



CITY PLANNING REPORT **REZONING** QUEEN ALEXANDRA

A portion of 10571 - 76 Avenue NW

To allow for small scale commercial development.



RECOMMENDATION AND JUSTIFICATION

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

- it will facilitate a future subdivision that will allow for sensitive commercial and residential infill at an appropriate location enhancing the livability of the neighbourhood; and
- the slight expansion of the corner commercial site will not create a tangible change in land use impact.

THE APPLICATION

1. CHARTER BYLAW 19026 to amend the Zoning Bylaw from the (RF3) Small Scale Infill Development Zone with Mature Neighbourhood Overlay to the (CNC) Neighbourhood Convenience Commercial Zone.

The purpose of the proposed CNC Zone is to provide for convenience commercial and personal service uses, which are intended to serve the day-to-day needs of residents within residential neighbourhoods.

The rezoning would facilitate a future subdivision to increase the width of the commercial corner lot and change the widths of the 3 residential lots to the east.

SITE AND SURROUNDING AREA

The site is located on the south side of 76 Avenue NW, east of 106 Street NW, both collector roads. It is within walking distance of three schools and associated open spaces, including Rollie Miles Athletic Park, as well as the commercial core of Old Strathcona.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF3) Small Scale Infill Development Zone	Single Detached Housing
CONTEXT		
North	(AP) Public Parks Zone	Our Lady of Mount Carmel School Yard
East	(RF3) Small Scale Infill Development Zone	Single Detached Housing
South	(RF3) Small Scale Infill Development Zone	Single Detached Housing
West	(CNC) Neighbourhood Convenience Commercial Zone	2 Storey commercial building



VIEW OF SITE LOOKING SOUTH FROM 76 AVENUE NW SHOWING APPROXIMATE WIDTH OF REZONING AREA AND EXPANSION OF CORNER COMMERCIAL SITE (GREEN SHADING)

PLANNING ANALYSIS

LAND USE COMPATIBILITY

Both the (RF3) Small Scale Infill Development Zone and the (CNC) Neighbourhood Convenience Commercial Zone are appropriate at this location. The existing small scale commercial building on the corner has been in operation for several decades. The increase in the width of this commercial site by approximately 3.2 metres will not create a tangible change in land use impact from the existing conditions. If the expanded (CNC) site were to be redeveloped, the new building would have a very similar scale and intensity as the current building.

TECHNICAL REVIEW

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

Some minor infrastructure upgrades may be required at the Development Permit stage with the owner/developer responsible for the costs.

PUBLIC ENGAGEMENT

ADVANCE NOTICE July 8, 2019	<ul style="list-style-type: none">● Number of recipients: 32● Number of responses: 1<ul style="list-style-type: none">○ Generally supportive of slight expansion of commercial lot.○ Concerned about the architectural design of new buildings being compatible with the character of the area.○ Concerned about shadow impacts.
WEBPAGE	<ul style="list-style-type: none">● edmonton.ca/queenalexandra

As the application is for a standard zone, architectural design is not something that is regulated by the Zoning Bylaw to any level of detail. The maximum height of a building in the proposed CNC Zone is 10.0 m, which is compatible with the surrounding low scale residential uses primarily within the RF3 Zone. The maximum height in the RF3 Zone (with the Mature Neighbourhood Overlay) is 8.9 m. The shadow impacts would not be noticeably different than a new Single Detached House being built in the area.

CONCLUSION

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

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19026
Location:	South side of 76 Avenue NW, east of 106 Street NW
Address:	A portion of 10571 - 76 Avenue NW
Legal Description:	A portion of Lot 2, Block 48, Plan I25
Site Area:	Approximately 129 m ²
Neighbourhood:	Queen Alexandra
Notified Community Organization(s):	Queen Alexandra Community League Central Area Council of Community Leagues
Applicant:	Cambium Builders

PLANNING FRAMEWORK

Current Zone and Overlay:	(RF3) Small Scale Infill Development Zone Mature Neighbourhood Overlay
Proposed Zone:	(CNC) Neighbourhood Convenience Commercial Zone
Plan in Effect:	None
Historic Status:	None

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