



ADMINISTRATION REPORT **REZONING** PLEASANTVIEW

10819 and 10823 - 61 Avenue NW



Recommendation: That Charter Bylaw 19487 to amend the Zoning Bylaw from (RF1) Single Detached Residential Zone to (DC2) Site Specific Development Control Provision be APPROVED.

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

- provides the opportunity for neighbourhood commercial development within two secondary corridors;
- is adjacent to another commercial development;
- incorporates urban design regulations from the Main Streets Overlay
- provides sensitive transitions and setbacks to adjacent properties; and
- is in close proximity to transit service.

Report Summary

This land use amendment application was submitted by Invistec Consulting Ltd. on April 23, 2020 on behalf of landowner Fateh Rizvi. This application proposes to change the designation of two parcels from (RF1) Single Detached Residential Zone to (DC2) Site Specific Development Control Provision to allow for:

- a neighbourhood convenience commercial development, similar to the (CNC) Neighbourhood Convenience Commercial Zone with a modified list of uses to reduce impacts on neighbouring development, and with the opportunity for second-storey residential;
- 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 947 square metres, based on a floor area ratio (FAR) of 1.0.

This proposal is in alignment with the applicable policies of CityPlan by promoting compact, mixed use development within the district that supports equitable access to employment and amenities, and ensuring that walkable and attractive mixed use development occurs along corridors in a manner that is integrated with accessible mass transit.

There is no local area plan for this area of the City as the site falls just outside the boundaries of the 109 Street Corridor Area Redevelopment Plan.

The Application

CHARTER BYLAW 19487 to rezone the subject site from (RF1) Single Detached Residential Zone to (DC2) Site Specific Development Control Provision to accommodate neighborhood convenience commercial development with opportunities for second-storey residential development.

Site and Surrounding Area

The subject site consists of two lots totaling approximately 947 square metres in area. The site is currently occupied by two single detached houses. It is located at the edge of the Pleasantview neighbourhood on 61 Avenue NW near 109 Street NW. Both 61 Avenue NW near 109 Street NW are arterial roads, and current and future bus routes.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF1) Single Detached Residential Zone	Single Detached Houses
CONTEXT		
North	(RF3) Small Scale Infill Development Zone	Single Detached Houses
East	(RF1) Single Detached Residential Zone	Single Detached House
South	(RF1) Single Detached Residential Zone	Single Detached Houses
West	(CNC) Neighbourhood Convenience Commercial Zone	Husky Gas Station and Circle K Convenience Store



VIEW OF THE SITE LOOKING SOUTHEAST



VIEW OF THE SITE LOOKING SOUTHWEST

Planning Analysis

LAND USE COMPATIBILITY

The proposed (DC2) Site Specific Development Control Provision is based on the (CNC) Neighbourhood Convenience Commercial Zone with regulations from the Main Streets Overlay incorporated. The allowable uses within the Provision are considered to be compatible within a residential context as they generally do not create disruptions to surrounding properties. 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 therefore, the proposed DC2 provision which is similar to the (CNC) Zone is appropriate at the edge of the 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.

Under the proposed Provision, 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.

The table below provides a comparison between the regulations of the current (RF1) Single Detached Residential Zone, the (CNC) Neighbourhood Convenience Commercial Zone, and the proposed (DC2) Site Specific Development Control Provision.

	RF1 Zone <i>Current</i>	CNC Zone <i>Similar</i>	DC2 Provision <i>Proposed</i>
Maximum Height	8.9 m	10.0 m	10.0 m

Maximum Floor Area Ratio (FAR)	N/A	3.0	3.0
Maximum Density	4 principal dwellings	No maximum	No maximum
Minimum Setbacks and Stepbacks			
North	Determined based on adjacent front setback	4.5 m	1.0 m minimum 2.5 m maximum
West	1.2 m	0 m	0 m
South	11.4 m	0 m	0 m
East	1.2 m	3.0 m	3.0 m

While many of the regulations in the proposed Provision are the same as the (CNC) Zone, the proposed Provision incorporates regulations from the Main Street Overlay that strengthen the pedestrian environment of the 61 Avenue corridor. These regulations provide visual interest, transparent storefront displays, and amenities for pedestrians. Some of these regulations include:

- a 1.0 - 2.5 m setback from 61 Avenue
- requirements for facade articulation
- a maximum allowance of 10% of the first Storey glazing to be covered by Signs; and
- a requirement that vehicular access to the site be from the lane.

Additionally, uses proposed in the Provision differ from the (CNC) Zone. The Provision would allow for Supportive Housing, in alignment with current practices of expanding opportunities for this type of housing. The proposed Provision removes a number of higher impact uses that are allowed in the (CNC) Zone, in order to ensure greater compatibility with surrounding residential development, including:

- Markets
- Special Events
- Bars and Neighbourhood Pubs
- Breweries, Wineries and Distilleries
- Commercial Schools
- Creation and Production Establishments
- Drive-in Food Services
- Gas Bars
- Indoor Participant Recreation Services
- Minor Amusement Establishments
- Minor Service Stations
- Multi-unit Housing
- Public Libraries and Cultural Exhibits
- Rapid Drive-through Vehicle Services
- Religious Assemblies
- Secondhand Stores
- Digital Signs

CITYPlan Alignment

The site is located within both the 109 Street and Argyll Road/63 Avenue Secondary Corridors. CITYPlan describes secondary corridors as vibrant residential and commercial streets that serve as local destinations for surrounding communities. Secondary Corridors have an identity that is reinforced through ongoing redevelopment, investment and growth. Recommended building massing for Secondary Corridors includes low-rise and mid-rise buildings. The proposed rezoning is in line with these criteria described in CITYPlan.

Technical Review

Transportation

The proposed DC2 Provision includes an agreement to construct off-site improvements to serve the development including:

- Reconstruction of the sidewalk on the south side of the 61 Avenue NW service road directly abutting the site;
- Removal of all existing accesses to the 61 Avenue NW service road and construction of the curb and gutter, and the adjacent access, as required;
- Upgrading of the alley between 108 Street and 109 Street to a commercial alley standard if deemed necessary by the Development Officer in consultation with Subdivision and Development Coordination (Transportation); and
- Repair of any damage to the abutting roadways, sidewalks and/or boulevards resulting from construction of the development.

On June 23, 2020, City Council approved Open Option Parking, which provides developers' flexibility to choose the amount of parking that they feel is appropriate for their projects. The parking supply for this project will accordingly be determined at the development permit stage.

Neighbourhood renewal for Pleasantview is currently anticipated for construction in 2022 and 2023.

Drainage

Development allowed under the proposed zone would not have a significant impact on the existing drainage infrastructure in the area. Permanent sanitary servicing for the subject rezoning area is available from the existing 300 mm combined sewer main within 61 Avenue.

Community Engagement

ADVANCE NOTICE May 13, 2020	<ul style="list-style-type: none">● Number of recipients: 29● Two response received with concerns● Comments included:<ul style="list-style-type: none">○ Increased traffic in the area and in the lane
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	<ul style="list-style-type: none">o Too much commercial in the areao Noiseo Light pollution
WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/pleasantview

Conclusion

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

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19487
Location:	South of 61 Avenue NW between 108 and 109 Streets NW
Addresses:	10819 and 10823 - 61 Avenue NW
Legal Description(s):	Lots 5 and 6, Block 30, Plan 2452HW
Site Area:	947 square metres
Neighbourhood:	Pleasantview
Notified Community Organizations:	Allendale Community League, Pleasantview Community League, and Central Area Council of Community Area Council
Applicant:	Invistec Consulting Ltd.

PLANNING FRAMEWORK

Current Zone and Overlay:	(RF1) Single Detached Residential Zone and Mature Neighbourhood Overlay
Proposed Zone:	(DC2) Direct Control District Provision

Written By: Jeff Booth
Approved By: Tim Ford
Branch: Development Services
Section: Planning Coordination