



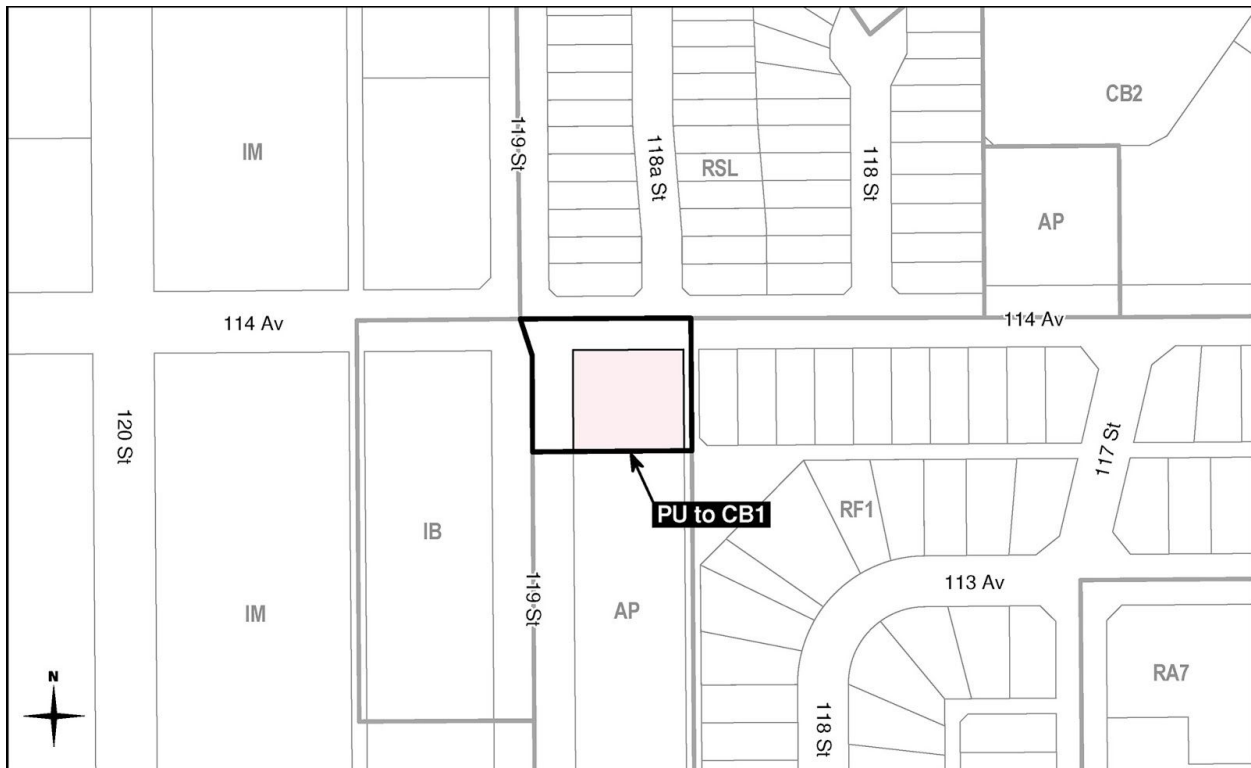
CITY PLANNING REPORT

REZONING

PRINCE RUPERT

11803 114 AVENUE NW

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



RECOMMENDATION AND JUSTIFICATION

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

- The location provides a transition from the industrial business area and the arterial road into the residential area;
- This site meets the General Purpose of the CB1 Zone, which states that it should be located along arterial roadways that border residential neighbourhoods; and
- The site is located on a road and a laneway, which provide appropriate buffers from the nearby residential areas.

THE APPLICATION

CHARTER BYLAW 18975 to amend the Zoning Bylaw from (PU) Public Utility Zone to (CB1) Low Intensity Business Zone. The purpose of the proposed zone is to allow for a variety of low intensity commercial, office and service uses located along arterial roadways that border residential areas.

SITE AND SURROUNDING AREA

The subject site was previously used as an EPCOR electrical substation, which was decommissioned in July 2016, and was subsequently demolished and the site surplussed. The site is located along an arterial roadway (119 Street NW), which connects 111 Avenue NW and Kingsway Avenue NW.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(PU) Public Utility Zone	Vacant lot
CONTEXT		
North	(RSL) Residential Small Lot Zone	Single detached houses
East	(RF1) Single Detached Residential Zone	Single detached houses
South	(AP) Public Parks Zone	Off-leash dog park
West	(IB) Industrial Business Zone	Two storey commercial



SITE LOOKING SOUTHWEST



SITE LOOKING SOUTHEAST

PLANNING ANALYSIS

The CB1 Zone allows for low intensity business uses along arterial roadways at the edge of a residential area. The proposed rezoning would accommodate the development of low intensity business uses along the east side of 119 Street NW.

The rezoning of this site would allow the redevelopment of a vacant parcel of land at the edge of a residential area. The CB1 Zone is considered to provide a good transition between the industrial business development across 119 Street NW and the residential development to the east. There are specific regulations within the Zoning Bylaw which will require any development under the CB1 Zone to address the residential development to the east with regards to screening requirements for any loading and/or parking at the east of the building.

There is no Plan in Effect for the Prince Rupert neighbourhood.

TECHNICAL REVIEW

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

TRAFFIC AND PEDESTRIAN CROSSING INFORMATION

The City's Traffic Safety group recently completed an assessment of pedestrian safety at the intersection of 119 Street and 114 Avenue, which currently does not have any marked crossings. While the intersection does not currently meet City warrants for marked crossings, development of the site and/or continued growth in pedestrian activity is anticipated to trigger a need for upgrades. The intersection will continue to be monitored by Traffic Safety and upgrades will be implemented on a priority basis.

PUBLIC ENGAGEMENT

ADVANCE NOTICE

June 11, 2019

- Number of recipients: 41
 - Number of responses in support: 0
 - Number of responses with concerns: 4
-

	<ul style="list-style-type: none"> ● Common comments included: <ul style="list-style-type: none"> ○ commercial across 119 Avenue NW has vacancies, there is no need for more commercial here ○ don't want to have a bar or neighbourhood pub here ○ not appropriate adjacent to the dog park, and will make accessing the park more difficult ○ increase in traffic and parking is not welcome ○ this will be the third side of commercial for the cul-de-sac to the north of the site
PUBLIC MEETING	<ul style="list-style-type: none"> ● Not held
WEBPAGE	<ul style="list-style-type: none"> ● edmonton.ca/princerupert

CONCLUSION

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

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaws:	18975
Location:	East of 119 Street NW and south of 114 Avenue NW
Address:	11803 114 Avenue NW
Legal Description:	Lot A, Block 18A, Plan 9423352
Site Area:	1,759 m ²
Neighbourhood:	Prince Rupert
Notified Community Organizations:	Prince Rupert Community League Kingsway Business Improvement Area
Applicant:	Ryan Yu, Initia Real Estate and Developments

PLANNING FRAMEWORK

Current Zone and Overlay:	(PU) Public Utility Zone
Proposed Zone and Overlay:	(CB1) Low Intensity Business Zone
Plan in Effect:	None
Historic Status:	None

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Branch:	City Planning
Section:	Planning Coordination