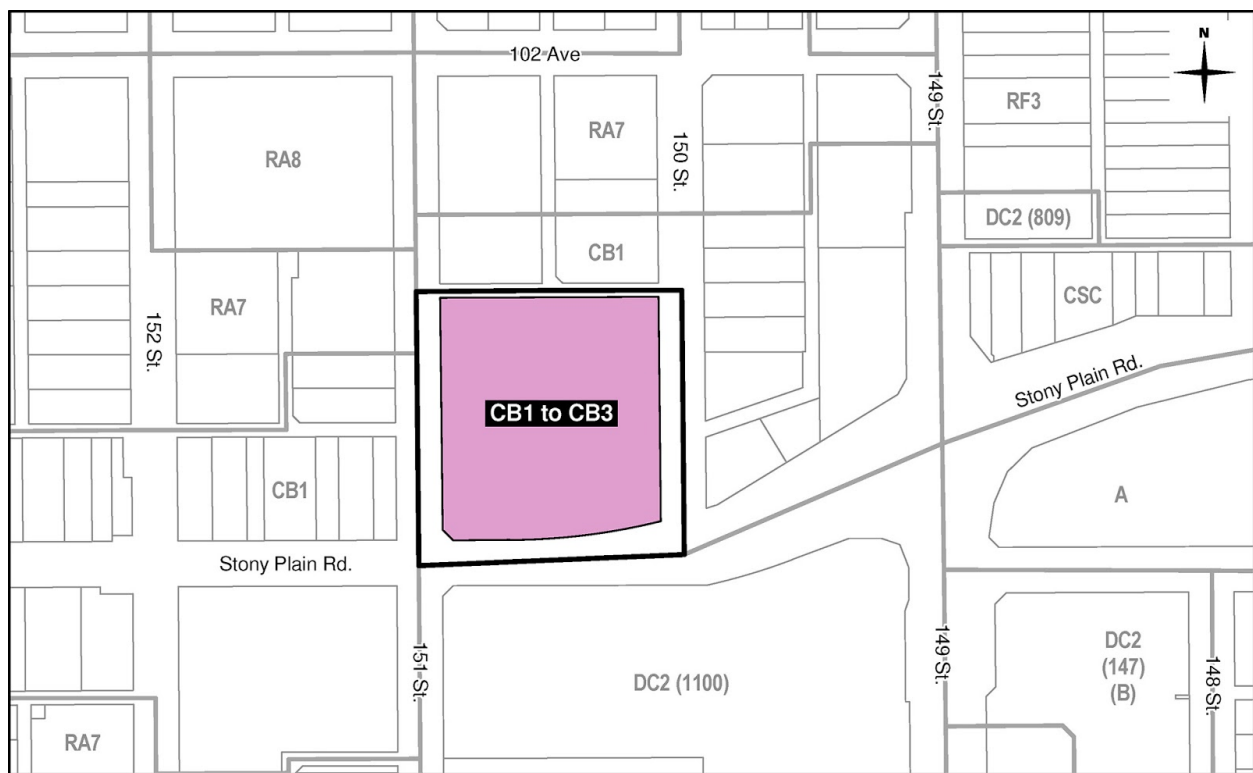




ADMINISTRATION REPORT **REZONING, PLAN AMENDMENT** CANORA

10116 150 Street NW

To allow for mixed-use development with a range of medium intensity commercial uses and opportunities for residential uses.



RECOMMENDATION AND JUSTIFICATION

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

- it provides the opportunity for a greater density and mix of uses adjacent to a future Light Rail Transit (LRT) stop;
- the site meets the locational criteria and purpose of the (CB3) Commercial Mixed Business Zone; and
- it meets the purpose and policies of the Jasper Place Area Redevelopment Plan for this site.

THE APPLICATION

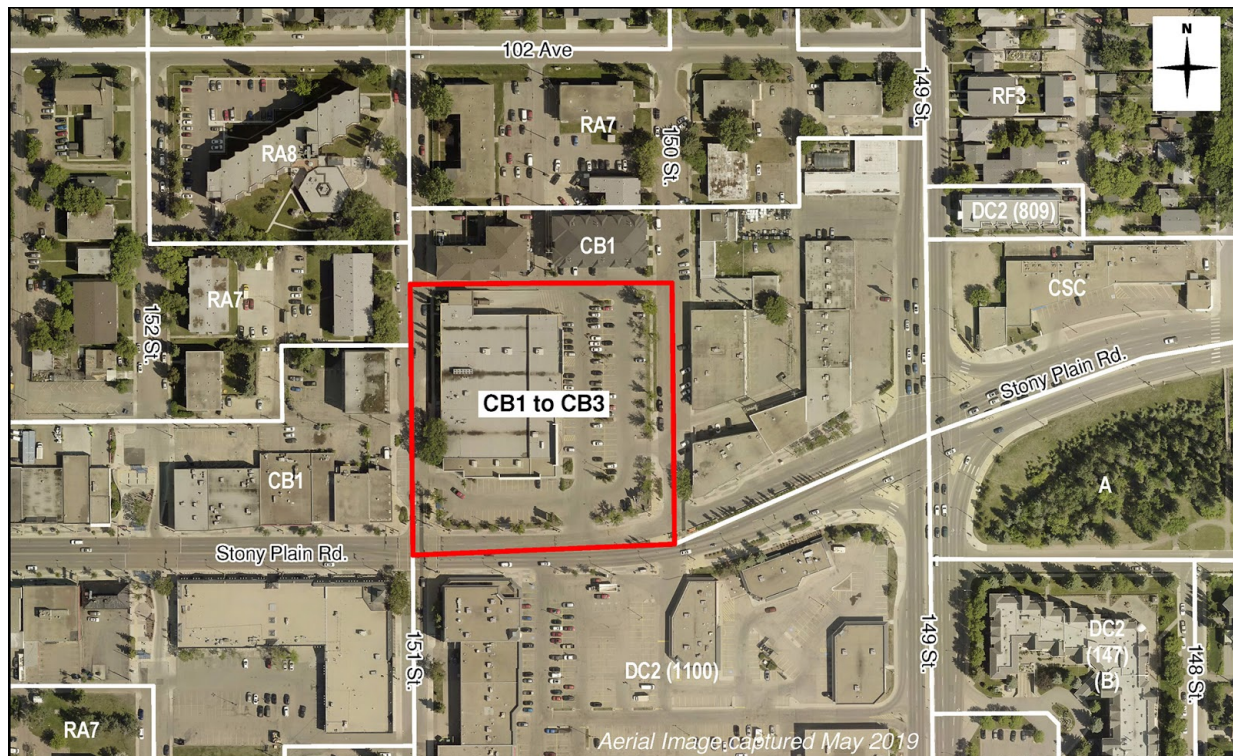
1. BYLAW 19184 to amend the Jasper Place Area Redevelopment Plan to allow an increased height maximum for this site, which is designated for a "Mixed use hub". The proposed standard zone meets the intent and policies for the designation, with the exception of the height maximum.
2. CHARTER BYLAW 19185 to amend the Zoning Bylaw from (CB1) Low Intensity Business Zone to (CB3) Commercial Mixed Business Zone.

The purpose of the proposed zone is to allow for a range of medium intensity commercial uses with enhanced opportunities for residential development in close proximity to high capacity transportation nodes. This Zone is not intended to accommodate "big box" style commercial development that utilizes significant amounts of surface parking.

SITE AND SURROUNDING AREA

The site is currently occupied by Jasper Gates Plaza, which consists of large format retail stores (currently Shoppers Drug Mart and No Frills) and a surface parking lot. The site is located immediately north of the future Valley Line West Stony Plain Road/149 Street LRT Stop. A portion of the site will be acquired as part of the preparations for the development of the LRT, bringing the site size from just larger than one hectare to just below one hectare.

Across Stony Plain Road to the south is the Jasper Gates Shopping Centre, which was recently rezoned to a DC2 Provision to allow a high density, mixed use development.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(CB1) Low Intensity Business Zone	Large format retail with surface parking
CONTEXT		
North	(CB1) Low Intensity Business Zone	3-Storey multi-unit residential with commercial at ground level
East	(CB1) Low Intensity Business Zone	2-Storey small scale commercial
South	(DC2) Site Specific Development Control Provision	Jasper Gates Shopping Centre
West	(RA7) Low Rise Apartment Zone (CB1) Low Intensity Business Zone	3-Storey multi-unit residential 1-Storey small scale commercial 3-Storey multi-unit residential with commercial at ground level



SITE LOOKING WEST FROM 150 STREET NW



SITE LOOKING NORTHEAST FROM STONY PLAIN ROAD AND 151 STREET NW

PLANNING ANALYSIS

LAND USE COMPATIBILITY

This site is located directly adjacent on the north side of the future Valley Line West Stony Plain Road/149 Street LRT Stop. This application for rezoning would complement the recently approved rezoning for mixed use development on the Jasper Gates site, which is located on the opposite/south side of the LRT stop. Together, these sites would create a mixed use node to animate and activate the street around the LRT. The Jasper Gates redevelopment was approved through a (DC2) Site Specific Development Control Provision due to the site size and the developer's intent for multiple towers requiring an interior road network. As the subject site will be less than a hectare and does not have the same complexities as a large site, this creates an optimal situation for the redevelopment of this site to a higher intensity development supporting both commercial and residential uses through the use of a standard zone.

Due to the site's location along Stony Plain Road and adjacent to the future LRT stop, the Main Streets Overlay (MSO) applies to the whole site, including the current CB1 Zoning. The CB1 Zone is intended for low intensity commercial office and service uses, with the opportunity for multi-unit housing above. The maximum height allowed is 14.5 metres (approximately 4 storeys), with a maximum Floor Area Ratio (FAR) of 3.5. With the site's prime location at the doorstep of the LRT stop, it was determined that zoning for higher intensity would be appropriate.

The MSO together with the proposed CB3 Zone would allow for mixed use development with the requirement to address the surrounding streetscapes (Stony Plain Road, 150 and 151 Streets NW) with pedestrian oriented design elements. This includes the requirement for pedestrian scaled commercial uses along Stony Plain Road, with the option for commercial or residential uses along 150 and 151 Streets NW. Along with other design criteria to encourage a pedestrian oriented streetscape, any development higher than 23 metres or six storeys would require a podium with setbacks above a maximum of 3 storeys.

In addition to the streetscape requirements, the CB3 Zone includes regulations that encourage compatibility with the surrounding development. The zone includes size limitations on certain commercial use classes, as it is not intended to accommodate big box style commercial development with surface parking lots. As well, the zone would allow a maximum FAR of 4.0 for non-residential uses, 6.0 for residential uses and 7.0 for mixed use buildings. The maximum building height would be 36.0 metres, with opportunity to increase up to 45.0 metres if the additional height accommodates residential uses. Adverse environmental impacts to surrounding development such as wind and sun shadowing are to be considered and minimized if this additional height is proposed. The regulations contained within this zone and overlay would allow for an appropriately scaled development considering the context.

PLAN IN EFFECT

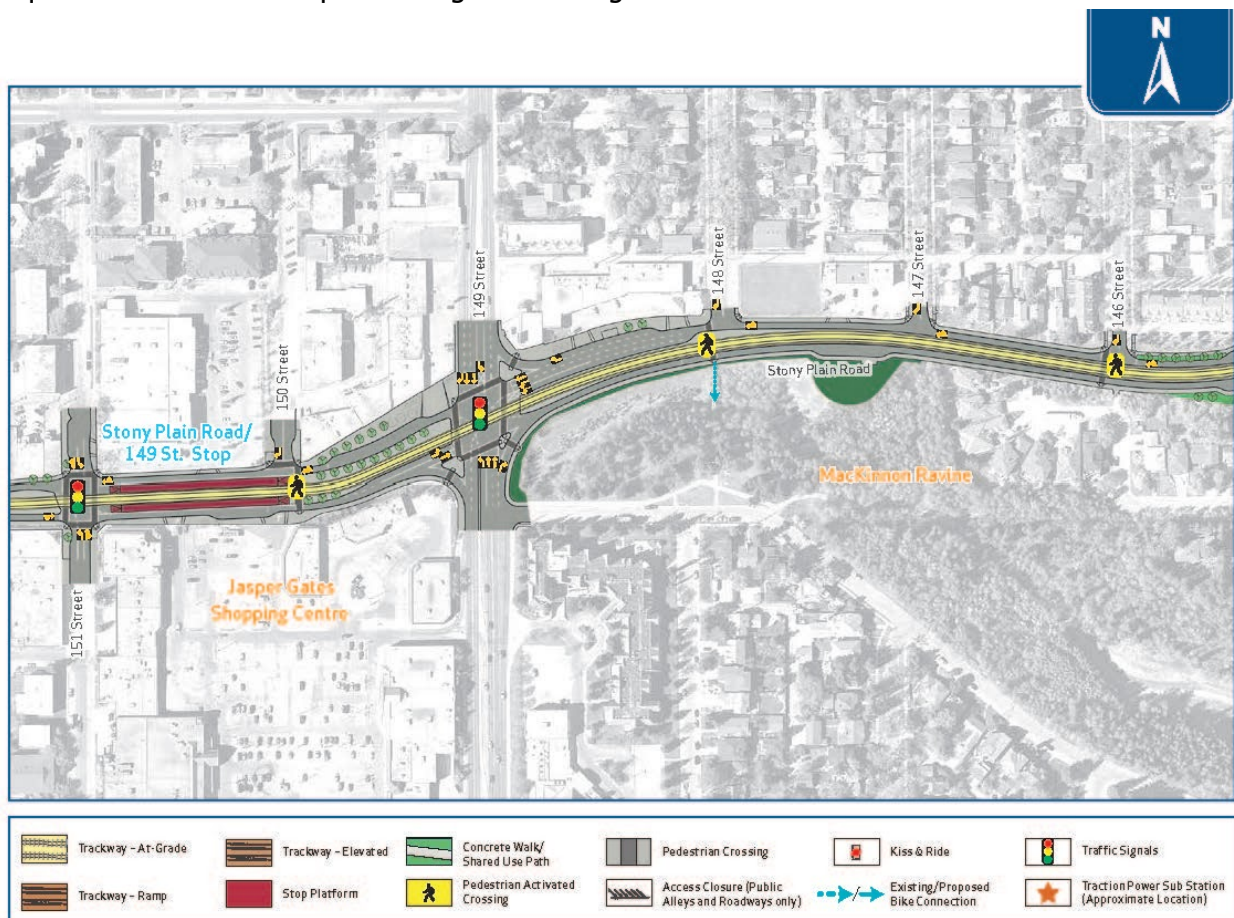
The Jasper Place Area Redevelopment Plan provides guidance and policy direction for development in this area, with this site being designated for "Mixed use hubs" within the Stony Plain Road focus area. The purpose of this designation is to provide an active, mixed use, pedestrian oriented street and serves as a destination shopping area. There are several policies within this section which are to be considered when rezoning, and these are met with the

proposed CB3 Zone and Main Streets Overlay. These include items such as parking at, or accessed from the rear, mixed use buildings with active commercial frontages at ground level and high quality design.

There are specific policies that apply to sites with a size over one hectare. While this site currently is larger than one hectare, the LRT expansion will be acquiring a portion of the site, to reduce it below one hectare. These policies relate to an internal street grid, direct pedestrian access through the site to the LRT Stop and a transit plaza. In the unlikely event that the land is not acquired, these items are achievable for the site under the proposed CB3 Zone.

INTEGRATION WITH LRT STOP

The LRT Stop at this location will be in the centre of Stony Plain Road with one lane of traffic on either side. This would mean that pedestrian traffic would not spill out directly onto the sidewalk, but rather would arrive via the two pedestrian crosswalks at either end of the stop. The pedestrian oriented nature of development under the MSO and CB3 Zone will help accommodate a pedestrian oriented environment. With the reduced site size, there will not be a requirement for a transit plaza along this frontage.



It is important to note that no designs have been submitted, as this application proposes the use of a standard zone. Exact building design will be determined at the Development Permit stage. It has been determined that the regulations in the MSO and CB3 Zone together are

sufficient for this site to ensure a pedestrian oriented design that is compatible and sensitive to the surrounding development and meeting the objectives of the ARP.

TECHNICAL REVIEW

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

PARKING, LOADING AND VEHICULAR ACCESS

Access to and from the site will be reviewed upon submission of a detailed site plan. Vehicular access limitations will be imposed by the future Valley Line West LRT, and regulations of the CB3 Zone and MSO will ensure pedestrians are given priority with the proximity to the LRT Stop.

PUBLIC ENGAGEMENT

ADVANCE NOTICE August 6, 2019	<ul style="list-style-type: none">• Number of recipients: 89• One response with questions only
PUBLIC MEETING	<ul style="list-style-type: none">• Not held
WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/canora

CONCLUSION

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

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendment, Rezoning
Bylaw/Charter Bylaw:	19184/19185
Location:	North of Stony Plain Road NW between 150 & 151 Street NW
Address:	10116 150 Street NW
Legal Description:	Lot 17, Block 59, Plan 208KS
Site Area:	1.0 ha
Neighbourhood:	Canora
Notified Community Organizations:	Canora Community League West Jasper-Sherwood Community League Stony Plain Road and Area Business Improvement Area
Applicant:	Jasper Gates GP Ltd. and Jasper Gates 150 Street Holdings Ltd.

PLANNING FRAMEWORK

Current Zone and Overlay:	(CB1) Low Intensity Business Zone Main Streets Overlay
Proposed Zone(s) and Overlay(s):	(CB3) Commercial Mixed Business Zone Main Streets Overlay
Plan in Effect:	Jasper Place Area Redevelopment Plan
Historic Status:	None

Written By:	Heather Vander Hoek
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination