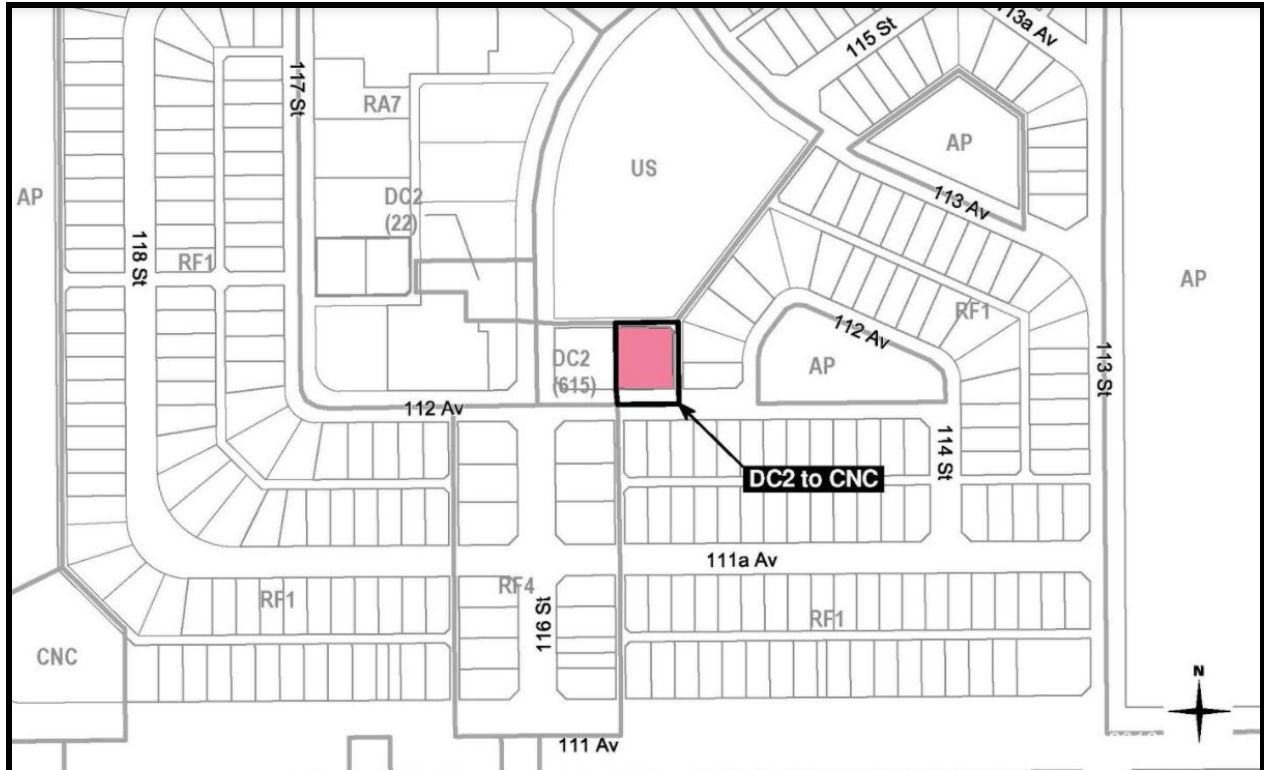




ADMINISTRATION REPORT **REZONING** PRINCE RUPERT

11460 - 112 Avenue NW



Recommendation: That Charter Bylaw 19611 to amend the Zoning Bylaw from (DC2) Site Specific Development Control Provision to (CNC) Neighbourhood Convenience Commercial Zone be APPROVED.

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

- it provides additional commercial opportunities within the Prince Rupert neighborhood;
- it allows for the continued use of an older commercial building; and
- it is compatible with the existing development of surrounding land.

Report Summary

This rezoning application was submitted by Eins Development Consulting Ltd. on November 8, 2020 on behalf of the landowner (1636611 Alberta Ltd.). This application proposes to change the zoning of a parcel of land from (DC2) Site Specific Development Control Provision to (CNC) Neighbourhood Convenience Commercial Zone to allow for convenience commercial and personal service uses. Other characteristics of the proposed CNC Zone include:

- a maximum building height of 10.0 metres;
- a maximum Floor Area Ratio of 1.0; and
- a range of commercial uses with the opportunity for residential above.

In 2011, the subject site was rezoned from the CNC Zone to a DC2 Provision to allow for the development of a 4 storey residential building. The site underwent another rezoning to a DC2 Provision in 2016 to increase the number of allowable units within the apartment building from 16 to 24. Since then, redevelopment of the site has not moved forward and, as a result, the older commercial stripmall building on the site has struggled to remain viable given the limited commercial opportunities allowed within the current DC2 Provision. The building is currently operating as a general retail store and a personal service shop.

The stated intent of the applicant is to continue operating the existing commercial building for the foreseeable future.

The proposed CNC Zone will allow for a variety of commercial land uses, all of which are considered compatible within a residential context as they generally do not create disruptions to surrounding properties and beyond.

The Application

CHARTER BYLAW 19611 proposes to amend the Zoning Bylaw from (DC2) Site Specific Development Control Provision to (CNC) Neighbourhood Convenience Commercial Zone to allow for convenience commercial and personal service uses.

The existing DC2 Provision allows for a 4 storey mixed use building with limited commercial opportunities at ground level. The landowner is no longer interested in pursuing redevelopment of this site as prescribed by the existing DC2 Provision. As a result, an existing commercial building on site has struggled to remain viable under the limitations of the current DC2 Provision.

The proposed CNC Zone will allow for the continued use of the existing commercial building by introducing a wider variety of commercial uses which are intended to serve the day-to-day needs of residents within residential neighbourhoods.

Site and Surrounding Area

The site is currently occupied by a one-storey commercial building and is located north of 112 Avenue NW and one property to the east of 116 Street NW. Operating within the building currently is a Personal Service Shop (barber) and a General Retail Store (specialty food store).

Along its east and north edges, this site is bordered by a 4 storey apartment building and a public park containing a stormwater management facility and playground. To the east and south, the site is bordered by single detached housing.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(DC2) Site Specific Development Control Provision	Commercial building
CONTEXT		
North	(US) Urban Services Zone	Park Stormwater Management Facility Playground
East	(RF1) Single Detached Residential Zone	Single Detached Housing
South	(RF1) Single Detached Residential Zone	Single Detached Housing
West	(DC2) Site Specific Development Control Provision	4 Storey Apartment Building



VIEW OF THE SITE AND EXISTING BUILDING FROM 112 AVENUE NW, LOOKING NORTHWEST

Planning Analysis

SITE HISTORY AND CONTEXT

In 2011, the subject site was rezoned from the CNC Zone to a DC2 Provision to allow for the development of a 4 storey residential building. The site underwent another rezoning to a DC2 Provision in 2016 to increase the number of allowable units within the apartment building from 16 to 24. Since then, redevelopment of the site has not moved forward and, as a result, an older commercial building existing on site has struggled to remain viable given the very limited commercial opportunities allowed within the current DC2 Provision. These limitations include:

- Convenience Retail Stores and Personal Service Shops as the only listed commercial uses; and
- a maximum commercial floor area of 200 m².

The building is currently operating as a Personal Service Shop (barber) and General Retail Store (specialty food store) with a total floor area of approximately 760 m².

LAND USE COMPATIBILITY

The current DC2 Provision allows for the development of a 4 storey apartment building with limited commercial opportunities at ground level. The proposed CNC Zone allows for convenience commercial and personal service uses. Key differences between the existing and proposed zones are outlined in the table below:

	DC2.916 Provision <i>Current</i>	CNC Zone <i>Proposed</i>
Height	14.0 m	10.0 m
Maximum Floor Area Ratio (FAR)	1.7	1.0
Maximum Commercial Floor Area	200 m ² (total)	275 m ² /business premises
Maximum Density	24 units	n/a
Minimum Setbacks and Stepbacks		
North (rear)	6.8 m	0.0 m
West (interior)	4.0 m	3.0 m
South (front)	6.0 m	4.5 m
East (lane)	4.0 m	3.0 m

In addition to the development regulations of the proposed CNC Zone outlined above, the commercial uses within the proposed zone are considered to be compatible within a residential context as they generally do not create disruptions to surrounding properties and beyond. Typical allowable uses within the proposed zone include those previously mentioned that are currently operating within the existing building as well as others uses such as Convenience Retail Stores, Health Services (eg. therapeutic or counselling services), Professional Financial and Office Support Services (eg. real estate or law services) and Specialty Food Services (eg. coffee shop).

Though the stated intent of the applicant is to continue the operation of the existing commercial building, the site could redevelop as per the development regulations outlined in the table above, including residential opportunities above a commercial ground floor. New development at this location under the proposed CNC Zone would be appropriate, considering it would result in a smaller building than what could currently be developed under the existing the DC2 Provision and would have a reduced impact on surrounding development, particularly on the existing single detached housing.

PLANS IN EFFECT

There is no plan in effect for the Prince Rupert neighborhood.

Technical Review

The proposed rezoning has been reviewed by all required technical agencies.

Transportation

Transportation supports the proposed rezoning and advises that, should development occur, site access will be provided from the existing lane which may require upgrading to a commercial standard.

Transit

Transit supports the proposed rezoning and advises that there is an existing bus stop within 300 meters of the site, along 111 Avenue. 111 Avenue and Kingsway Avenue will be part of the ETS 2021 Frequent Transit Network.

Drainage

Drainage supports the proposed rezoning and advises that the existing combined sewer under 112 Avenue NW can be used for sanitary and storm servicing.

EPCOR Water

EPCOR Water supports the proposed rezoning and advises that the site can continue to be serviced by the water main underneath 112 Avenue NW. There is a deficiency in on-street hydrant spacing which may require a new hydrant to be installed along 112 Avenue NW at the development permit stage.

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

Community Engagement

ADVANCE NOTICE November 25, 2020	<ul style="list-style-type: none">• Number of recipients: 44• one response was received and is summarized below
WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/princerupert

Administration was engaged by the President of the Prince Rupert Community League through email seeking additional information related to the application. Administration provided information regarding the existing zoning, stated intent of the applicant and commercial land use opportunities under the proposed zoning. Clarifications were also provided regarding the Child Care Services use (daycare) which is listed as a discretionary use by the proposed zone with opportunities for appeal by affected landowners, should this use be pursued in the future.

Conclusion

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

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19611
Location:	North of 112 Avenue NW and east of 116 Street NW
Address:	11460 - 112 Avenue NW
Legal Description:	Lot A, Block 15B, Plan 5632HW
Site Area:	1,470 m ²
Neighbourhood:	Prince Rupert
Notified Community Organization:	Prince Rupert Community League
Applicant:	EINS Development Consulting Ltd.

PLANNING FRAMEWORK

Current Zone:	(DC2) Site Specific Development Control Provision
Proposed Zone:	(CNC) Neighbourhood Convenience Commercial Zone
Plan in Effect:	None
Historic Status:	None

Written By: Stuart Carlyle
Approved By: Tim Ford
Branch: Development Services
Section: Planning Coordination