



CITY PLANNING REPORT **REZONING** STRATHEARN

9034 - 95 Avenue NW

To allow for publicly or privately owned facilities of an institutional or community service nature.



RECOMMENDATION AND JUSTIFICATION

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

- supports an existing Religious Assembly;
- provides additional opportunities of an institutional and community service nature; and
- is compatible with surrounding uses.

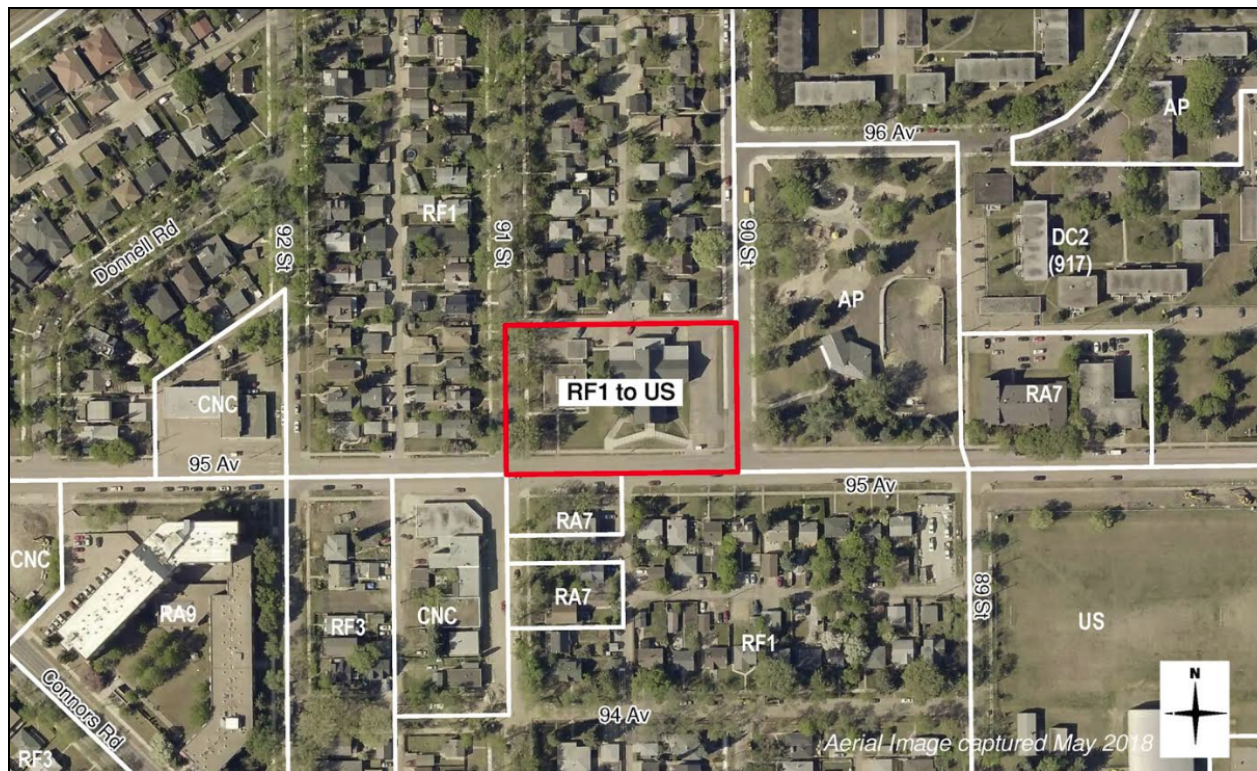
THE APPLICATION

1. CHARTER BYLAW 18850 to amend the Zoning Bylaw to rezone the subject site from (RF1) Single Detached Residential Zone to (US) Urban Services Zone.

This rezoning application would allow for the continued use of a Religious Assembly, while allowing for additional uses that are characteristic of publicly and privately owned facilities of an institutional or community service nature. These include uses such as Child Care Services, Community Recreation Services, and Public Parks. Though listed as a discretionary use under the US Zone, the stated intent of the applicant is to pursue the Health Services use within an underused rectory building located on the west side of the site.

SITE AND SURROUNDING AREA

The 0.4 ha site is currently occupied by the Assumption Catholic Church and is primarily surrounded by single detached housing, with the exception of an apartment building to the south and a park to the east. The site also contains an underused rectory building.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF1) Single Detached Residential Zone	Religious Assembly
CONTEXT		
North	(RF1) Single Detached Residential Zone	Single Detached Housing
East	(AP) Public Parks Zone	Public Park
South	(RF1) Single Detached Residential Zone (RA7) Low Rise Apartment Zone	Single Detached Housing Apartment Housing
West	(RF1) Single Detached Residential Zone (CNC) Neighbourhood Convenience Commercial Zone	Single Detached Housing One and two storey commercial buildings



VIEW FROM 95 AVENUE NW LOOKING NORTHEAST, THE RECTORY BUILDING IN THE FOREGROUND AND THE CHURCH IN THE BACKGROUND

PLANNING ANALYSIS

LAND USE COMPATIBILITY

The current zoning for the site is (RF1) Single Detached Residential Zone which is intended to provide development opportunities for small scale residential development. A religious assembly is a discretionary use within the zone. As a result, the existing religious assembly is unable to provide additional opportunities of an institutional nature. The intent of the applicant is to rezone to the (US) Urban Services Zone to allow for the existing use of the site, and provide an opportunity for the Health Service use.

It is not anticipated that the addition of a Health Services use will have any additional impacts to surrounding landowners. Additional parking for this use is to be provided on-site in accordance with the Zoning Bylaw. The site is also well serviced by transit by being within 400

metres of a Transit Avenue (Connors Road NW) and the future Strathearn LRT station, along 95 Avenue NW.

Beyond the proposed Health Services use, the uses listed within the proposed (US) Zone are compatible with the surrounding context, as the subject site is located along a portion of 95 Avenue NW that is already providing community services which include parks, a school and community recreation services.

If the existing buildings on site were to be demolished and the site redeveloped, the (US) Zone would limit the height of any new buildings to 10 m, a marginal increase from the maximum height allowed for the surrounding properties zoned for low scale residential at 8.9 m.

PLANS IN EFFECT

This application conforms with the South East Area Plan which identifies this property as an institutional site.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE January 25, 2019	<ul style="list-style-type: none">• Number of recipients: 39• One phone call received<ul style="list-style-type: none">◦ Caller stated concerns regarding the on-street parking generated by the existing religious assembly. City staff informed the caller that the addition of the Health Services use would be required to meet the on-site parking regulations of the Zoning Bylaw. The site will also become better served by transit, once the Valley Line LRT is operational, which will run along 95 Avenue NW.
PUBLIC MEETING	<ul style="list-style-type: none">• Not held
WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/strathearn

CONCLUSION

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

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	18850
Date of Application Acceptance	December 20, 2018
Location:	95 Avenue NW, between 91 Street NW and 90 Street NW
Address(es):	9034 - 95 Avenue NW
Legal Description(s):	Lot A, Block 8, Plan 6447AL & Block A, Plan 3888ET
Site Area:	0.4 ha
Neighbourhood:	Strathearn
Notified Community Organization(s):	Strathearn Community League and the South East Community Leagues Association Area Council
Applicant:	Catholic Social Services

PLANNING FRAMEWORK

Current Zone and Overlay:	(RF1) Single Detached Residential Zone (MNO) Mature Neighborhood Overlay
Proposed Zone:	(US) Urban Services Zone
Plan in Effect:	South East Area Plan
Historic Status:	N/A

Written By:	Stuart Carlyle
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Branch:	City Planning
Section:	Planning Coordination