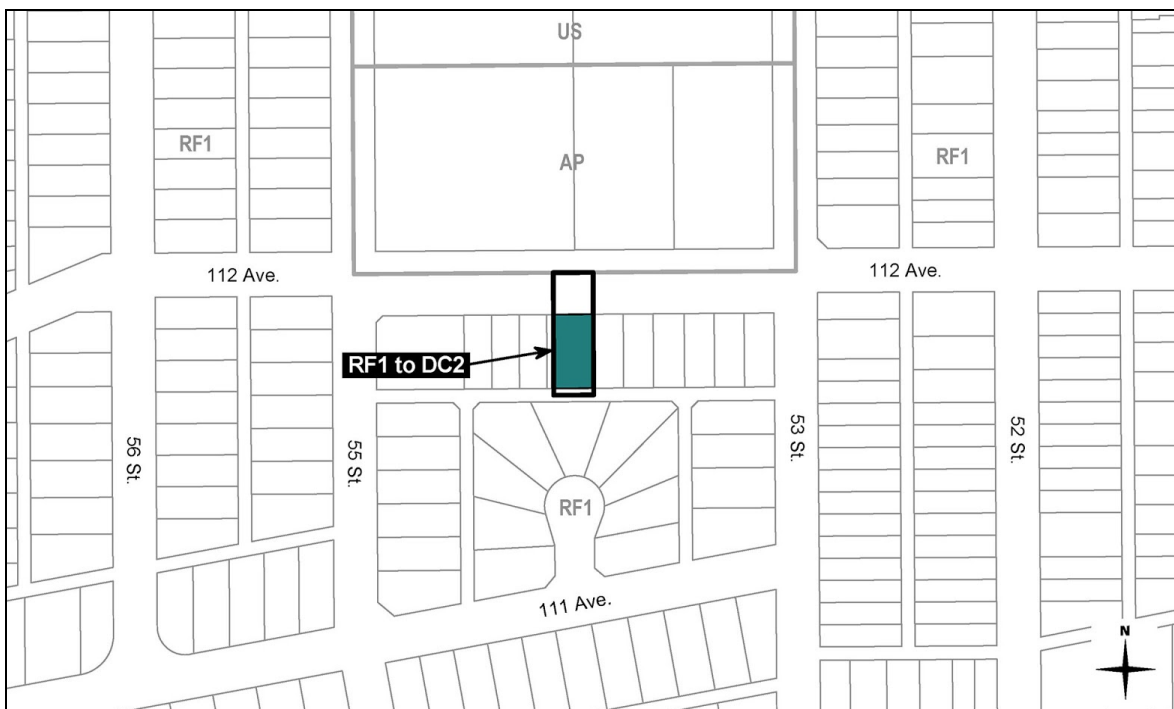




ADMINISTRATION REPORT REZONING, PLAN AMENDMENT HIGHLANDS

5335 - 112 AVENUE NW

To allow for the continuation of limited commercial uses within the existing building, or for the future residential of the site, that is compatible with the low density residential character of the surrounding community.



Recommendation: That Charter Bylaw 18711 to amend the Zoning Bylaw from (RF1) Single Detached Residential Zone to (DC2) Site Specific Direct Control District Provision and the associated Resolution to amend the Highlands Neighbourhood Planning Study be APPROVED.

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

- Provides low-impact commercial opportunities intended to serve residents within the neighbourhood in a building historically used for non-residential uses;
- Allows for future low-density residential redevelopment with regulations that are comparable to adjacent properties; and
- Development opportunities are compatible with the established residential nature of the surrounding neighbourhood and the site's location on an Arterial Service Road.

Report Summary

This land use amendment application was submitted by Clarity Development Advisory on March 31, 2020. This application proposes to change the designation of two parcels from (RF1) Single Detached Residential Zone to (DC2) Site Specific Direct Control District Provision to allow for:

- limited small scale commercial uses within the existing commercial building, and
- opportunities to redevelop the site as low density residential should the building be demolished.

This proposal is intended to allow for the continued use of the existing commercial building on this property which was constructed around 1951. The building is currently vacant due to compliance issues and the land owner's inability to obtain a Development Permit due to the current zoning. This application seeks a rezoning to allow for commercial uses on this site and to resolve the non-compliance issues associated with the existing commercial building being located within a zone that is primarily for low density residential uses. The proposed DC2 provision also allows for the residential redevelopment of the site should the building be demolished which is comparable to the current RF1 zone.

This proposal is in alignment with the applicable policies of CityPlan (MDP) by enabling the redevelopment of small commercial sites to support mixed-use local nodes.

The Application

1. RESOLUTION to amend the Highlands Neighbourhood Planning Study to update two maps to support the proposed rezoning. Map 6 of the Planning Study would redesignate the site from "Single Family Housing" to "Single Family Housing and Neighbourhood Convenience Commercial Uses." Map 7 is a zoning map which would be updated to reflect the proposed (CNC) Neighbourhood Convenience Commercial Zone.
2. CHARTER BYLAW 18711 to amend the Zoning Bylaw from (RF1) Single Detached Residential Zone to (DC2) Site Specific Direct Development Control Provision. The proposed (DC2) Site Specific Development Control Provision would allow for:
 - limited low impact commercial and personal service uses to operate within the existing building such as:
 - General Retail Stores;
 - Convenience Retail Stores;
 - Personal Service Shops; and
 - Professional Financial and Officer Support Services; and
 - opportunities to redevelop the site as low density residential should the building be demolished which is comparable to the (RF1) Single Detached Residential Zone and (MNO) Mature Neighbourhood Overlay.

This application was originally submitted to the City in 2018 to rezone the site to (CNC) Neighbourhood Convenience Commercial Zone and the (MSO) Main Streets Overlay. Bylaw 18711 was presented to Council on March 11, 2019 (Item 5.5) where the proposal was referred back to Administration to "*work with the community members and Proponent to consider*

further options, including direct control zoning, for the potential use of the building and land and return to the June 6, 2019, City Council Public Hearing."

Following an engagement session on April 9, 2019 Administration requested postponement so the applicant could prepare an application for a DC2 to resolve concerns heard at that engagement session. A formal application for the DC2 Provision was submitted to the City on March 31, 2020.

Site and Surrounding Area

This site consists of a wide lot located on a service road adjacent to 112 Avenue NW between 52 Street NW and 53 Street NW. Across the street from the site is Gaby Hass Park and Mount Royal School. Adjacent to the site to the east, west and south across the lane are established single detached homes making up the majority of the block face with the Highlands Baptist Church located at the corner of 112 Avenue NW and 52 Street NW.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF1) Single Detached Residential Zone	Single Storey Commercial Building
CONTEXT		
North	(US) Public Parks Zone (AP) Urban Services Zone	Single Detached House
East	(RF1) Single Detached Residential Zone	Single Detached Houses
South	(RF1) Single Detached Residential Zone	Single Detached Houses
West	(RF1) Single Detached Residential Zone	Single Detached Houses Church/Religious Assembly



VIEW OF THE SITE FROM 112 AVENUE FROM THE NORTH EAST

Planning Analysis

Overall, the proposed DC2 Provision provides contextually sensitive commercial opportunities within an established commercial building. The uses permitted within this zone are considered low impact commercial uses which are intended to serve the neighbourhood rather than act as a commercial destination that draws traffic in from other areas of the City.

While the primary intent of this DC2 provision is to allow for commercial activity to be permitted at this site again, should the existing building be demolished, residential opportunities exist which are reflective of the surrounding (RF1) Single Detached Residential Zone. This would allow for the construction of a single detached, semi-detached or duplex with greater setbacks than the current building provides.

SITE HISTORY

The existing building on this site is a purpose-built commercial structure which was constructed in 1951 when the original subdivision of the Highlands neighbourhood occurred. City records indicate that the property was rezoned to a district that was comparable to the current (RF1)

Single Detached Residential Zone in the 1960s, and low density residential zoning has been applied to this property since that time.

While the zoning changed, the operation of the building as a commercial site continued in the following decades as the property had legal non-conforming status due to the pre-existing structure and permits for commercial uses issued both by the City and the Subdivision and Development Appeal Board. This allowed for the building to continue to obtain permits from the City until the legal non-conforming status expired when it was determined that continuation of the use lapsed for greater than 6 months in the mid-2000s.

Since that time the property owner has attempted to obtain licences and permits from the City which would allow for commercial or residential operation of the site. These permits were unable to be issued or were withdrawn due to the existing structure and proposed uses not being allowed in the RF1 Zone.

Most recently compliance orders for an unlicensed business and illegal residential suites were issued to the land owner in 2017 which resulted in the owner applying to rezone the property in the summer of 2018.

LAND USE COMPATIBILITY

Small scale commercial sites are commonly located throughout mature neighborhoods in Edmonton, and are a result of the original development patterns when these neighbourhoods were created. Built in 1951, the same year the Highlands neighborhood was subdivided, this site is one of the originally constructed buildings in the area, and has historically acted as a local commercial amenity which contained two retail stores. These local commercial sites are important resources for creating “complete communities” and provide services to those in the neighbourhood a short distance from people’s homes.

Located on an arterial service road, this property is generally where local commercial development is expected to be situated. This location allows for small scale commercial uses to serve the population of Highlands within walking distance to many residents, while minimizing impacts to the interior of the neighbourhood.

The proposed DC2 provision would allow for the existing building to operate again, while limiting the number of commercial opportunities on the site to those with minimal impact to adjacent properties. Compared to the (CNC) Neighbourhood Convenience Commercial Zone, the lowest intensity commercial zone in the Edmonton Zoning Bylaw, the DC2 Provision only permits a fraction of the uses found within that Zone. Appendix 1 compares the uses found within the CNC and the DC2 Provision.

While the existing building does not comply with the setbacks for commercial development adjacent to residential uses currently regulated in standard commercial zones in the Zoning Bylaw, this proposal does not represent an increase in development rights on the property. The proposed DC2 Provision is drafted to match the extents of the current building to allow for the land owner to maintain the property and obtain permits from the City. Below is a comparison of the CNC Zone, commonly used for historic commercial sites in mature neighbourhoods, and the proposed DC2 Provision.

DC2 & CNC Comparison Summary

	CNC <i>Comparable Zoning</i>	Proposed DC2 Provision <i>Existing Commercial Building</i>
Principal Building	Commercial	Commercial
Height	10.0 m	10.0 m
Floor Area Ratio	1.0	1.0
Setbacks		
Front - North	4.5 m	0.0 m ¹
Rear/Lane - South	3.0 m	7.5 m
East	3.0 m	0.0 m ¹
West	3.0 m	0.0 m ¹
Notes:		
¹ Setbacks are reflective of the existing building on site.		

While the primary intent of this rezoning application is to reintroduce commercial uses on the property, the DC2 Provision also provides opportunities to redevelop the site as a low-density residential. These regulations are in response to requests from the community to have the site eventually be developed under the current zoning which is (RF1) Single Detached Residential Zone and (MNO) and the Mature Neighbourhood Overlay. As a result, the applicable regulations of both the RF1 and the MNO have been included in the DC2 Provision.

Further to this, if the majority of the building is damaged, destroyed, or demolished, the zoning does not permit the commercial structure to be rebuilt on the property. Should that occur, the low-density residential development rights would be the only development opportunities permitted on this site. Below is a comparison of the current RF1 Zone and MNO to the proposed DC2 Provision.

DC2 & RF1 Comparison Summary

	RF1 & MNO <i>Current Zoning</i>	Proposed DC2 Provision <i>Should Building Be Demolished</i>
Principal Building	Single Detached Housing Semi-detached Housing Duplex Housing	Single Detached Housing Semi-detached Housing Duplex Housing
Height	8.9 m	8.9 m
Site Coverage	40 - 42%	42%

Setbacks		
Front - North	4.5 m ¹	4.5 m
Rear/Lane - South	12.0 m ²	12.0 m ²
East	3.0 m ²	3.0 m ²
West	3.0 m ²	3.0 m ²
Maximum No. Dwelling Units	Two (2) Principal Dwellings ³ Two (2) Secondary Suites Two (2) Garden Suites	Two (2) Principal Dwellings Two (2) Secondary Suites Two (2) Garden Suites
Notes:		
¹ Determined based on adjacent front setbacks.		
² Determined based on site size.		
³ Lot Subdivision Required to accommodate two principal structures/dwellings.		

PLANS IN EFFECT

Highlands Neighbourhood Planning Study

Adopted in 1986, the Highlands Neighbourhood Planning Study is reflective of the time in which it was drafted and is primarily intended to address residential redevelopment pressures felt by the neighbourhood through the preservation of the existing low density single family residential homes. As a result, there is limited guidance in this study regarding commercial development outside the recognition of existing commercial uses being located on the 118 Avenue corridor and a small commercial node at 112 Avenue NW and 65 Street NW.

That being said, the objectives of the neighbourhood study does contemplate the preservation and support of existing commercial uses through Objective 4.2.5 which directs:

"To reinforce the existing commercial facilities in Highlands, while ensuring that new commercial development and the intensification of existing commercial development, do not encroach into or negatively impact on residential areas."

As this property has historically operated as a commercial site for the majority of the last seventy years, the proposed DC2 provision aligns with this objective. Its location on an arterial service road also ensures that there is minimal impact to, and no encroachment into, the core of the single detached nature of the neighbourhood.

While this application aligns with the Neighbourhood Planning Study, a resolution to amend the plan is required as there are two maps which require changes to reflect this change in zoning. *Map 6 - Highlands Neighbourhood Development Concept* would designate the site as "Single Family Housing and Neighbourhood Convenience Commercial Uses" to recognize both the limited commercial opportunities in the existing building as well as potential redevelopment of the site as low density residential. *Map 7 - Highlands Proposed Land Use Districts* would be updated to reflect the proposed (DC2) Site Specific Direct Development Control Provision.

Technical Review

A review of the re-submission of the application as a DC2 identified deficiencies in on-street fire protection by EPCOR which would result in the landowner being required to construct substantial infrastructure to support the existing building. As this application is intended to allow for the continued operation of an existing commercial building (or the low density residential development of the site) this application was submitted to Fire Rescue Services to review the recommended requirements to determine if alternative fire mitigation measures or servicing could be considered.

Through this review it was identified that there are opportunities at the Development Permit stage to condition upgrades to the property, including the use of fire resistant materials and installing sprinklers within the building, which may result in reduced hydrant requirements. As a result, this application is being presented to City Council with the understanding that additional work will be required to resolve EPCOR and Fire Rescue Services requirements at the Development Permit as this is the most appropriate time to comprehensively discuss these improvements.

Transportation

With limited commercial development being proposed for this site, a significant increase in traffic volume is not expected. The application was received prior to implementation of Open Option parking; as such, the proposed DC2 specifies parking requirements in alignment with Transit Oriented Development (TOD) including four to six parking spaces at the rear of the building, with a loading space and accessible parking space located within the public-right-of-way in the service road fronting the site. Parking Services did not identify any existing parking concerns within the surrounding area. Bike parking will be accommodated and provided as per the Zoning Bylaw.

The above parking and loading regulations will not apply if any new building or buildings designed to accommodate Residential Uses are constructed.

Drainage

Development allowed under the proposed zone would not have a significant impact on existing drainage infrastructure.

EPCOR Water

A deficiency in on-street fire protection was identified through the review of this application. City of Edmonton Standards requires on-street fire flows of 300 l/s and hydrant spacing of 90 metres for the proposed zoning. On-street fire flows in the area are below the required flow rate and hydrant spacing is approximately 158 metres which does not meet the spacing requirement.

Prior to the issuance of a Development Permit, the applicant shall submit documentation that demonstrates, to the satisfaction of the Development Officer in consultation with Fire Rescue Services, that fire flows and water servicing to the site will be adequate for the proposed development, and be in accordance with the City of Edmonton Design and Construction

Standards. The Development Officer shall verify that any infrastructure upgrades or systems required to ensure these standards are met, shall be implemented.

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

Community Engagement

<p>ADVANCE NOTICE August 29, 2018</p>	<ul style="list-style-type: none"> ● Number of recipients: 34 ● Number of responses: 4 ● Common comments included: <ul style="list-style-type: none"> ○ General concerns with a commercial building being located on this site ○ Concerns about traffic and parking ○ Interest in opening a business at this location
<p>PUBLIC HEARING: RF1 TO CNC March 11, 2019</p>	
<p>PUBLIC MEETING April 9, 2019</p>	<ul style="list-style-type: none"> ● Number of attendees: 35 ● Common comments included: <ul style="list-style-type: none"> ○ General non-support for rezoning this site ○ Preference in maintaining the RF1 zoning for the property ○ Concerns regarding potential businesses that could be allowed ○ Concerns about traffic and parking ● See Appendix 2 for a full "What We Heard" Report
<p>APPLICATION REVISED: RF1 TO DC2 PROVISION September, 2019</p>	
<p>PRE-APPLICATION NOTIFICATION & APPLICANT HOSTED OPEN HOUSE September 7, 2019</p>	<ul style="list-style-type: none"> ● Number of recipients: 33 <p><u>As reported by applicant</u></p> <ul style="list-style-type: none"> ● Number of written responses: 1 ● Number of attendees to applicant held open house: 8 ● Common comments included: <ul style="list-style-type: none"> ○ General non-support for rezoning this site/maintain existing RF1 zoning ○ Preference for small restaurants and cafes ○ Concerns regarding "problem clientele" associated with some commercial uses

	<ul style="list-style-type: none"> o Do not want large commercial businesses here o Preference for local businesses o Concerns regarding traffic and parking
<p>ADVANCE NOTICE March 31, 2020</p>	<ul style="list-style-type: none"> ● Number of recipients: 34 <ul style="list-style-type: none"> ● Number of responses: 7 ● Common comments included: <ul style="list-style-type: none"> o General non-support for this rezoning o Concerns with City Planning’s original position on this application o Support for change of zoning so building can be improved o Purchase of homes with the understanding this site was zoned for residential uses o Retail services should be located 118 Ave or 112 Ave & 65 Street o Concerns with the existing building being located on side property lines o Concerns with potential businesses such as bars and cannabis shops o Parking and traffic o Noise and waste o Security and crime
<p>PUBLIC ENGAGEMENT SESSION (ENGAGED EDMONTON WEBSITE) November 30, 2020 to December 21, 2020</p>	<p>engaged.edmonton.ca/highlandscommercial</p> <ul style="list-style-type: none"> ● Aware: 277 ● Informed: 54 ● Engaged: 35 ● Opposed: 16 ● Support: 13 ● No position: 2 ● Common comments included: <ul style="list-style-type: none"> o Concerns regarding traffic and parking o General non-support of the proposal o General support of the proposal o Building is unattractive o Location of the property is not suitable for commercial development o Owner needs to trespass on neighbour’s property to maintain it ● See Appendix 3 for a full “What We Heard” Report

WEBPAGE	edmonton.ca/residential_neighbourhoods/neighbourhoods/highlands-planning-applications.aspx
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Conclusion

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

APPENDICES

- 1 Permitted and Discretionary Use Comparison Table
- 2 "What We Heard" Online Public Engagement Report - 2019 Engagement
- 3 "What We Heard" Online Public Engagement Report - 2020 Engagement
- 4 Application Summary

PERMITTED AND DISCRETIONARY USE COMPARISON TABLE

CNC Uses <i>Comparable Zoning</i>	DC2 Provision Uses <i>Proposed</i>
<p>Permitted Uses</p> <ul style="list-style-type: none"> ● Convenience Retail Stores ● Health Services ● Personal Service Shops ● Professional, Financial and Office Support Services ● Market ● Special Event ● Specialty Food Services ● Urban Gardens ● Fascia On-premises Signs ● Freestanding On-premises Signs ● Projecting On-premises Signs ● Temporary On-premises Signs <p>Discretionary Uses</p> <ul style="list-style-type: none"> ● Bars and Neighbourhood Pubs ● Breweries, Wineries and Distilleries ● Child Care Services ● Commercial Schools ● Creation and Production Establishments ● Drive-in Food Services ● Gas Bars ● General Retail Stores ● Indoor Participant Recreation Services ● Live Work Units ● Major Home Based Business ● Minor Amusement Establishments ● Minor Home Based Business ● Minor Service Stations ● Multi-unit Housing ● Public Libraries and Cultural Exhibits ● Rapid Drive-through Vehicle Services ● Religious Assemblies ● Residential Sales Centre ● Restaurants ● Secondhand Stores ● Veterinary Services ● Urban Indoor Farms ● Urban Outdoor Farms ● Freestanding Off-premises Signs ● Minor Digital Off-premises Signs ● Minor Digital On-premises Signs ● Minor Digital On-premises Off-premises Signs ● Roof On-premises Signs 	<p>Permitted Uses</p> <ul style="list-style-type: none"> ● Child Care Services ● Convenience Retail Stores ● Creation and Production Establishments ● Duplex Housing ● Garden Suite ● General Retail Stores ● Health Services ● Live Work Unit ● Minor Home Based Business ● Market ● Personal Service Shops ● Professional, Financial and Office Support Services ● Public Libraries and Cultural Exhibits ● Residential Sales Centre ● Restaurants ● Secondary Suite ● Secondhand Stores ● Semi-detached Housing ● Single Detached Housing ● Specialty Food Services ● Supportive Housing, restricted to Limited Supportive Housing ● Urban Gardens ● Veterinary Services ● Fascia On-premises Signs ● Projecting On-premises Signs

WHAT WE HEARD REPORT

LDA18-0427 - Proposed Rezoning - Community Meeting - 9 April 2019

PROJECT ADDRESS: 5335 - 112 Avenue NW

- PROJECT DESCRIPTION:**
- Amendment to the Highlands Neighbourhood Planning Study
 - Rezoning from (RF1) Single Detached Residential Zone to (CNC) Neighbourhood Convenience Commercial Zone and Main Streets Overlay (MSO) to allow for the development of small-scale, neighbourhood-serving commercial

TYPE OF ENGAGEMENT	DATE	RESPONSES / # OF ATTENDEES
Notification	Mailed August 29, 2018	3 phone calls and 1 email
Resident Meeting (following referral motion from Council)	April 9, 2019 6 - 8pm	35 attended

ABOUT THIS REPORT

The information in this report includes responses to the application notification and feedback gathered **during and after the April 9, 2019 resident meeting**. This report is shared with all attendees who provided their email address during the event on April 9, 2019. This summary will also be shared with the applicant and the Ward Councillor. When the matter returns to Public Hearing on June 6, 2019 this report will be included in the information provided to City Council.

MEETING FORMAT

As City Planning had received very limited input from residents prior to, and after the Public Hearing, a round-table meeting was chosen. The meeting was held in the Highlands Baptist Church, on the same block as the site of the proposed rezoning.

35 people attended the meeting, which was significantly more than expected based on the limited response received by City Planning. We acknowledge this made the meeting format challenging.

Planning Coordination
CITY PLANNING



Planning staff moderated the meeting, and the applicant, Ezequiel Torres, provided background on his property and the rezoning request, and answered questions.

General questions were asked by City Planning of the attendees to scope and understand the views:

- What are the concerns with a small-scale commercial property?
 - What are the opportunities for the site for small-scale commercial?
 - What are the opportunities for the site for residential development?
-

FEEDBACK SUMMARY

Opportunities for the Site

- Provide residential of some sort.
- Use the opportunity to increase residential infill.
- Retain the RF1 Zone, which could allow a couple of houses and secondary suites.
- Row Housing
- Small apartment arrangement
- Small local businesses, such as cafe or bakery, or grocery

Concerns About the Site

- With only access to the back lane, would increase traffic in the lane no matter what develops.
 - Commercial development could increase traffic.
 - Increased traffic could be dangerous to children in the area.
 - There are increasing numbers of children in the area, and more daycares are opening, leading to more traffic.
 - Delivery trucks accessing the site from the back lane.
 - Not enough parking in the neighbourhood.
 - Too much traffic in the neighbourhood.
 - The existing building is in poor condition.
-

If you have questions about this application please contact:

Sean Lee, Planner
780.496.6121
sean.lee@edmonton.ca

Planning Coordination
CITY PLANNING



WHAT WE HEARD REPORT

Rezoning Engage Edmonton Feedback Summary

LDA18-0427 - Highlands

PROJECT ADDRESS: 5335 - 112 Avenue NW

PROJECT DESCRIPTION: The application proposes to rezone the site from the (RF1) Single Detached Residential Zone to a (DC2) Site Specific Development Control Provision to allow for limited neighbourhood convenience commercial and personal service uses within the existing building. The proposal includes:

- commercial land use opportunities such as General Retail Stores, Child Care Services and Restaurants; and
- opportunities for future residential redevelopment of the site should the existing building be demolished.

An associated application has been made to update the Highlands Neighborhood Planning Study to amend two land use maps to reflect the proposed zoning.

PROJECT WEBSITE: https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/highlands-planning-applications.aspx

ENGAGEMENT FORMAT: Online Engagement Webpage - Engagement Edmonton <https://engaged.edmonton.ca/highlandscommercial>

ENGAGEMENT DATES: November 30, 2020 - December 21, 2020

NUMBER OF VISITORS:

- Aware: 277
- Informed: 54
- Engaged: 35

* See “Web Page Visitor Definitions” at the end of this report for explanations of the above categories.

TYPE OF ENGAGEMENT	DATE	RESPONSES/ RECIPIENTS
Initial Advance Notice from the City (Rezoning to CNC)	August 29, 2018	Recipients: 34 Responses in support: 1 Responses with concerns: 3 Requests for additional information: 1
Highlands Planning Applications Webpage	August 20, 2018	N/A
Sign Posted on Site (CNC Rezoning)	September 6, 2018	N/A
Public Hearing (CNC Rezoning)	March 11, 2019	Application referred back to consider further options including direct control zoning and to return to a future Public Hearing.
Public Engagement, City Hosted Event	April 9, 2019 6 - 8 pm	35 Attendees
Second Advance Notice from the City (DC2 Rezoning)	April 30, 2020	Recipients: 34 Responses with concerns: 5
Public Engagement Notice from the City (Online Engaged Edmonton)	November 25, 2020	Recipients: 34
Public Engagement, City Event (Online Engaged Edmonton)	November 30, 2020 - December 21, 2020	Responses opposed: 16 Responses in support: 13 Responses in neutral position: 2

ABOUT THIS REPORT

Information in this report includes responses to the advanced notices and feedback gathered through the Engaged Edmonton platform between November 30, 2020 - December 21, 2020. This report will be shared with those who emailed the file planner, and/or provided an email address on the Engaged Edmonton website, as well as with the applicant and the Ward Councillor.

Input from Edmontonians will be used to inform conversations with the applicant about potential revisions to the proposal to address concerns or opportunities raised. Feedback will also be



summarized in the report to City Council if/when the proposed rezoning advances to a future City Council Public Hearing for a decision.

It should be noted that while 49 responses were provided to the website as part of this engagement session, 14 of these responses were duplicated entries from the same user. These 14 duplicate submissions were not included in the summary of feedback found below.

These duplicated comments have not been removed from the website for the project and are still available to be reviewed at engaged.edmonton.ca/highlandscommercial.

ENGAGEMENT FORMAT

The engagement session was an online format where attendees were able to view a website with project, planning process, and contact information. Participants were encouraged to ask questions of City Staff and the applicant in an online “Share Your Thoughts” & “Ask Your Questions” - format.

The comments are summarized by the main themes below with the number of times a similar comment was made by participants recorded in brackets following that comment. The questions asked and their answers are also included in this report.

WHAT WE HEARD

OVERALL SUMMARY OF 35 COMMENTS RECEIVED		
Opposed: 16	Support: 13	Neutral: 2

SUMMARY OF COMMENTS

A full transcript of comments can be found at engaged.edmonton.ca/highlandscommercial

General:

- General support of the proposal (x10)
- General non-support of the proposal (x8)
- Need more amenities in Highlands such as local commercial uses/coffee shops/grocery stores (x6)
- Building is unattractive/an eyesore (x4)
- Location of property is inappropriate for commercial development as it is located in the middle of a residential street (x3)
- The property owner did not do due diligence when buying this property and now want to change zoning at the expense of the neighbourhood (x2)
- This building cannot be maintained unless they trespass on the neighbours property (x2)
- Property should be redeveloped, but as a residential building (x2)
- Concerns regarding safety (x2)
- The owner of this property does live in this neighbourhood and does not care about potential negative impacts to the neighbourhood
- Current land owner makes loud noises in the night/very early morning and concerned this will become worse if zoned for commercial uses
- Purchased home with the understanding that the RF1 zoning meant this site would be redeveloped as a house not a commercial use
- The City should take into account previous bylaw infractions by property owners when making decisions on rezonings
- Maintaining this property as RF1 will increase housing in established neighbourhoods
- Application goes against the Highlands Neighborhood Planning Study
- Concern that this application will set a precedent for Highlands

Parking and Traffic:

- General concerns regarding traffic and parking (x14)
- Damage has been caused to a neighbour's garage from trucks accessing the property (x2)
- City should consider putting angled parking at this location to slow down traffic and provide more parking

Uses:

- Businesses at this location should maintain and support the good qualities of the neighbourhood (x2)

- Commercial uses at this location would be convenient for people who live here (x2)
- Need more clarity on potential commercial uses (x2)
- Proposed uses are undesirable (x2)
- Restaurants and pubs are already located 10 blocks west of the site which is walking distance from the site
- Convenience stores are already located on 118 Avenue which is walking distance from the site
- Concerns regarding a potential bar/pub located next to a childcare facility and church
- Do not need more liquor stores in low income neighbourhoods
- Proposed uses are too broad and general

Operations:

- This is a problem property and should not be allowed to be rezoned (x4)
- Concerns regarding odour and waste (x3)
- This is a problem property and should be rezoned to allow for development
- Concerns regarding operating hours of potential businesses
- Concerns regarding noise

Process, Notification, Transparency:

- Community comments from the April 9, 2019 engagement event do not accurately reflect what was said at that meeting as it was primarily not in support of rezoning (x3)
- Concerns that the City and Council does not listen to its residents when they dont want something (x3)
- Concerns regarding lack of responses from City Staff and Councillor
- Received the notice in the mail after the event started

Web Page Visitor Definitions

Aware

An aware visitor, or a visitor that we consider to be 'aware', has made one single visit to the page, but not clicked any further than the main page.

Informed

An informed visitor has taken the 'next step' from being aware and clicking on something. We now consider the visitor to be informed about the project. This is done because a click suggests interest in the project.

Engaged

Every visitor that contributes on the page, either by asking questions or leaving a comment, is considered to be 'engaged'.

Engaged and informed are subsets of aware. That means that every engaged visitor is also always informed AND aware. In other words, a visitor cannot be engaged without also being informed AND aware. At the same time, an informed visitor is also always aware.

FUTURE STEPS:

- When the applicant is ready to take the application to Council:
 - Notice of Public Hearing date will be sent to surrounding property owners
 - Once the Council Public Hearing Agenda is posted online, you may register to speak at Council by completing the form at edmonton.ca/meetings or calling the Office of the City Clerk at 780-496-8178.
 - You may listen to the Public hearing on-line via edmonton.ca/meetings.
 - You can submit written comments to the City Clerk (city.clerk@edmonton.ca) or contact the Ward Councillor, Tony Caterina directly (tony.caterina@edmonton.ca).

IF YOU HAVE ANY QUESTIONS ABOUT THIS APPLICATION, PLEASE CONTACT:

Name: Andrew Sherstone

Email: andrew.sherstone@edmonton.ca

Phone: 780-442-0699

APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendment & Rezoning
Resolution & Charter Bylaw:	Resolution & 18711
Location:	South of 112 Avenue NW and east of 55 Street NW
Address:	5335 - 112 Avenue NW
Legal Descriptions:	Lots 13-14, Block 36, Plan 2429HW
Site Area:	613.176 m ²
Neighbourhood:	Highlands
Notified Community Organization(s):	Highlands and District Community League
Applicant:	Clarity Development Advisory

PLANNING FRAMEWORK

Current Zone and Overlay:	(RF1) Single Detached Residential Zone and (MNO) Mature Neighbourhood Overlay
Proposed Zone:	(DC2) Site Specific Direct Development Control Provision
Plan in Effect:	Highlands Neighbourhood Planning Study
Historic Status:	None

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Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination