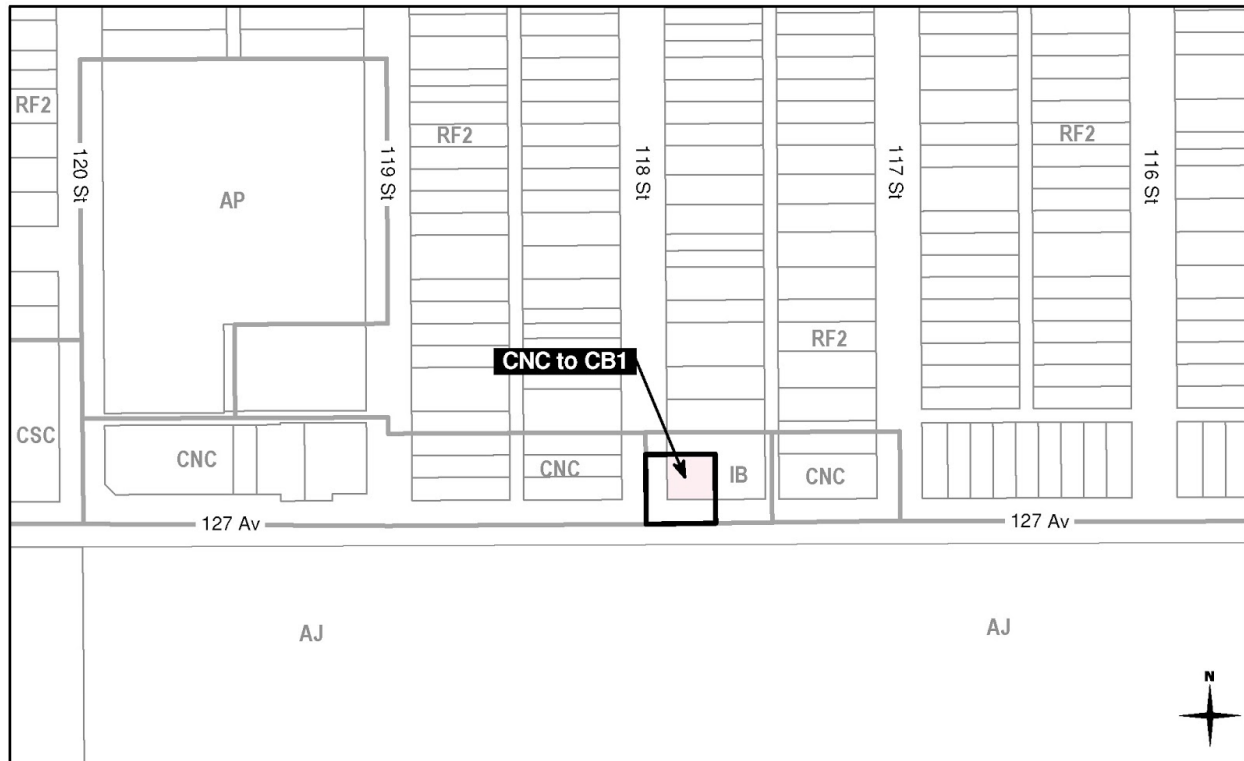




ADMINISTRATION REPORT **REZONING** CALDER

12705 - 118 STREET NW



RECOMMENDATION: That Charter Bylaw 19523 to amend the Zoning Bylaw from (CNC) Neighbourhood Convenience Commercial Zone to (CB1) Low Intensity Business Zone be APPROVED.

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

- Commercial development is appropriate along 127 Avenue NW, an arterial roadway; and
- Redevelopment of the site will facilitate the development of employment opportunities within the Calder neighbourhood of the Northwest District.

REPORT SUMMARY

This land development application was submitted by Royal Crown Developments Ltd. Charter Bylaw 19523 will change the zoning of one titled parcel from (CNC) Neighbourhood Convenience Commercial Zone to (CB1) Low Intensity Business Zone which will allow the development of low intensity office, commercial and service uses. The applicant's stated intention for the rezoning is for the development of either Cannabis Retail Sales, a Permitted Use under the CB1 Zone, or Automotive and Minor Recreation Vehicle Sales / Rentals, a Discretionary Use under the CB1 Zone.

The rezoning supports the Calder Neighbourhood Improvement Plan (NIP), a non-statutory plan, which identifies the subject property as a "Low Intensity Commercial District".

This proposal is in alignment with the City Plan by facilitating the development of employment opportunities in the Calder neighborhood and allowing for the Northwest District to attract entrepreneurs and investors to support and grow a thriving, diverse and resilient economy.

The subject property is suitable for commercial development given its location on an arterial road and is compatible with the surrounding commercial and industrial land uses.

SITE AND SURROUNDING AREA



AERIAL VIEW OF APPLICATION AREA

The property is located at the northeast corner of 118 Street NW and 127 Avenue NW, an arterial road and the southern boundary of the Calder neighbourhood. South of 127 Avenue NW are the CN Rail Yards beyond which is Yellowhead Trail. Development along 127 Avenue is generally a mix of commercial and residential. Land is zoned (RF2) Low Density Infill Zone beyond the lot zoned IB that abutts the subject property.

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(CNC) Neighbourhood Convenience Commercial Zone	Undeveloped lot
CONTEXT		
North	(IB) Industrial Business Zone	Auto body repair shop
East	(IB) Industrial Business Zone	Auto body repair shop
South	(AJ) Alternative Jurisdiction Zone	CN Rail Yard
West	(CNC) Neighbourhood Convenience Commercial Zone	South - Vacant building North - Auto body repair shop



VIEW OF SITE FROM 118 STREET NW LOOKING EAST

PLANNING ANALYSIS

PLANS IN EFFECT

CITY Plan Alignment

127 Street NW, the west boundary of the Calder neighbourhood, is considered a Secondary Corridor in The City Plan. 127 Avenue NW is an arterial connection to this Secondary Corridor from 97 Street, a Primary Corridor in the City Plan. Calder is located within the Northwest District generally at the southern end of the District. The proposed rezoning will facilitate the redevelopment of a currently undeveloped site in a mature neighbourhood which will support the development employment opportunities in the Calder neighbourhood, allowing the Northwest District to attract entrepreneurs and investors to support and grow a thriving, diverse and resilient economy.

Calder Neighbourhood Improvement Plan

The subject property is located in the Calder Neighborhood which has a Neighbourhood Improvement Plan (NIP), a non-statutory plan, approved by Council in 1977. Neighbourhood Improvement Plans were prepared in response to Federal Government funding under the Neighbourhood Improvement Program (1973-1978) to help conserve and rehabilitate existing housing stock and to upgrade existing social and recreational facilities and municipal services. Within the Calder NIP, the property is identified as a "Low Intensity Commercial District".

LAND USE COMPATIBILITY

The proposed rezoning is compatible with surrounding properties which are zoned for commercial and industrial uses. The CB1 Zone will allow for the development of a larger building footprint than the current CNC Zone.

CNC vs. CB1 Zoning Comparison		
	CNC <i>Current</i>	CB1 <i>Proposed</i>
Principal Building	Commercial Building	Commercial Building
Height	10 m	12 m
Setback	Minimum 4.5 m	Minimum 3.0 m
Interior Side Setback	No Setback required	No Setback required
Flanking Side Setback	Minimum 4.5 m	Minimum 3.0 m
Rear Setback	No Setback required	No Setback required
Maximum Site Area	2.0 ha	N/A
Floor Area Ratio	1.0	2.0

The subject property is suitable for commercial development given its commercial land use designation in the Calder NIP and alignment with the City Plan, and the site's location on an arterial roadway and surrounding commercial and industrial land uses.

TECHNICAL REVIEW

As part of the technical review the following advisements were provided:

Transportation

- Neighbourhood Renewal for Calder is expected to begin in 2021 with anticipated completion in 2023. Any redevelopment will require coordination with the Neighborhood Renewal project.

- Existing vehicular access to the site from 118 Street NW shall remain and vehicular access to 127 Avenue will not be permitted. Access will be further reviewed at the time of redevelopment.

Transit

- The closest Transit routing is along 129 Avenue NW and is within a 400 m walking distance from the subject property.

Drainage

- Sanitary sewer servicing is available off the existing combined sewer main within 127 Street NW.
- If the site is developed for commercial use, a storm sewer service connection will be required to the existing 450 mm storm sewer main within 127 Street NW.

EPCOR Water

- Two 20 mm water service connections service the site. Services may not be of sufficient size to service the proposed development. The applicant / owner must review the on-site water demands and service line capacity with a qualified engineer. One connection must be abandoned or a Caveat of Restrictive Covenant for Check Valve Installation must be placed on the title if multiple connections are required.
- There is a deficiency in on street fire hydrant spacing. An Infill Fire Protection Assessment is underway to determine if additional fire hydrants will be required at the Development Permit stage.
- The owner will be responsible for all costs associated with providing City standards of water supply including any required changes to the existing water infrastructure.

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE Sept. 15, 2020	<ul style="list-style-type: none">• Number of recipients: 22• One response was received
WEBPAGE	<ul style="list-style-type: none">• https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/calder-planning-applications.aspx

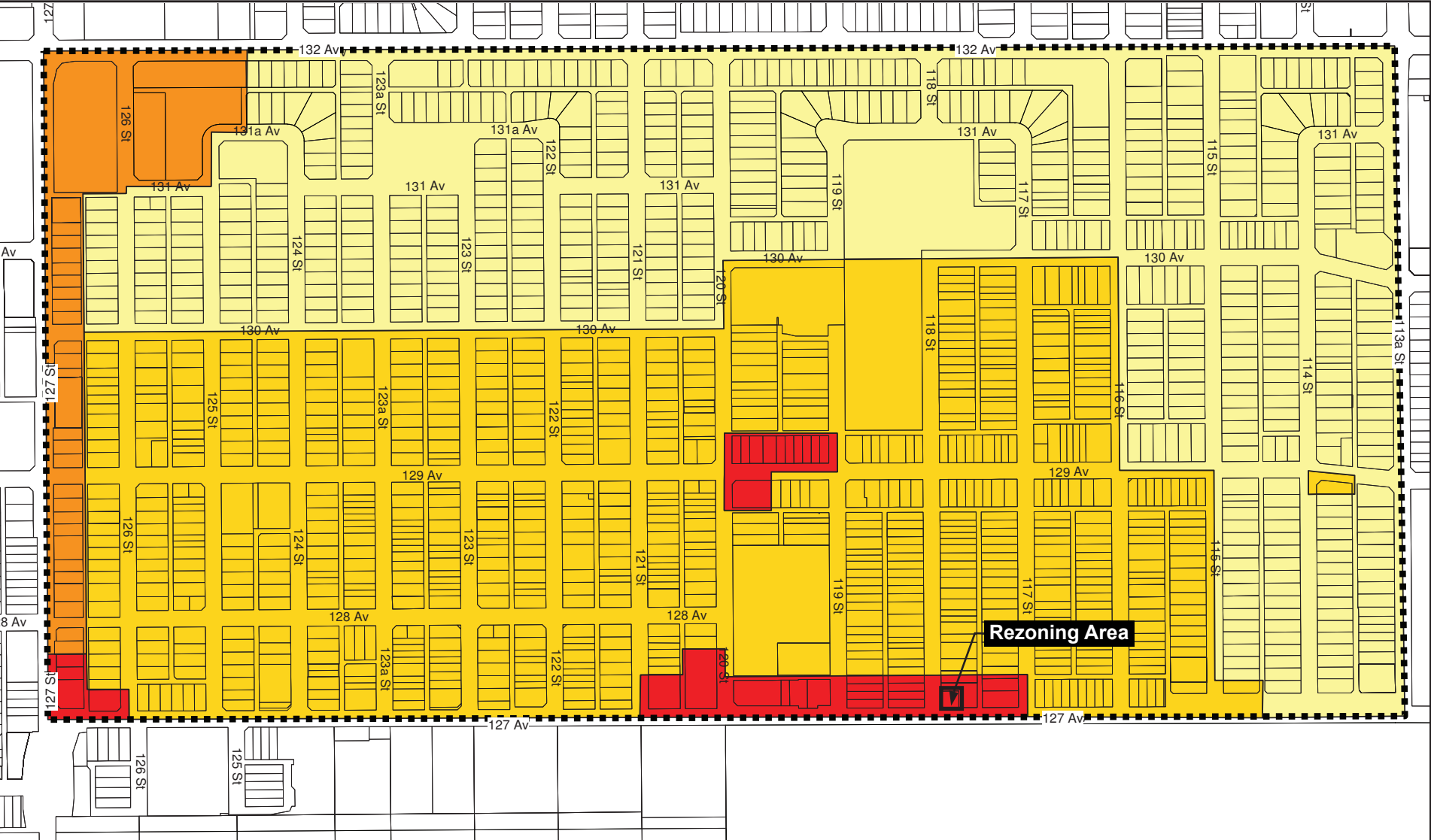
The one respondent objected to the proposed rezoning indicating that the site should remain as currently zoned.

CONCLUSION

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

APPENDICES

- 1 Context Plan Map
- 2 Application Summary



MAP 1
LAND USE CONCEPT
CALDER
NEIGHBOURHOOD
IMPROVEMENT PLAN

- Single Family District
- Medium Density District
- Small Scale Renewal/Rehabilitation District
- Low Intensity Commercial District



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.

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19523
Location:	North of 127 Avenue NW and east of 118 Street NW
Address:	12705 - 118 Street NW
Legal Description:	Lots 15-16, Block 7, Plan 3229Z
Site Area:	0.043 ha
Neighbourhood:	Calder
Notified Community Organizations:	Calder Community League Edmonton Area Council One Society Area Council
Applicant:	Royal Crown Developments Ltd.

PLANNING FRAMEWORK

Current Zone:	(CNC) Neighbourhood Convenience Commercial Zone
Proposed Zone:	(CB1) Commercial Business Zone
Plan in Effect:	Calder Neighbourhood Improvement Plan
Historic Status:	N/A

Written By:
Approved By:
Branch:
Section:

Cyndie Prpich
Tim Ford
Development Services
Planning Coordination