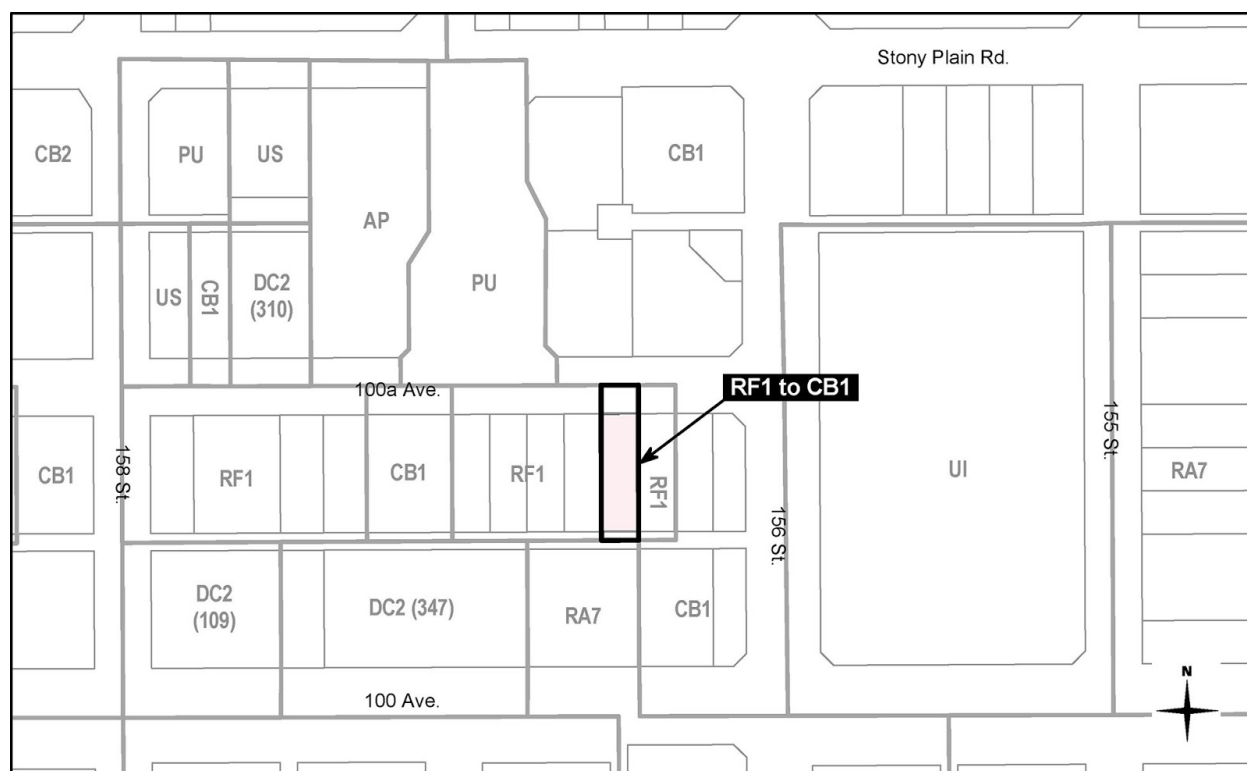




ADMINISTRATION REPORT **REZONING** GLENWOOD

15615 - 100A Avenue NW



Recommendation: That Charter Bylaw 19541 to amend the Zoning Bylaw from (RF1) Single Detached Residential Zone to (CB1) Low Intensity Business Zone be APPROVED.

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

- is in conformance with the Jasper Place Area Redevelopment Plan;
- is in close proximity to the Jasper Place Transit Centre and a future LRT station; and
- is sensitive in scale with surrounding development.

Report Summary

This land use amendment application was submitted by Darcy Holden on July 30, 2020. This application proposes to change the designation of a parcel from (RF1) Single Detached Residential Zone to (CB1) Low Intensity Business Zone to allow for:

- low intensity commercial, office and service uses, and limited residential and residential-related uses;
- a maximum building height of 12 metres (an increase from the current maximum of 8.9 metres);
- a maximum building floor area of approximately 1,090 square metres, based on a floor area ratio (FAR) of 2.0.

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.

The proposal also aligns with the Jasper Place Area Redevelopment Plan which designates the site as (G6) Mixed use hubs and encourages the development of mixed use buildings up to four storeys in height.

The Application

CHARTER BYLAW 19541 to amend the Zoning Bylaw from (RF1) Single Detached Residential Zone to (CB1) Low Intensity Business Zone.

The applicant's stated intent is to operate an immigration consulting business and an accounting/business services office out of the existing building, with the opportunity to redevelop the site in the future.

Site and Surrounding Area

The subject site is approximately 545 square metres in area and is located on 100A Avenue NW, a collector road and west of 156 Street NW, which is an arterial road and future LRT route. The Jasper Place Transit Centre is across the street from the site to the northwest, and the future Jasper Place LRT station will be directly to the east of the site.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF1) Single Detached Residential Zone	Single Detached House
CONTEXT		
North	(CB1) Low Intensity Business Zone	Jasper Place Wellness Centre (proposed to be demolished)
East	(RF1) Single Detached Residential Zone	Single Detached House
South	(RA7) Low Rise Apartment Zone	Low Rise Apartments
West	(RF1) Single Detached Residential Zone	Single Detached House



VIEW OF THE SITE LOOKING SOUTHEAST



VIEW OF THE SITE LOOKING SOUTHWEST

Planning Analysis

LAND USE COMPATIBILITY

The allowable commercial and residential uses in the (CB1) Low Intensity Business Zone are compatible with surrounding development. The site is located on 100A Avenue which currently has a mix of commercial and residential zoned properties, and is located north of a site zoned (RA7) Low Rise Apartment Zone, which allows for multi-unit housing up to approximately four storeys in height, and limited commercial uses. The site is also in very close proximity to the Jasper Place Transit Centre and the future Jasper Place LRT station.

The site is also within the boundaries of the Main Streets Overlay which applies to the CB1 Zone. The Overlay will ensure that many of the objectives for mixed use hubs in the Jasper Place Area Redevelopment Plan are met, including requirements for vehicular access to be from rear laneways and for buildings to have active commercial frontage.

	RF1 Zone <i>Current</i>	CB1 Zone <i>Proposed</i>
Maximum Height	8.9 m	12.0 m
Maximum Floor Area Ratio (FAR)	n/a	2.0
Maximum Density	Two (2) Principal Dwellings Two (2) Secondary Suites Two (2) Garden Suites	No maximum
Minimum Setbacks		
North	Determined based on adjacent front setback	1.0 - 2.5 m
West	1.2 m	3.0 m
South	16.5 m	0 m
East	1.2 m	3.0 m

PLAN IN EFFECT

Jasper Place Area Redevelopment Plan (ARP)

The site is subject to the Jasper Place ARP. Located in the Glenwood Neighbourhood, the site is designated as a Mixed Use Hub. The purpose of the Mixed Use Hub designation is to allow a mix of commercial and residential uses in proximity to transit. The Plan supports mixed use buildings up to four storeys in this area.

The (CB1) Low Intensity Business Zone allows for a number of uses including General Retail, Professional, Financial and Office Support Services, and Multi-unit Housing in mixed-use buildings. This zoning aligns with the designation of the site as a Mixed Use Hub. The CB1 Zone also allows a building height of up to 12 metres, which is in conformance with the Plan's supported built form of buildings of four storeys or less.

CITYPlan (MDP) Alignment

The site is located within both the Stony Plain Road Primary Corridor and the 156 Street Secondary Corridor. CITYPlan describes Primary Corridors as a prominent urban street designed for living, working and moving, and Secondary Corridors as vibrant residential and commercial streets that serve as local destinations for surrounding communities. Recommended building massing for Primary Corridors is mostly mid-rise with some high-rise, and for secondary corridors it is low-rise and mid-rise buildings. The proposed rezoning is in line with these criteria described in CITYPlan.

Transit Oriented Development (TOD) Guidelines

The TOD Guidelines designate the future Jasper Place LRT Station as a Neighbourhood Station. The desired density for sites within 400 of a Neighbourhood Station that front onto a collector road, such as the subject site, is a minimum of 42 du/ha. The proposed rezoning would provide the opportunity for this level of density at the time of redevelopment of the site.

Technical Review

Transportation

At the time of redevelopment of the site, the owner will be required to remove the existing access from the site to 100a Avenue, restore the boulevard and reconstruct the boulevard walk. Access should be to the rear alley to conform with the Main Streets Overlay. No direct access will be permitted from the proposed CB1 site to 100a Avenue.

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 200mm sanitary sewer main within 100A Avenue. If the site is redeveloped with multi-unit housing, a storm sewer service connection to the property will be required.

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

Community Engagement

ADVANCE NOTICE September 17, 2020	<ul style="list-style-type: none">• Number of recipients: 16• No responses received
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WEBPAGE

- edmonton.ca/glenwood
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Conclusion

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

APPENDICES

- 1 Context Plan Map
- 2 Application Summary

PROPOSED LAND USE

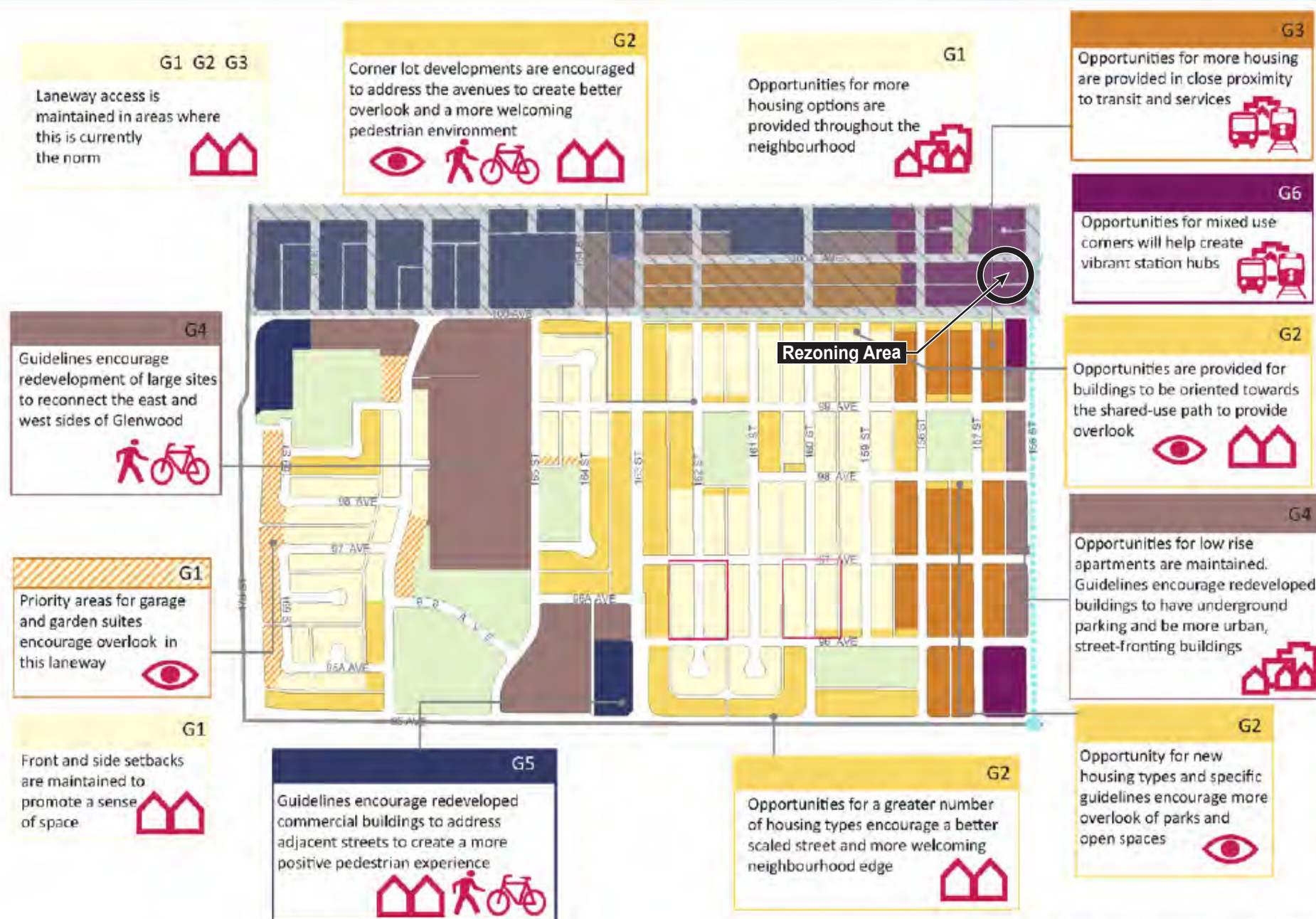


Figure 12: Glenwood proposed land use

Amended by Bylaw 19067, November 25, 2019

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19541
Location:	South of 100A Avenue NW, between 156 Street NW and 158 Street NW
Address:	15615 - 100A Avenue NW
Legal Description(s):	Lot 29, Block 1C, Plan 2586AZ
Site Area:	545 square metres
Neighbourhood:	Glenwood
Notified Community Organizations:	Glenwood Community League, West Edmonton Communities Council Area Council, and Stony Plain Road and Area Business Improvement Area
Applicant:	Darcy Holden

PLANNING FRAMEWORK

Current Zone and Overlay:	(RF1) Single Detached Residential Zone and Mature Neighbourhood Overlay
Proposed Zone and Overlay:	(CB1) Low Intensity Business Zone and Main Streets Overlay
Plan in Effect:	Jasper Place Area Redevelopment Plan
Historic Status:	None

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