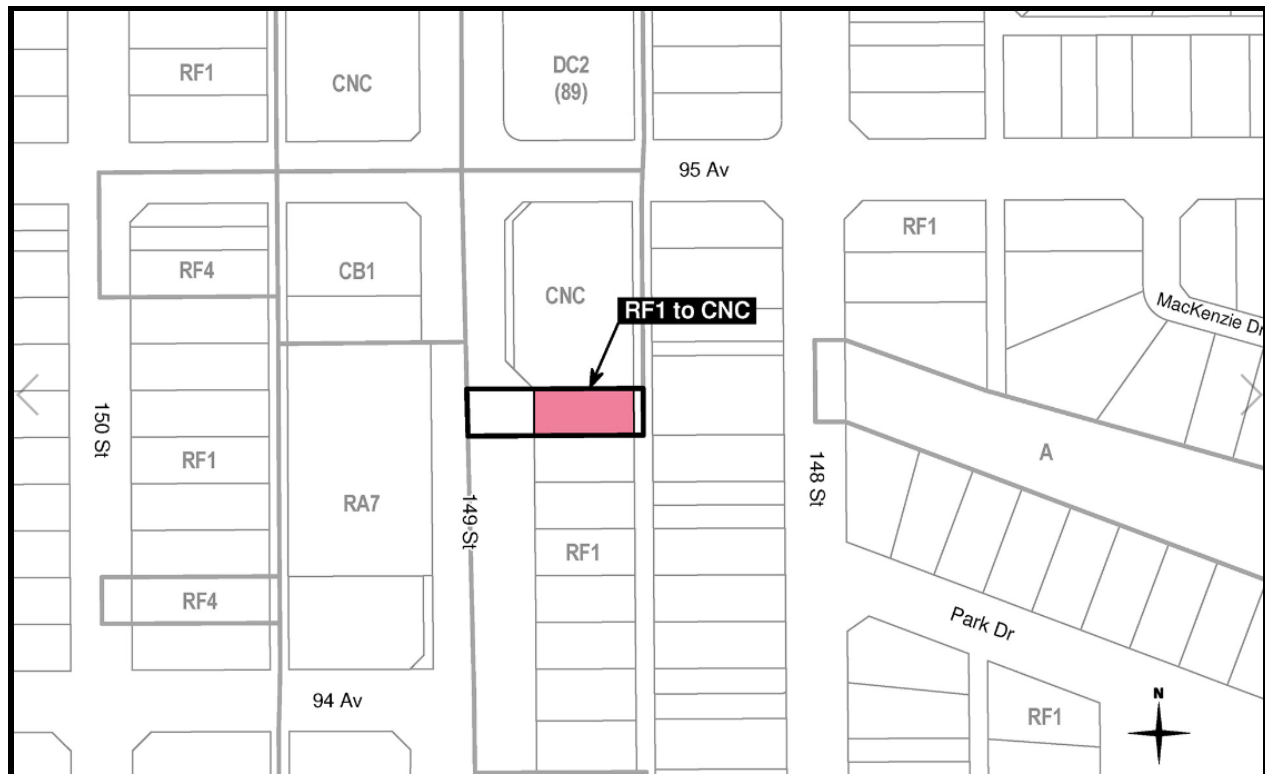




ADMINISTRATION REPORT **REZONING** PARKVIEW

9423 - 149 STREET NW

To allow for the continued use of the site for convenience commercial and personal service uses.



Recommendation: That Charter Bylaw 18974 to amend the Zoning Bylaw from (RF1) Single Detached Residential Zone to (CNC) Neighbourhood Convenience Commercial Zone be APPROVED.

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

- provides for continued commercial opportunities on an arterial road which is also a secondary corridor;
- is sensitive to the adjacent single detached residential; and
- is in close proximity to transit service.

Report Summary

This land use amendment application was submitted by WSP Canada on behalf of Shell Canada. This application proposes to change the designation of one parcel from (RF1) Single Detached Residential Zone to (CNC) Neighbourhood Convenience Commercial Zone to allow for:

- convenience commercial and personal service uses, intended to serve the day-to-day needs of residents within a residential neighbourhood;
- a maximum building height of 10 metres (an increase from the current maximum of 8.9 metres); and
- a maximum building floor area of approximately 496 square metres, based on a floor area ratio (FAR) of 1.0

This proposal is in alignment with the applicable policies of CityPlan (MDP) by providing the opportunity for walkable and attractive mixed use development along corridors in a manner that is integrated with accessible mass transit.

There is no local area plan for this area of the City.

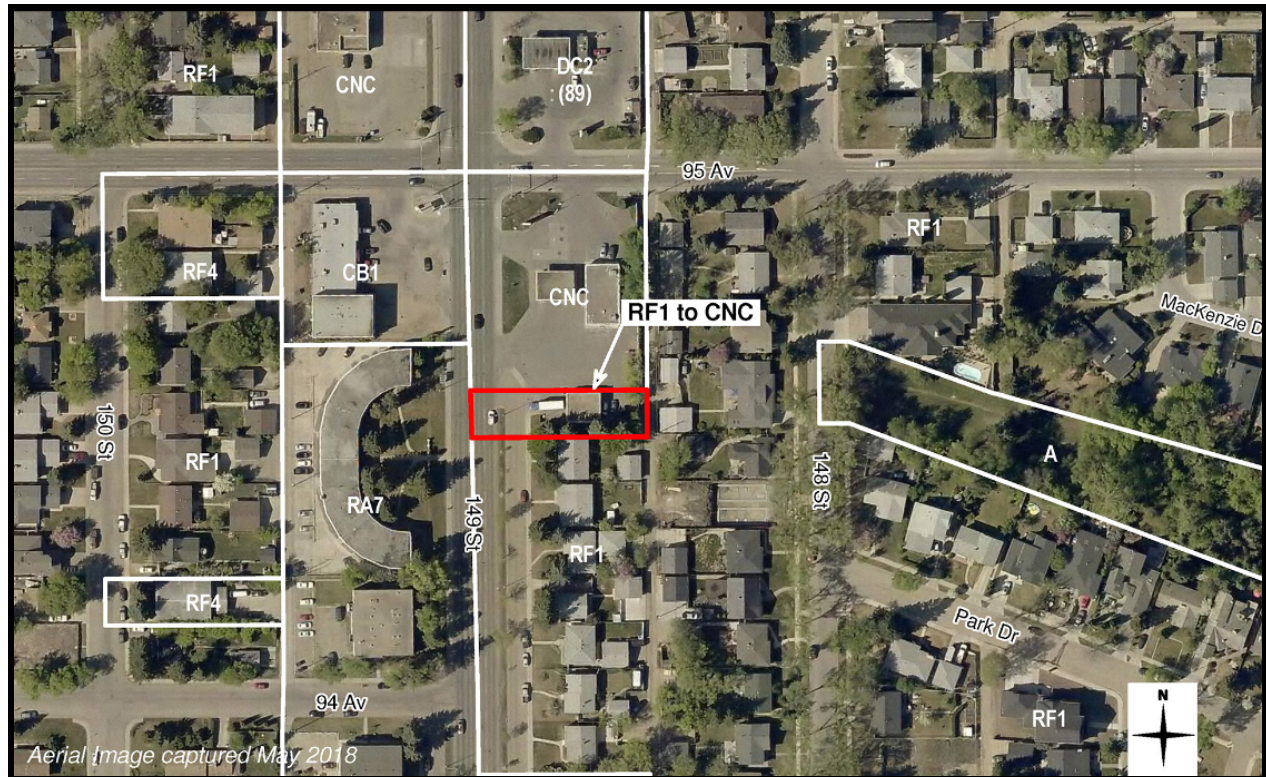
The Application

CHARTER BYLAW 18974 to amend the Zoning Bylaw from from (RF1) Single Detached Residential Zone to (CNC) Neighbourhood Convenience Commercial Zone.

The applicant's stated intent is to consolidate the subject site with the parcel to the north to accommodate the existing gas bar and future commercial development.

SITE AND SURROUNDING AREA

The subject site is located in the Parkview neighbourhood, adjacent to 149 Street. North of the site subject to rezoning is a Shell Gas Station, zoned (CNC) Neighbourhood Convenience Commercial Zone. South and east of the site are Single Detached Houses zoned (RF1) Single Detached Residential Zone. Now demolished, the site most recently contained a Goodwill drop off station and had previously operated as part of the service station.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF1) Single Detached Residential Zone	single story commercial building
CONTEXT		
North	(DC2) Site Specific Development Control Provision (89)	service station
East	(RF1) Single Detached Residential Zone	Single Detached House
South	(CNC) Neighbourhood Convenience Commercial Zone	gas station
West	(RA7) Low Rise Apartment Zone	apartments

Planning Analysis

Based on City records, the site has always operated in a commercial capacity. It is difficult to determine if the RF1 Zone was applied in error or if commercial uses were operated as an accessory to the gas station to the north without the appropriate zoning. This application proposes to rectify the issue through a rezoning of the lot.

CityPlan (MDP) Alignment

The CityPlan labels both 149 Street and 95 Avenue as secondary corridors. It describes Secondary Corridors as vibrant residential and commercial streets that serve as local destinations for surrounding communities. Recommended building massing for secondary corridors is low-rise and mid-rise buildings. The proposed rezoning is in line with these criteria described in CITYPlan.

LAND USE COMPATIBILITY

	RF1 <i>Current</i>	CNC <i>Proposed</i>
Principal Building	Single Detached Housing	
Height	8.9 m	10.0m
Front Setback	Determined based on adjacent front setback	4.5m
Interior Side Setback	1.2 m	3.0m
Flanking Side Setback	1.2 m	3.0m
Rear Setback (40% of Site Depth)	18.1 m	3.0m
Maximum No. Dwelling Units	Two (2) Principal Dwellings ¹ Two (2) Secondary Suites Two (2) Garden Suites	na

Technical Review

Environmental testing of the site has been completed and it has been deemed suitable for its intended use as part of the service station. The intent is to amalgamate the lot with the larger service station redevelopment and establish the correct zoning for the site.

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

Community Engagement

ADVANCE NOTICE June 11, 2019	<ul style="list-style-type: none"> • Number of recipients: 36 • No responses received
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Conclusion

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

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	18974
Location:	south of 95 Avenue and east of 149 Street NW
Address:	9423 - 149 STREET NW
Legal Description(s):	portion of Plan 1922430 Blk 4 Lot 42
Site Area:	496 m2
Neighbourhood:	Parkview
Notified Community Organization(s):	Parkview and West Jasper Sherwood Community Leagues
Applicant:	WSP Canada

PLANNING FRAMEWORK

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

Written By:	Don Read
Approved By:	Tim Ford
Branch:	City Planning
Section:	Planning Coordination