



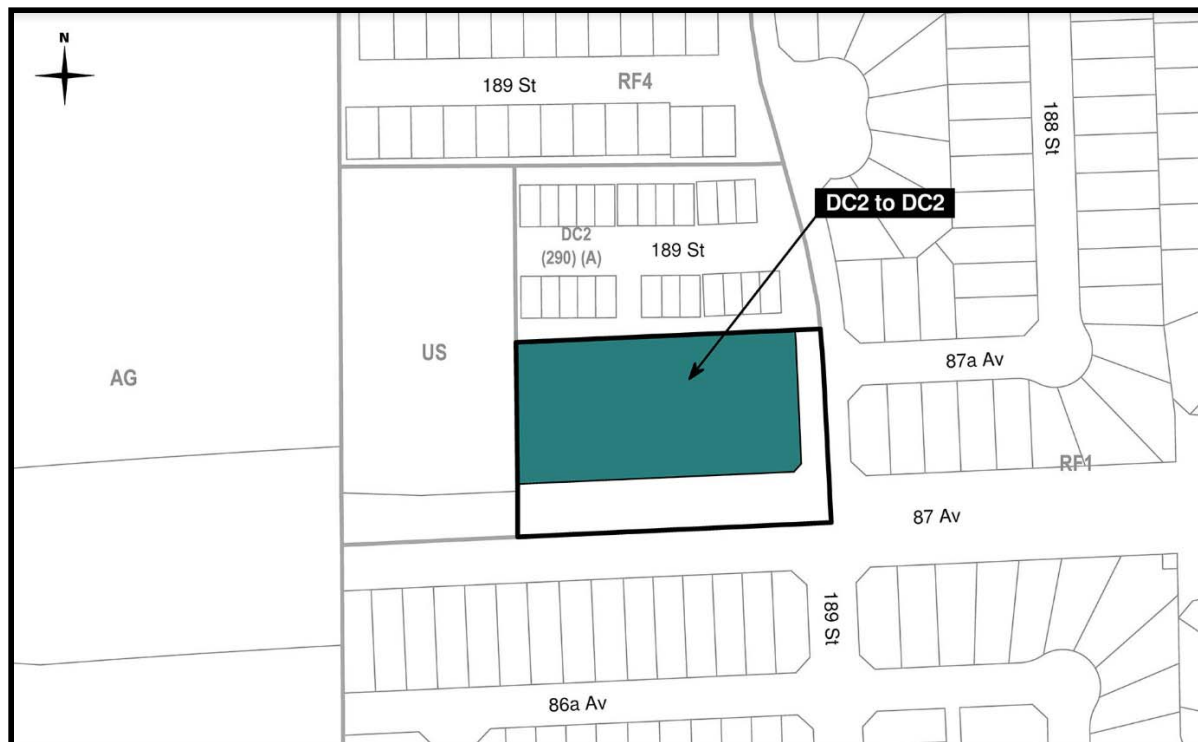
# ADMINISTRATION REPORT

## REZONING

### Belmead

## 18904 - 87 AVENUE NW

To allow for a broader range of commercial uses and the opportunity for multi-unit housing above ground floor commercial uses.



## RECOMMENDATION AND JUSTIFICATION

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

- will increase the range of commercial uses to serve local and surrounding residents;
- will provide an opportunity for residential uses;
- proposes increased density along the future Valley Line West LRT route, providing access to amenities and alternative modes of transportation;
- will be compatible with surrounding land uses; and
- conforms to the Belmead Neighbourhood Structure Plan.

## THE APPLICATION

CHARTER BYLAW 19006 proposes to amend the Zoning Bylaw from (DC2) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision to allow a broader range of commercial uses that serve local and surrounding residents including: general retail, bars and neighbourhood pubs, drive-in services, and restaurants. It will also provide the opportunity for multi-unit housing above ground floor commercial.

The scope and scale of the new Zone is based upon the (CB1) Low Intensity Business Zone and is consistent with the function of a neighbourhood commercial land use allowing for both residential and commercial uses.

## SITE AND SURROUNDING AREA

The subject site is located on a corner lot at the intersection of an arterial and collector Roadway (87 Avenue NW and 189 Street NW). The site currently contains an existing commercial building which includes a gas bar, professional office and services, and retail commercial services. Lands to the north contain row housing units and is buffered from the existing commercial with a 3.0 m landscaped yard.



AERIAL VIEW OF APPLICATION AREA



3D VIEW OF APPLICATION AREA

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(DC2) Site Specific Development Control Provision	Commercial building
<b>CONTEXT</b>		
North	(DC2) Site Specific Development Control Provision	Row housing units
East	(RF1)	Single family homes
South	(RF1) Single Detached Residential Zone	Arterial Roadway (87 Ave NW) Single family homes
West	(US) Urban Services Zone	Church

## PLANNING ANALYSIS

Land uses for the area are guided by the Belmead Neighbourhood Structure Plan (NSP) which designates the subject site for neighbourhood commercial uses. The site is on a corner lot, provides convenient access along 87 Avenue NW and 189 Street NW with good visibility. Furthermore, the subject site is the only designated location for neighbourhood commercial uses in the neighbourhood to meet daily needs of local residents.

The proposed DC2 Provision is based on the (CB1) Zone which provides for low intensity commercial, office and service uses as well as opportunity for apartment residential uses. The site is suitable for the intended uses as it is located along an arterial roadway.

The DC2 Provision broadens the list of commercial uses and adds multi-unit housing use. The addition of multi-unit housing use will provide housing choice and increased residential density along a future LRT line. Furthermore, the DC2 Provision includes regulations to ensure

appropriate setbacks and stepbacks, recessed balconies and design techniques to minimize massing and/or shadow impacts to surrounding development. A zoning comparison chart is provided below to illustrate the permissions proposed by the DC2 Provision:

<b>Zoning Comparison Chart</b>		
<b>Regulation</b>	<b>Current: DC2 Provision</b>	<b>Proposed: DC2 Provision</b>
<b>Height</b>	7.5 m	12 m Commercial Uses 14.5 Residential Uses
<b>FAR</b>	1.0	1.0
<b>Building Setbacks</b> West Setback (from US Zone) East Setback (from 189 St.) North Setback (from DC2)  South Setback (from 87 Ave.)	None 4.5 m 6.0 m  6.0 m	3.0 m 6.0 m 6.0 m with stepback to 8.5 m for portion of building height > 10 m 3.0 m

The proposed development provides a height which is greater than what is allowed under the current DC2 Provision, due in part to the additional residential component. The development is able to provide appropriate setbacks and stepbacks, particularly along the site’s northern and eastern edges to mitigate the impact of the proposed increase in height.

The arterial road to the south, 87 Avenue NW, is planned to include a portion of the future Valley Line West LRT route. Some road widening will be required as part of the LRT construction. Once LRT is developed, a 3.5 m shared use path will be developed along the site’s frontage and will improve pedestrian and bicycle connectivity through existing and surrounding neighbourhoods. The site is currently served by alternative modes of transportation including an existing bus stop conveniently located in front of the subject site and active bus routes along both 87 Avenue NW and 189 Street NW.

The proposed zoning conforms to the intent of the Belmead NSP by providing commercial uses at this location. In addition, if residential uses are developed, it will increase density along the LRT line, and improve pedestrian and bicycle connectivity. Overall, the subject site provides convenient access with good visibility, and is compatible with existing and surrounding land uses.



## TECHNICAL REVIEW

Accesses from the site to 87 Avenue and 189 Street exist. The existing vehicular accesses from 87 Avenue to the site will require modifications to construct the proposed 3.5 m shared use path as part of the Valley Line West LRT at the time of future redevelopment of the site. Any modifications to the existing access to 189 Street will require the review and approval of Subdivision and Development Coordination.

A traffic study may be required to determine the impacts of the development traffic at the adjacent intersections at the development permit stage.

Connections to sanitary and storm servicing is available from the existing sewer system in the area. The proposed rezoning will not significantly impact the sewer system. Sewer requirements may be reassessed at the development permit stage if or when the site is redeveloped.

The proposed rezoning has been reviewed with consideration for the requirements of the Valley Line West LRT project along the southern boundary of the site (87 Avenue) and no conflicts have been identified. Some road widening will be required as part of the LRT construction.

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

## PUBLIC ENGAGEMENT

<p><b>ADVANCE NOTICE</b> Date: January 8 and 18, 2019</p>	<ul style="list-style-type: none"> <li>● Number of recipients: 79</li> <li>● Number of responses received 4:</li> <li>● Comments included:             <ul style="list-style-type: none"> <li>○ objection to increased range of commercial uses;</li> <li>○ concern about possible increased in noise and traffic volumes; and</li> <li>○ the postcard notice was too vague.</li> </ul> </li> </ul>
<p><b>PUBLIC MEETING</b></p>	<ul style="list-style-type: none"> <li>● Not held</li> </ul>
<p><b>WEBPAGE</b></p>	<ul style="list-style-type: none"> <li>● <a href="http://edmonton.ca/belmead">edmonton.ca/belmead</a></li> </ul>

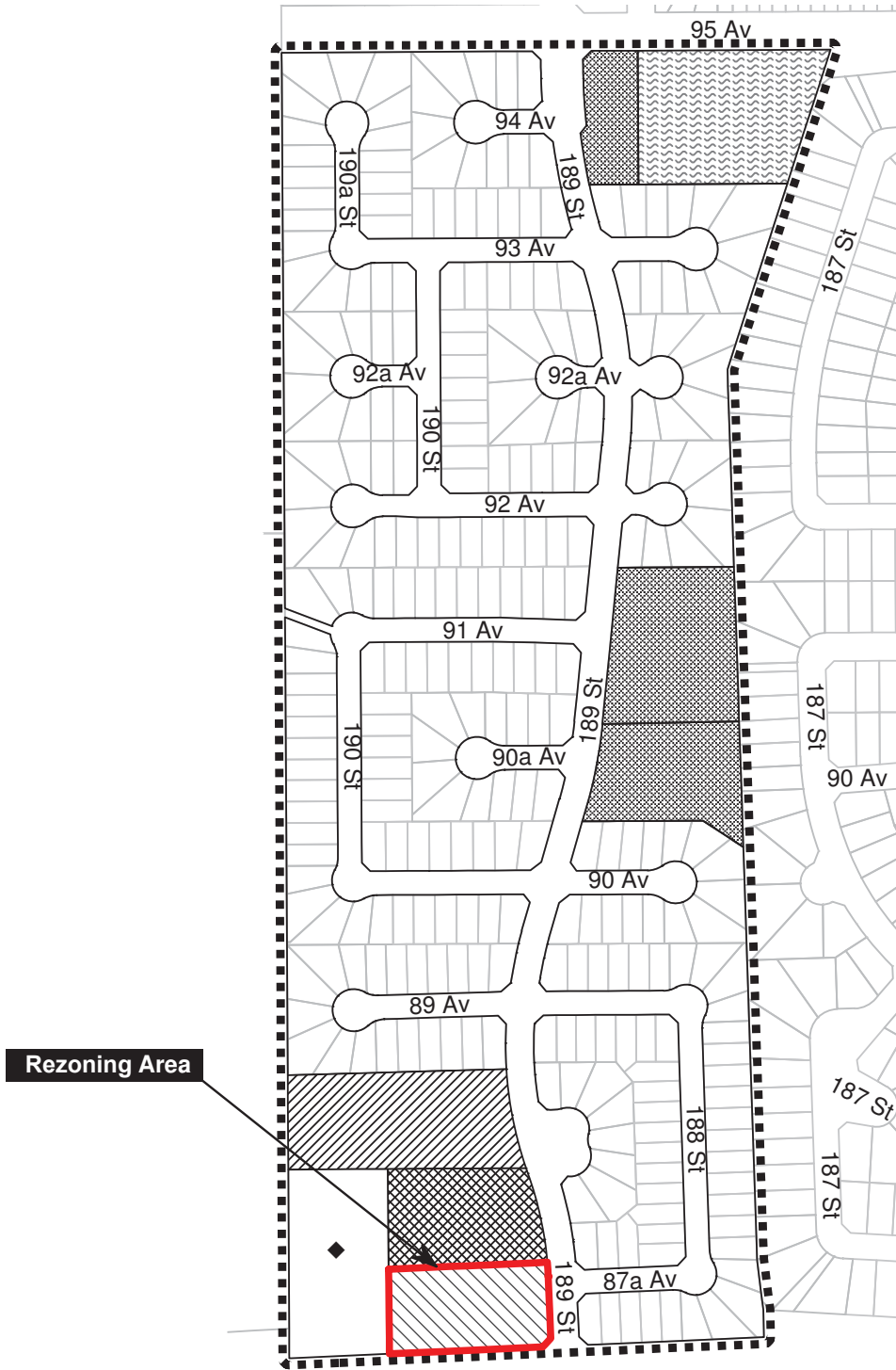
An advance notice was sent to surrounding property owners and the Aldergrove and Belmead Community Leagues, on January 8, 2019 and June 18, 2019, respectively. Three emails and one phone call were received in response. City Planning staff contacted the concerned residents and provided additional information and clarity about the proposed DC2 Provision.

## CONCLUSION

Administration recommends that City Council **APPROVE** this Charter Bylaw.









## APPENDICES

- 1 Context Plan Map
- 2 DC2 Tracked Changes
- 3 Application Summary



**BELMEAD**  
 NEIGHBOURHOOD STRUCTURE PLAN  
 (as amended)



- |   |                              |   |                                |
|---|------------------------------|---|--------------------------------|
|  | Single Detached Residential  |  | Stormwater Management Facility |
|  | Semi-Detached Residential    |  | Religious Assembly             |
|  | Row Housing (Direct Control) |  | N.S.P. Boundary                |
|  | Commercial                   |   |                                |
|  | Park                         |   |                                |

**Note:** Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

## (DC2) Site Specific Development Control Provision Part IV Edmonton Zoning Bylaw

### ~~Section DC2.498~~

~~Bylaw 11918 (As Amended)  
March 16, 1999~~

#### ~~DC2.498.1. General Purpose~~

~~To accommodate a commercial development that serves the day-to-day needs of the community, with the opportunity for medium density residential Uses designed in a manner that is compatible with adjacent residential Uses.~~

~~To establish a Site Specific Development Control District for convenience commercial and personal service uses which are intended to serve the day-to-day needs of local residents, and to prescribe development criteria which will ensure that the commercial development is compatible with the adjacent residential uses.~~

#### ~~DC2.498.2. Area of Application~~

~~This provision shall apply to Lot 126, Block 83, Plan 9322378, within the Belmead Neighbourhood as shown on Schedule "A" of this Bylaw.~~

~~This DC5 District shall apply to a Lot 126, Block 83, Plan 932 2378, **Belmead**, as shown on Schedule "A" appended to the Bylaw adopting this DC5 District.~~

#### ~~DC2.498.3. Uses~~

- ~~a. Alcohol Sales, Minor~~
- ~~1. Bars and Neighbourhood Pubs~~
- ~~2. Breweries, Wineries and Distilleries~~
- ~~3. Business Support Services~~
- ~~4. Cannabis Lounge~~
- ~~5. Cannabis Retail Sales~~
- ~~6. Child Care Services~~
- ~~4-7. Commercial Schools~~
- ~~8. Convenience Retail Stores~~
- ~~9. Creation and Production Establishments~~
- ~~10. Drive-in Food Services~~
- ~~2-11. Equipment Rentals~~
- ~~3-12. Gas Bars~~
- ~~4-13. General Retail Stores~~
- ~~5-14. Health Services~~
- ~~15. Indoor Participant Recreation Services~~
- ~~16. Liquor Stores~~
- ~~17. Live Work Units~~
- ~~6-18. Media Studios~~
- ~~19. Minor Eating and Drinking Amusement Establishments, subject to the provisions of Section 5(e)~~



- ~~20.~~ Minor Home Based Business
- ~~21.~~ Minor Service Stations
- ~~22.~~ Mobile Catering Food Services
- ~~23.~~ Multi-Unit Housing
- ~~7-24.~~ Private Clubs
- ~~25.~~ Personal Service Shops
- ~~8-26.~~ Private Education Services
- ~~9-27.~~ Professional, Financial and Office Support Services
- ~~28.~~ Residential Sales Centres
- ~~29.~~ Restaurants
- ~~30.~~ Secondhand Stores
- ~~31.~~ Special Events
- ~~32.~~ Specialty Food Services
- ~~33.~~ Urban Gardens
- ~~34.~~ Urban Indoor Farms
- ~~35.~~ Urban Outdoor Farms
- ~~36.~~ Minor-Veterinary Services
- ~~37.~~ Fascia On-premises Signs
- ~~38.~~ Freestanding On-premises Signs
- ~~39.~~ Projecting On-premises Signs
- ~~10-40.~~ Temporary On-premises Signs

#### ~~DC2.498.4.~~ **Development Criteria**

- ~~a.~~ The maximum gross floor area of any individual business premise shall not exceed 350 m<sup>2</sup>. The Development Officer may allow an individual business premise to have a gross floor area up to 500 m<sup>2</sup>, provided that in his opinion the proposed business would not adversely affect the amenity and enjoyment of the surrounding residential land uses.
- 1. The maximum floor ~~A~~ Area Ratio (FAR) shall be 1.0.
- ~~2.~~ The maximum building Height shall be 12.0 m for commercial Uses. This Height may be extended to 14.5 m for Multi-Unit Housing.
- ~~b.~~ maximum building height shall not exceed 7.5 m nor one storey.
- ~~3.~~ A minimum Setback of 6.0 m shall be required along the north and east Lot lines.
- ~~4.~~ A minimum Setback of 3.0 m shall be required along the south and west Lot lines.
- ~~c.~~ A landscaped yard, a minimum of 4.5 m, shall be required adjacent to the east property line of the site. A landscaped yard, a minimum of 3.0 m, shall be required adjacent to the south property line of the site. A minimum building setback of 6 m shall be required adjacent to the south property line of the site. The landscaping of the yards shall include the planting of a minimum of 3 deciduous trees (a minimum

of 7.6 cm in caliper), 3 coniferous trees (a minimum of 3 m in height) and 10 shrubs for each 40 m of frontage, planted in groupings that enhance the overall appearance of the site, to the satisfaction of the Development Officer.

- d. ~~A minimum landscaped yard of 3.0 m shall be required adjacent to the north property line of the site. A minimum building setback of 6 m, except for those uses specified in Clause 5(a), shall be required adjacent to the north property line of the site. The required yard shall be landscaped with mature coniferous trees (a minimum of 3 m in height), and deciduous trees (a minimum caliper of 7.6 cm), so as to substantially screen the site from the adjacent area designated for residential development. These trees shall be planted a minimum intervals of 4.6 m.~~
5. Each use of Bars and Neighbourhood Pubs and Restaurants shall be limited to 200 occupants and 240 m<sup>2</sup> of Public Space.
  6. Specialty Food Services shall be limited to 100 occupants and 120 m<sup>2</sup> of Public Space.
  7. Equipment Rentals shall ensure that all equipment and goods for rent are contained within an enclosed building.
  8. Multi-Unit Housing may only be permitted above a commercial building. Multi-Unit Housing shall be designed and sited so as to minimize any impacts from the commercial component and adjacent Residential Uses to the north related to noise, traffic circulation and/or loss of privacy.
  9. For Buildings over 10.0 m in Height, the portion of the building above this Height shall require a minimum Setback of 8.5 m from the north Lot line.
  10. Multi-Unit Housing shall have access at ground level, which is separate from the access for the non-Residential and non-Residential Related Uses.
  11. Notwithstanding the Zoning Bylaw Sign Schedule 59H, Signs shall be provided in accordance with Schedule 59F of the Zoning Bylaw.
  12. For the areas and buffers depicted in Appendix I prior to the issuance of a Development Permit, excluding a development permit for demolition, excavation or signage, Environmental Site Assessment (ESA) work such as, but not limited to, additional Phase II ESAs, Remedial Action Plan(s), and/or Risk Management Plan(s), may be required at the discretion of the Development Officer in consultation with the Environmental Planner, to be submitted and reviewed to the satisfaction of the Development Officer. The Development Officer shall impose any Development Permit conditions necessary, prior to the release of the drawings for Building Permit review, to ensure that the Site is suitable for the full range of uses contemplated in the Development Permit application.

## **5. Development Regulations- Vehicular Oriented Uses**

1. Drive-in Food Services, Gas Bars, Minor Service Stations shall comply with the regulations of the Zoning Bylaw, except that, where both commercial and residential uses are on the same site:
  - i. Gas Bars, and Minor Service Stations shall be located not less than 15.0 m from any portion of a building containing a Residential or Residential-related Use. This distance shall be measured from the closest pump island, fill pipes, vent pipes, drive-through vehicle service or service station to the Residential Use. This Setback distance may be reduced at the discretion of the Development Officer if the Development Officer is satisfied that impacts on the Residential or Residential-related Use shall be minimal due to structural and design measures incorporated into the proposed development.
  - ii. Drive-in Food Services and associated access aisles and queuing spaces shall be located not less than 20 m from any portion of a building containing a Residential or Residential-related Use. This Setback distance may be reduced at the discretion of the Development Officer if the Development Officer is satisfied that impacts on the Residential or Residential-related Use shall be minimal due to structural and design measures incorporated into the proposed development.

- iii. Where Drive-in Food Services and associated access aisles and queuing spaces are located within 30 m of a building containing a Residential or Residential-related Use, notwithstanding Section 7(3), the following Fencing, Screening and Landscaping requirements shall apply:
  - a. Solid, screen Fencing constructed of wood or suitable wood-like synthetic substitute, 1.83 m in Height; and
  - b. Required Fencing shall be augmented with tree and shrub planting designed to soften the visual effect of the required Fencing, and shall be provided in accordance with the standards identified in Section 55.
- iv. The location, orientation and setback of drive-through service windows shall be to the satisfaction of the Development Officer in consultation with Transportation Services, having regard to the minimization of on-site and off-site traffic impacts.

## **6. Parking, Loading and Access**

1. Vehicular access shall be from the adjacent public roadways, to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination.
2. Loading, storage and waste collection areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent Sites and public roadways.
3. Parking, loading and passenger drop-off areas shall be designed to minimize pedestrian-vehicle conflicts and prioritize pedestrian movement through the Site.

## **7. Landscaping**

1. When required to be submitted as part of a Development Permit application, a Landscape Plan prepared by a Landscape Architect, registered with the Alberta Association of Landscape Architects (ALAA), shall be submitted for review and approval by the Development Officer.
2. 20 percent additional Landscaping above the Zoning Bylaw requirements shall be provided along the north Lot line to provide a Landscaped buffer and visual screening to the satisfaction of the Development Officer.
3. A 1.83m high screen fence shall be required along the north Lot line. Continuous screen fencing of a solid design, a minimum of 1.8 m in height, shall be provided adjacent to the north property line of the site.

## **8. Urban Design Regulations**

1. Building design shall use a variety of architectural elements and treatments, materials, colours, and articulation to break up the massing, add architectural interest and provide human-scale development.
2. Building materials must be durable, high quality and appropriate for the development. The contextual fit, design, proportion, quality, texture, and application of various finishing materials shall be to the satisfaction of the Development Officer. To ensure that a high standard of appearance and a sensitive transition to the surrounding land uses are achieved, detailed landscaping plans shall be submitted with the initial development permit application for approval by the Development Officer which, in the opinion of the Development Officer, comply with the landscaping requirements specified by Clauses 4(d), 4(e), and 4(f) of this district
3. Lighting shall be designed and finished in a manner consistent with the design and finishing of the development and shall enhance the appearance of the building, minimize light pollution, and ensure a safe well-lit environment, to the satisfaction of the Development Officer. The Development Officer shall require the applicant to provide a plan showing the location and details of perimeter lighting to ensure adequate lighting.
4. Weather protection in the form of a canopy or other architectural elements shall be provided at above ground floor entrances to create a comfortable environment for pedestrians.
5. All mechanical equipment, including roof mechanical units, shall be concealed by screening in a manner compatible with the architectural character of the building or concealed by incorporating it within the building, to the satisfaction of the Development Officer.
- 4.6. The ground floor Façade facing a public roadway shall have a minimum of 70% clear, non-reflective glazing on the exterior of the ground floor to promote pedestrian interaction and safety. The proportion of glazing is calculated as a percent of linear meters at 1.5m above finished Grade.

## **8. Crime Prevention Through Environmental Design**

1. A Crime Prevention Through Environmental Design Assessment shall be provided to the satisfaction of the Development Officer to ensure that the development provides a safe urban environment.

- ~~i. if the landscaping is not completed in accordance with the provisions of this District and the landscaping plan, within one growing season after the completion of the development, then the amount fixed shall be drawn upon by the City, to the extent required to complete the required landscaping; and~~
- ~~ii. the Development Officer shall not release the letter of credit until an inspection of the site has demonstrated that the landscaping has been well maintained and is in a healthy condition two growing seasons after completion of the landscaping.~~
  - ~~a. Development in the District shall be evaluated with respect to compliance with the General Development Regulations of Sections 50 to 79, inclusive, of the Land Use Bylaw.~~
  - ~~b. The Development Officer may grant relaxations to Sections 50 to 79, inclusive, of the Land Use Bylaw and the provisions of this District, if in his opinion such a variance would be in keeping with the general purpose of this District and would not affect the amenities, use and enjoyment of neighbouring properties.~~

~~**DG2.498.5. Additional Development Criteria for Specific Uses**~~

- ~~a. Gas Bars shall have a minimum building setback of 20 m from the northern and eastern boundaries of the site and shall be developed in accordance with Section 82 of the Land Use Bylaw and the following additional criteria:~~
  - ~~i. the design, finishing, and siting of development, including the orientation of gas pumps islands, shall be to the satisfaction of the Development Officer having regard to achieving a consistent and compatible relationship with the overall design and finishing of the project, ensuring a high standard of appearance when viewed from adjacent public roadways, and minimizing traffic circulation conflicts both off and on-site; and~~
  - ~~ii. any canopy located over the gas pumps islands shall be designed and finished in a manner consistent with the design and finishing of the principal building, with the overall height and scale of the canopy to be to the satisfaction of the Development Officer, such that the canopy is not obtrusive and maintains consistency with the eave line of the principal buildings.~~
- ~~b. Residential Sales Centres shall be developed in accordance with Section 95 of the Land Use Bylaw.~~
- ~~c. Minor Eating Establishments are restricted to donut shops and takeout restaurants without drive-throughs or seating. Donut shops shall be defined as minor restaurants which serve a limited range of convenience food products such as donuts, or other similar type products.~~
- ~~d. Minor Alcohol Sales shall be limited to a maximum size of 1250 sq. ft.~~

~~**DG2.498-MapAppendix I**~~

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19006
Location:	North of 87 Avenue NW west of 189 Street NW
Address:	18904 - 87 AVENUE NW
Legal Description:	Lot 126, Block 83, Plan 9322378
Site Area:	0.65 ha
Neighbourhood:	Belmead
Notified Community Organization(s):	Aldergrove and Belmead Community Leagues (advance notice sent out Jan 8 and June 18, 2019)
Applicant:	Chris Dulaba

### PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	(DC2) Site Specific Development Control Provision
Proposed Zone(s) and Overlay(s):	(DC2) Site Specific Development Control Provision
Plan(s) in Effect:	Belmead Neighbourhood Structure Plan
Historic Status:	None

Written By:	Vivian Gamache
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination