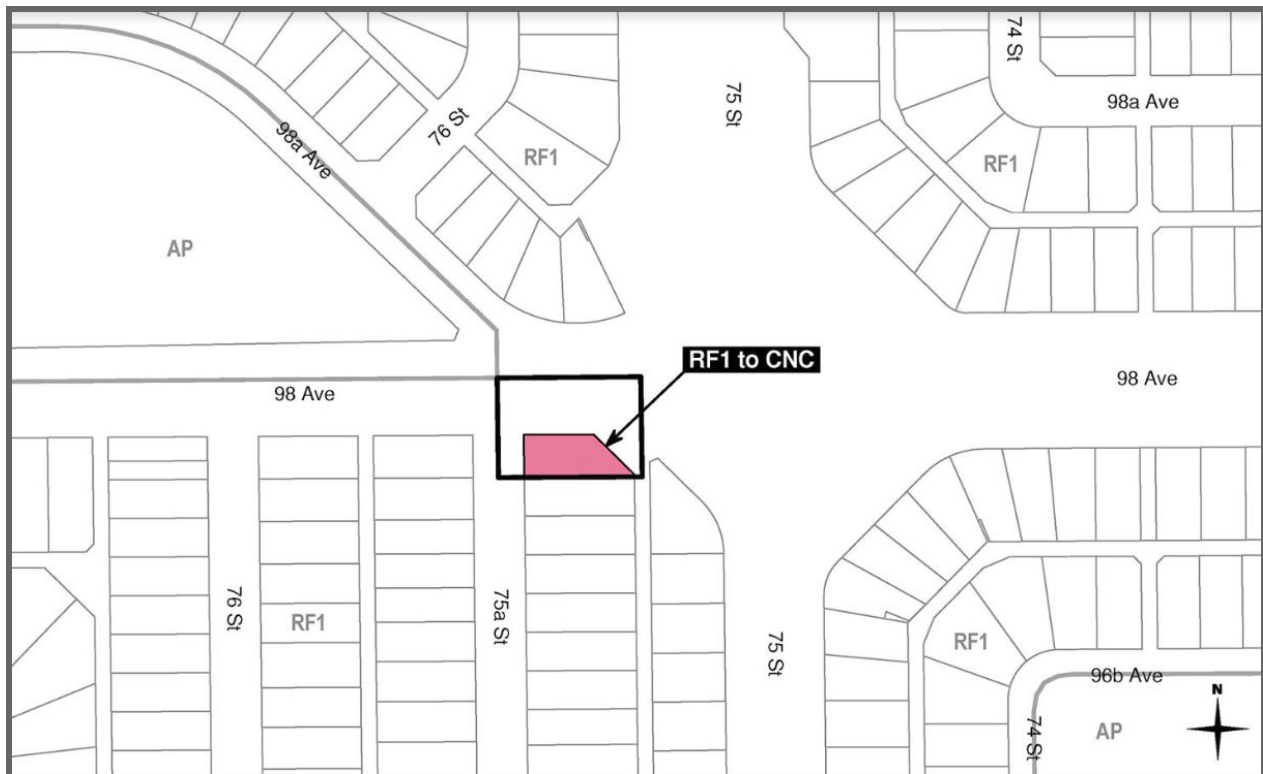




## CITY PLANNING REPORT **REZONING** HOLYROOD

### 7507 - 98 Avenue NW

To allow for convenience commercial uses.



### RECOMMENDATION AND JUSTIFICATION

City Planning is in **SUPPORT** of this application because it:

- provides additional commercial opportunities within the Holyrood neighborhood;
- is appropriately located at the corner of two arterial roadways; and
- is compatible with surrounding development.

## THE APPLICATION

1. CHARTER BYLAW 18978 to change the zoning of the subject site from (RF1) Single Detached Residential Zone to (CNC) Neighbourhood Convenience Commercial Zone.

The purpose of the proposed rezoning is to allow for a variety of convenience commercial uses which are intended to serve the day-to-day needs within residential neighborhoods.

## SITE AND SURROUNDING AREA

The subject site is located in the northeast corner of the Holyrood neighborhood, bordered by arterial roadways along the north and east edges and single detached housing along its west and south edges.



AERIAL VIEW OF APPLICATION AREA

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(RF1) Single Detached Residential Zone	Single Detached House
<b>CONTEXT</b>		
North	(RF1) Single Detached Residential Zone	Single Detached House
East	(RF1) Single Detached Residential Zone	Single Detached House
South	(RF1) Single Detached Residential Zone	Single Detached House
West	(RF1) Single Detached Residential Zone	Single Detached House



LOOKING SOUTH FROM 98 AVENUE NW

## PLANNING ANALYSIS

### LAND USE COMPATIBILITY

The (CNC) Zone allows for a variety of commercial uses that are meant to service the day-to-day needs of residents within the neighborhood. The allowable uses within the zone are considered compatible uses within a residential context as they generally do not create disruptions to surrounding properties and beyond. Typical allowable uses within the zone include Convenience Retail Stores, Health Services (eg. therapeutic or counselling services), Personal Service Shops (eg. hair or nail salon), Professional Financial and Office Support Services (eg. real estate or law services) and Specialty Food Services (eg. coffee shop).

The (CNC) Zone is generally considered to be appropriate for land internal to a neighborhood and would therefore be considered appropriate at the edge of a neighborhood where land use conflicts are further reduced. Just as the edges of neighbourhoods are appropriate for higher density housing, they are appropriate for low intensity commercial uses like those allowed within the proposed (CNC) Zone.

If approved, commercial land use opportunities could operate within the existing single detached house as a non-conforming building, however, the possibility exists that demolition of the house could occur and a new building be constructed. Under the proposed zoning, any new

building would maintain a compatible built form to its surrounding low density residential context by:

- not exceeding a height of 10 m (a marginal increase from the current height permissions of 8.9 m); and
- providing a minimum 3 m setback from the adjacent residential lot including additional measures imposed by the Development Officer which can include screening/berming, structural soundproofing and noise attenuation measures.

## **PLANS IN EFFECT**

There is no plan in effect for the Holyrood neighborhood.

## **TECHNICAL REVIEW**

### **PARKING AND ACCESS**

Given the relatively small size of the site and the low intensity, neighbourhood-oriented uses inherent to the proposed zone, a significant traffic and parking impact is not anticipated. Off-street parking will be provided per the Zoning Bylaw. Access to the site will be determined at the development permit stage and is anticipated to be from the north-south lane. Upgrades to the lane directly adjacent to the site may be required and will also be determined at that time.

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

## **PUBLIC ENGAGEMENT**

<b>ADVANCE NOTICE</b> May 6, 2019	<ul style="list-style-type: none"><li>• Number of recipients: 22</li><li>• Number of responses in support: 0</li><li>• Number of responses with concerns: 6</li><li>• Comments are summarized below</li></ul>
<b>PUBLIC MEETING</b>	<ul style="list-style-type: none"><li>• Not held</li></ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"><li>• <a href="http://edmonton.ca/holyrood">edmonton.ca/holyrood</a></li></ul>

Administration received comments from 5 surrounding landowners and the Holyrood Development Committee (HDC), a subcommittee of the Holyrood Community League, who all raised concerns about the proposed rezoning. Concerns raised by surrounding landowners include:

- decreased property values for surrounding properties;
- the additional parking and traffic generated from a commercial use on this site will be further exacerbated by the narrow lane and service roads that provide access to the site;
- a commercial use will produce additional noise, debris, crime and other safety issues
- commercial opportunities already exist further north and east of the site; there is no need for more commercial uses;
- this rezoning competes with the City's plan to revitalize the 101 Street area further north;
- this application is purely profit-driven;
- under the 9CNC) Zone, the applicant could apply for Apartment Housing as a discretionary use which would put a strain on the already fragile infrastructure systems that surround the site; and
- the rear lane and service roads are inadequate to handle the additional parking and traffic.

Concerns raised by the HDC include:

- the site is accessed using narrow service roads;
- the site cannot be accessed from the adjacent arterial roadways (98 Avenue westbound and 75 Street southbound) without shortcutting through the neighborhood;
- alternative modes of transportation are lacking in the area, including a lack of sidewalks along 75 Street and no bus stops in walkable proximity;
- due to the above, the applicant may face similar challenges trying to sell this property as a commercial opportunity; and
- a rezoning of this site to (RF3) Small Scale Infill Development Zone to allow for multi-family housing opportunities would be more appropriate use for this site.

## CONCLUSION

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

## APPENDICES

- 1 Application Summary

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Charter Bylaw:	18978
Location:	South of 98 Avenue NW and west of 75 Street NW
Address:	7507 - 98 Avenue NW
Legal Description:	Lot 31, Block 7, Plan 541KS
Site Area:	660 m2
Neighbourhood:	Holyrood
Notified Community Organization:	Holyrood Community League
Applicant:	Jennifer Angelos

### PLANNING FRAMEWORK

Current Zone and Overlay:	(RF1) Single Detached Residential Zone (MNO) Mature Neighborhood Overlay
Proposed Zone:	(CNC) Neighborhood Convenience Commercial Zone
Plan in Effect:	None
Historic Status:	None

Written By:	Stuart Carlyle
Approved By:	Tim Ford
Branch:	City Planning
Section:	Planning Coordination