



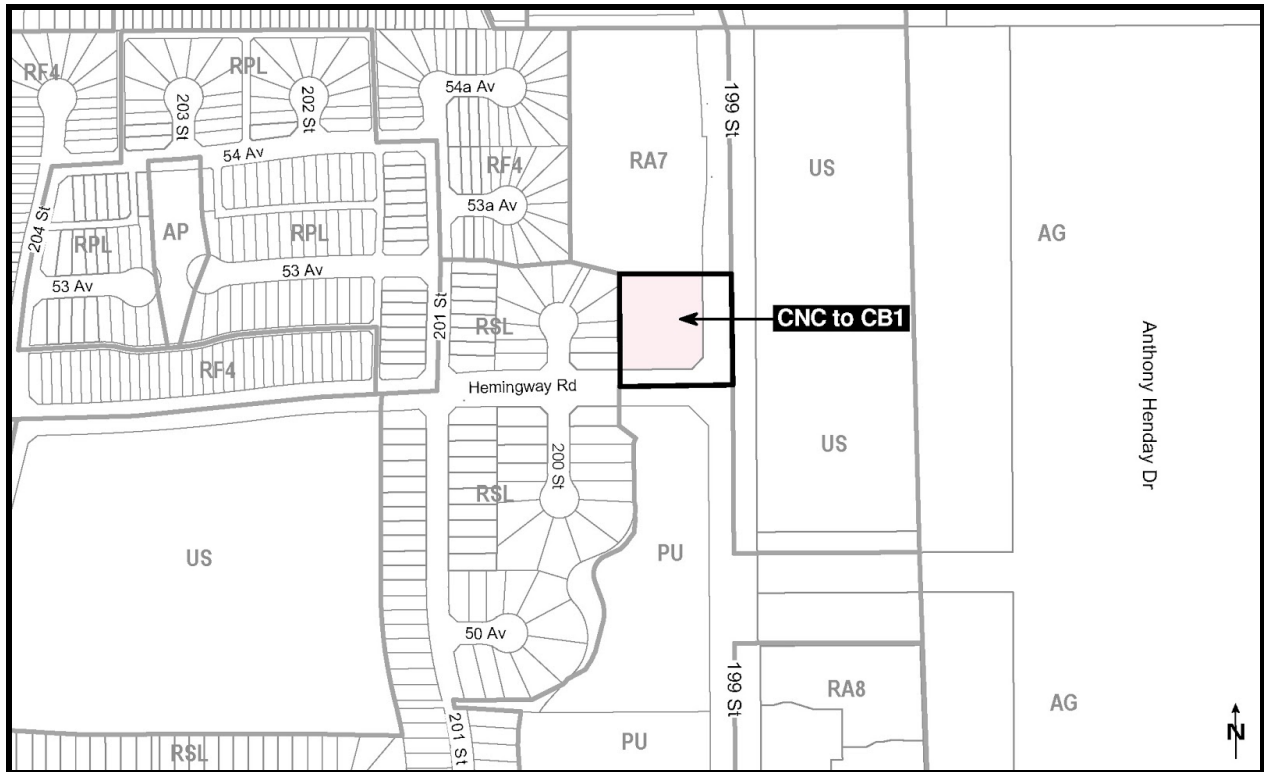
# ADMINISTRATION REPORT

## REZONING

### The Hamptons

## 5220 - 199 Street NW

To allow for a greater range of commercial, office and service uses.



**Recommendation:** That Charter Bylaw 19637 to amend the Zoning Bylaw from (CNC) Neighbourhood Convenience Commercial Zone to (CB1) Low Intensity Business Zone be APPROVED.

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

- allows for a greater variety of commercial, office and service uses, with opportunities for limited residential-related uses;
- is accessible by major roadways and serviced by existing and future transit routes;
- is compatible with existing and planned surround land uses;
- conforms to The Hamptons Neighbourhood Structure Plan.

## Report Summary

This rezoning application was submitted by Invistec Consulting on December 10, 2020. The purpose of the application is to rezone the site from CNC to CB1 to allow for a greater range of commercial, office and services uses in an existing building located on the northwest intersection of 199 Street NW and Hemingway Road NW. The applicant's stated intent to allow for the addition of Liquor Sales, a discretionary use until the proposed CB1 Zone.

This proposal aligns with the applicable goals and policies of *CityPlan* (MDP) by allowing for a greater variety of uses to support the commercial, office and services needs of residents and visitors to The Hamptons and accommodate the needs of an additional 1.25 million population within Edmonton's existing boundaries. It also contributes to providing a "complete" community with commercial uses within walking distance to a variety of residential uses that are located along major roadways and existing and planned transit routes.

The application conforms to the approved The Hamptons Neighbourhood Structure Plan, which designates the site for Neighbourhood Commercial uses.

## The Application

**CHARTER BYLAW 19637** to amend the Zoning Bylaw to (CB1) Low Intensity commercial Zone to allow for a greater range of commercial, office and services uses.

Charter Bylaw 19637 proposes to amend the subject site to CB1 to allow for a greater range of commercial, office and services uses within an existing commercial building located at the northwest intersection of 199 Street NW and Hemingway Road NW. The applicant's stated intent to allow for the addition of Liquor Sales, a discretionary use under the proposed CB1 Zone.

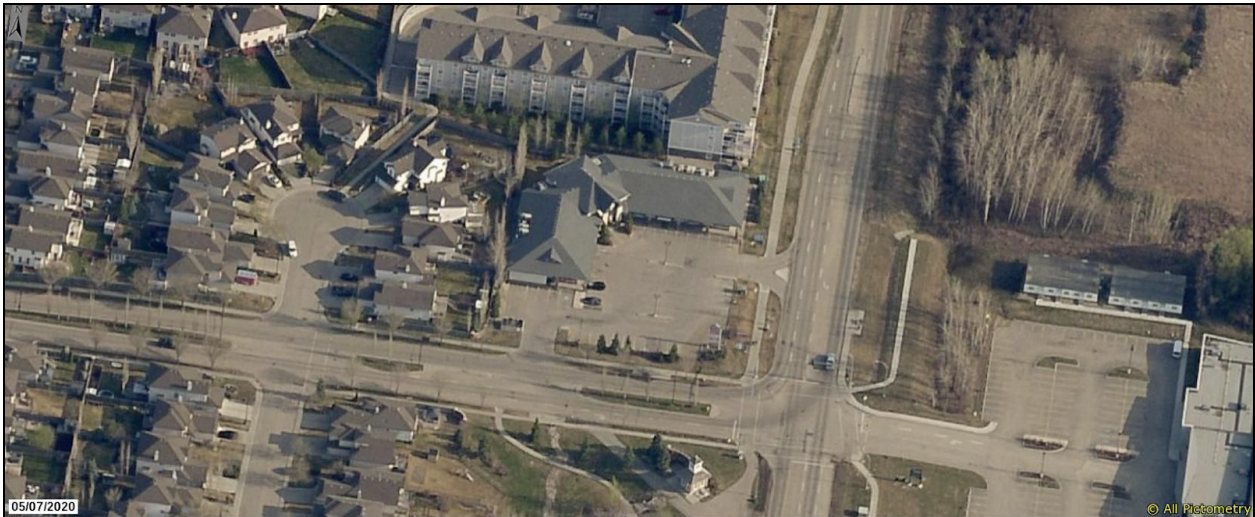
The application conforms to the approved The Hamptons Neighbourhood Structure Plan, which designates the site for Neighbourhood Commercial uses.

## Site and Surrounding Area



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(CNC) Neighbourhood Convenience Commercial Zone	Developed commercial building with surface parking; tenants include a convenience retail store, a pizza shop, a promotional marketing office, and a deli.
<b>CONTEXT</b>		
North	(RA7) Low Rise Apartment Zone	Developed 4-storey multi-unit housing in the form of apartment housing
East	(RSL) Residential Small Lot Zone	Developed low density residential uses in the form of single detached, semi-detached and duplex housing
South	(PU) Public Utility Zone	Developed stormwater management facility (dry pond)
West	(US) Urban Service Zone	developed church with surface parking; and vacant land



VIEW OF SITE LOOKING TO THE NORTH



VIEW OF EXISTING BUILDING DEVELOPED UNDER THE CNC ZONE  
*(Source: Google @2021; Image capture: May 2017)*

## Planning Analysis

The proposed rezoning conforms to the The Grange Area Structure Plan, which designates the site for Commercial uses and The Hamptons NSP, which designates the site for Neighbourhood Commercial uses.

This proposal aligns with the applicable goals and policies of The City Plan (MDP) by allowing for a greater variety of uses to support the commercial, office and services needs of residents and visitors to The Hamptons and accommodates the needs of an additional 1.25 million population within Edmonton's existing boundaries. It also contributes to providing a "complete" community with commercial uses within walking distance to a variety of residential uses, located along major roadways, and existing and planned transit routes.

The site is adjacent to developed medium density residential uses to the north and developed low density residential uses to the east. Existing residential development provides a critical mass to support the continued viability of this commercial site.

The following table compares the existing CNC Zone to the proposed CB1 Zone.

### CNC & CB1 Comparison Summary

	<b>CNC</b> <i>Current</i>	<b>CB1</b> <i>Proposed</i>
<b>Height</b>	10.0 m	12.0 m
<b>Maximum Floor Area</b> <i>Permitted Uses</i> <i>Discretionary Uses</i>	275m <sup>2</sup> 1,000m <sup>2</sup> - 2,500 m <sup>2</sup>	2,500 m <sup>2</sup> n/a
<b>Minimum Site Area</b>	2.0 ha	0.2 ha*
<b>Floor Area Ratio (FAR)</b>	1.0	2.0
<b>Minimum Setbacks when abutting roadway</b>	4.5 m	3.0 m
<b>Setbacks when abutting Residential zone</b>	3.0 m	3.0 m

*\*Maximum Site Area only applies to Automotive and Minor Recreational Vehicle Sales/Rentals and Convenience Vehicle Rentals developments.*

If approved, Charter Bylaw 19637 will allow for a greater variety of commercial, office and service uses, with opportunities for limited residential-related uses, in conformance with The Hamptons NSP.

## Technical Review

### Transportation and Transit

Transportation supports this proposed Charter Bylaw and advises that the site contains an existing right-in-right-out access from 199 Street NW and an all-directional access from Hemingway Road NW.

Transit supports this proposed Charter Bylaw and advises that it is serviced by existing bus routing with a bus stop located adjacent to the site on Hemingway Road NW.

### Drainage

Drainage supports this proposed Charter Bylaw and advises that permanent sanitary and storm servicing for the subject rezoning area shall be in general accordance with the servicing schemes as identified in the Hampton Neighborhood Stage 2 (dated May 2002) Engineering Drawings.

### EPCOR Water

EPCOR Water supports this proposed Charter Bylaw and advises that the site is currently serviced by an existing water main on Hemingway Road NW. EPCOR Water identified that there is a deficiency in on-street hydrant spacing adjacent to the property.

### Fire Rescue Services

Discussions with the applicant and Fire Rescue Services regarding the on-site fire hydrant spacing deficiency revealed that construction of the additional fire hydrant, given the nature of the proposed rezoning, would likely not be required. This requirement will be further reviewed at the development permit stage.

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

## Community Engagement

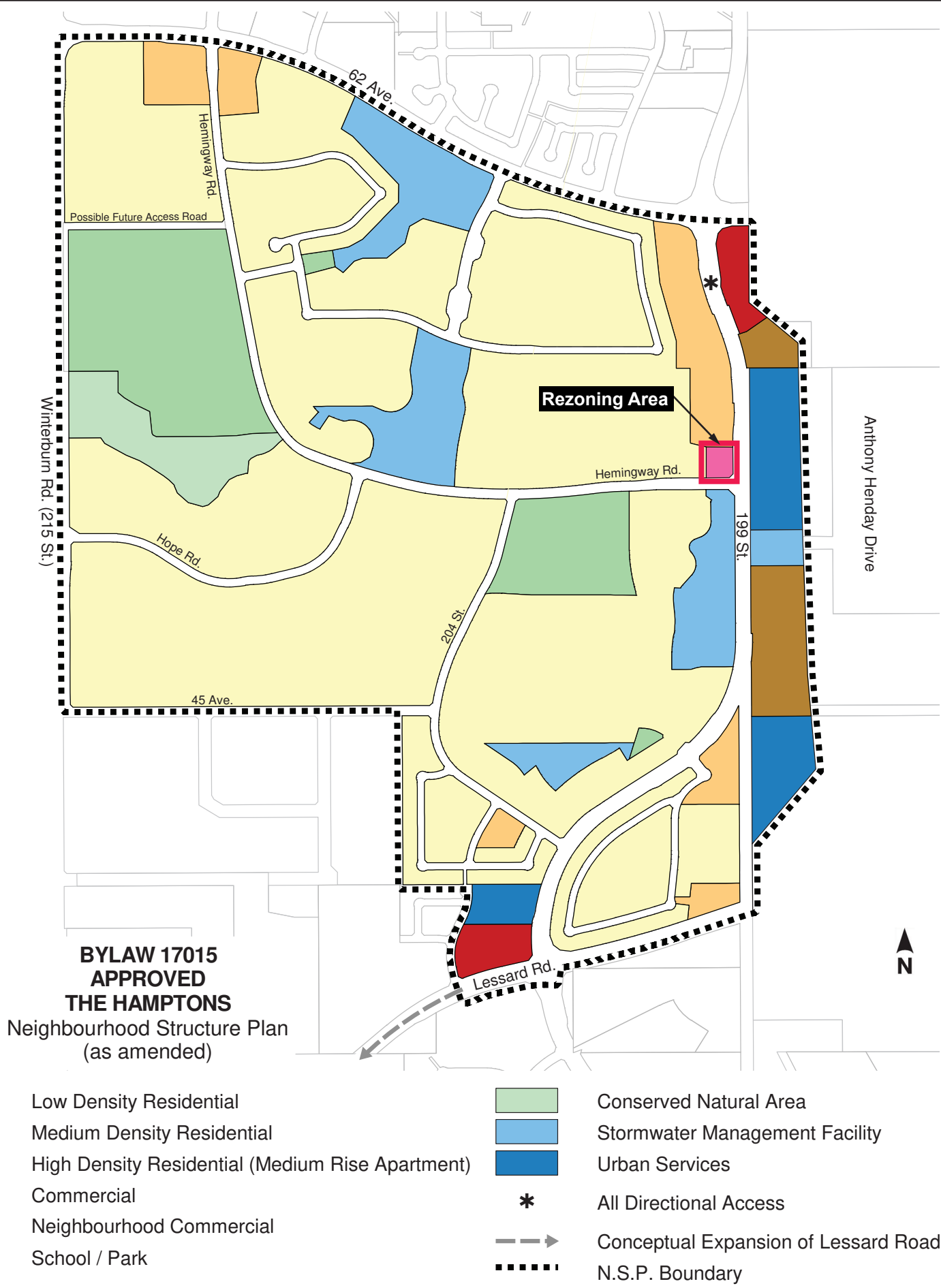
<b>ADVANCE NOTICE</b> January 12, 2021	<ul style="list-style-type: none"><li>● Number of recipients: 261</li><li>● No responses received</li></ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"><li>● <a href="http://www.edmonton.ca/thehamptons">www.edmonton.ca/thehamptons</a></li></ul>

## Conclusion






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

## APPENDICES

- 1 Context Plan Map
- 2 Application Summary



**BYLAW 17015  
APPROVED  
THE HAMPTONS  
Neighbourhood Structure Plan  
(as amended)**

- |  |  |   |                                      |
|--|--|---|--------------------------------------|
|  | Low Density Residential                          |  | Conserved Natural Area               |
|  | Medium Density Residential                       |  | Stormwater Management Facility       |
|  | High Density Residential (Medium Rise Apartment) |  | Urban Services                       |
|  | Commercial                                       |  | All Directional Access               |
|  | Neighbourhood Commercial                         |  | Conceptual Expansion of Lessard Road |
|  | School / Park                                    |  | N.S.P. Boundary                      |

**Note:** Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19637
Location:	North of Hemingway Road NW and west of 199 Street NW
Address:	5220 - 199 Street NW
Legal Description:	Lot 2, Block 1, Plan 0226719
Site Area:	0.5 ha
Neighbourhood:	The Hamptons
Notified Community Organization:	The Hamptons Community League
Applicant:	Fabio Coppola, Invistec Consulting

### PLANNING FRAMEWORK

Current Zone and Overlay(s):	(CNC) Neighbourhood Convenience Commercial Zone
Proposed Zone and Overlay(s):	(CB1) Low Intensity Business Zone
Plans in Effect:	The Grange Area Structure Plan The Hamptons Neighbourhood Structure Plan

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