



# CITY PLANNING REPORT REZONING & PLAN AMENDMENT QUEEN MARY PARK

## 11623 - 106 Avenue NW & 10586 - 116 Street NW

To allow for the continued use and renovation of an existing commercial building.



## RECOMMENDATION AND JUSTIFICATION

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

- is compatible with surrounding land uses;
- is located within 400 metres of a transit corridor on 107 Avenue NW and the future Valley Line West LRT line on 104 Avenue NW; and
- supports the adaptive reuse of an existing low intensity commercial building adjacent to a commercial corridor and mid-rise residential development.

## THE APPLICATION

Charter Bylaw 18723 to amend the Zoning Bylaw from (DC2) Site Specific Development Control Provision and (US) Urban Services Zone to (DC2) Site Specific Development Control Provision in the Queen Mary Park Neighbourhood.

Bylaw 18761 to amend the Central McDougal Queen Mary Park Area Development to replace Map 12 - Queen Mary Park - Proposed Zoning with a new Map 12 to facilitate the proposed rezoning.

This application is intended to resolve legal non-conforming issues with the existing commercial building that is located within the Urban Services Zone. The applicant's stated intent is to undertake renovations to the building to attract commercial tenants and allow for the opportunity for temporary storage on the second storey of the building.

## SITE AND SURROUNDING AREA

The site is 790 m<sup>2</sup> in size with an existing 2 storey commercial building built to three property lines. The site is located on 116 Street NW and 106 Avenue NW, within 400 metres of both a transit corridor on 107 Avenue NW, and 104 Avenue NW with the future Valley Line West LRT.



AERIAL VIEW OF EXISTING COMMERCIAL BUILDING FROM THE SOUTH

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	<ul style="list-style-type: none"> <li>(US) Urban Services Zone &amp; (DC2.115) Site Specific Development Control Provision</li> </ul>	<ul style="list-style-type: none"> <li>2 storey commercial building</li> </ul>
<b>CONTEXT</b>		
North	<ul style="list-style-type: none"> <li>(DC1) Direct Development Control Provision - Queen Mary Park Area 2 - Precinct 'D'</li> </ul>	<ul style="list-style-type: none"> <li>6-storey "Vive Lofts" apartment building</li> <li>4-storey "Studio Ed" apartment building</li> </ul>
East	<ul style="list-style-type: none"> <li>(RA8) Medium Rise Apartment Zone</li> <li>(DC2.671) Site Specific Development Control Provision</li> </ul>	<ul style="list-style-type: none"> <li>Mid rise Apartment Building (under construction)</li> <li>Single storey commercial buildings</li> </ul>
South	<ul style="list-style-type: none"> <li>(DC2.115) Site Specific Development Control</li> <li>(DC1) Direct Development Control Provision - Queen Mary Park Area 2 - Precinct 'D'</li> </ul>	<ul style="list-style-type: none"> <li>2-storey commercial building</li> <li>4-storey "Gates on 117" apartment building</li> </ul>
West	<ul style="list-style-type: none"> <li>(US) Urban Services Zone</li> </ul>	<ul style="list-style-type: none"> <li>St. Joachim Catholic Cemetery</li> </ul>

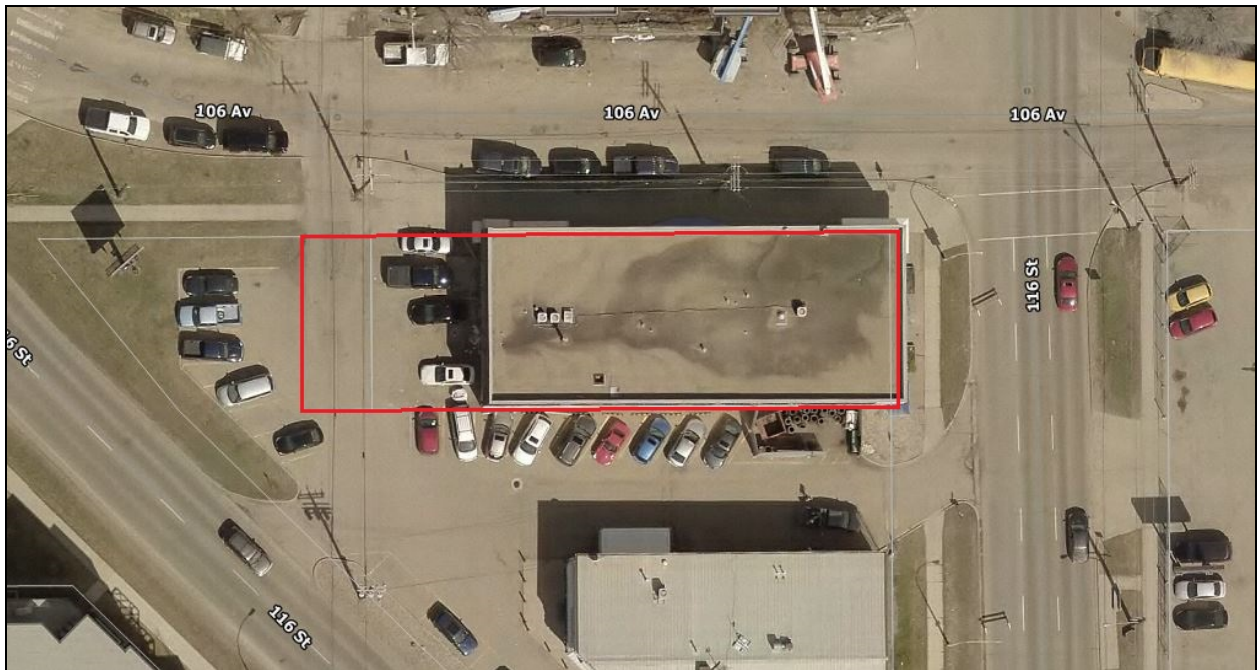


VIEW OF THE EXISTING COMMERCIAL BUILDING FROM 116 STREET NW

## PLANNING ANALYSIS

The proposed (DC2) Site Specific Development Control Provision is intended to address the legal non-conformance of an existing commercial building located on a (US) Urban Services Zoned site. As the US Zone is intended to provide for development institutional or community services, and the building does not meet the required front (6.0 metres) and side (4.5 metre) setbacks, Development Permits for commercial uses are unable to be issued for this property.

Due to the lack of setbacks, and site coverage, the building is also unable to provide parking spaces associated with commercial uses. As a result, a standard zone is unable to manage the site issues appropriately and a DC2 is required to allow for development on this property.



AERIAL VIEW OF THE EXISTING COMMERCIAL BUILDING

### PLANS IN EFFECT

This site is located within the Mainstreet Commercial Precinct (Precinct A) of the Central McDougall/Queen Mary Park Area Redevelopment Plan (ARP). Policies of this precinct are intended to support the growth of pedestrian oriented commercial uses on 116 Street NW through decreased setbacks, commercial uses located at grade, and the development of a well defined streetwall. The proposed DC2 provision complies with the development intent of this precinct and supports the recent residential development surrounding the site.

### LAND USE COMPATIBILITY

The proposed DC2 provision is comparable to the (CB1) Low Intensity Business Zone with reduced setbacks to accommodate the existing building. This zone is intended to provide for low

intensity commercial, office, and services located along arterial roadways that border residential areas. While this site is not located on the edge of the Queen Mary Park Neighbourhood, it is located between two three lane roads and is adjacent to the St. Joachim Catholic Cemetery which is the western edge of the neighbourhood making this an appropriate site.

<b>REGULATION</b>	<b>CB1 Zone</b>	<b>Proposed DC2 Provision</b>
<b>Height</b>	12.0 m	12.0 m
<b>Floor Area Ratio (FAR)</b>	1.5	1.8
<b>Setbacks</b>		
North Side	3.0	0.0 m
South Side	0.0	0.0 m
East Side	3.0	0.0 m
West Side	0.0	9.0 m

To ensure development is suitable due to the constraints of the site, and complies with the ARP’s policies to encourage pedestrian oriented development, this application removes auto-oriented uses, and uses which would not be considered appropriate for a pedestrian shopping street.

**PARKING, LOADING AND VEHICULAR ACCESS**

Development of the site is constrained due to the size of the property and the placement the existing building. Providing parking in conformance with the Zoning Bylaw would prohibit the development of the site and would require removing the building itself. As a result, the applicant has proposed 4 vehicular parking spaces and a loading space in association with the opportunity for the Development Officer to vary parking requirements for uses which require more than 4 off-street parking spaces.

In reviewing the application, it was determined the reduced number of parking spaces associated with the proposal was acceptable as:

- the existing building limits the space available for parking on the site;
- the property is approximately 200 m from 107 Avenue NW, a Transit Corridor, and 400 metres from a future LRT Station on 104 Avenue NW; and
- on-street parking is available immediately adjacent to and within walking distance of the site.

**TECHNICAL REVIEW**

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

## PUBLIC ENGAGEMENT

<b>PRE-APPLICATION NOTICE</b> February 13, 2017	<ul style="list-style-type: none"><li>• Number of recipients: 252</li></ul> <p><u>As reported by applicant</u></p> <ul style="list-style-type: none"><li>• Number of responses: 0</li></ul>
<b>ADVANCE NOTICE</b> November 7, 2017	<ul style="list-style-type: none"><li>• Number of recipients: 252</li><li>• Two phone calls received requesting more information.</li></ul>

## CONCLUSION

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

## APPENDICES

- 1 Application Summary

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning & Plan Amendment
Charter Bylaw:	18723 & 18761
Date of Application Acceptance	September 22, 2017
Location:	South of 106 Avenue NW and west of 116 Street NW
Addresses:	10586 - 116 Street NW & 11623 - 106 Street NW
Legal Descriptions:	Lot 353 & OT, Block 16, Plan 4423AJ
Site Area:	780 m <sup>2</sup>
Neighbourhood:	Queen Mary Park
Notified Community Organization(s):	Queen Mary Park Community League
Applicant:	Northway Landscaping

### PLANNING FRAMEWORK

Current Zones:	(US) Urban Services Zone (DC2) Site Specific Development Control Provision
Proposed Zone(s) and Overlay(s):	(DC2) Site Specific Development Control Provision
Plan in Effect:	Central McDougall / Queen Mary Park ARP
Historic Status:	None

Written By:	Andrew Sherstone
Approved By:	Tim Ford
Branch:	City Planning
Section:	Planning Coordination