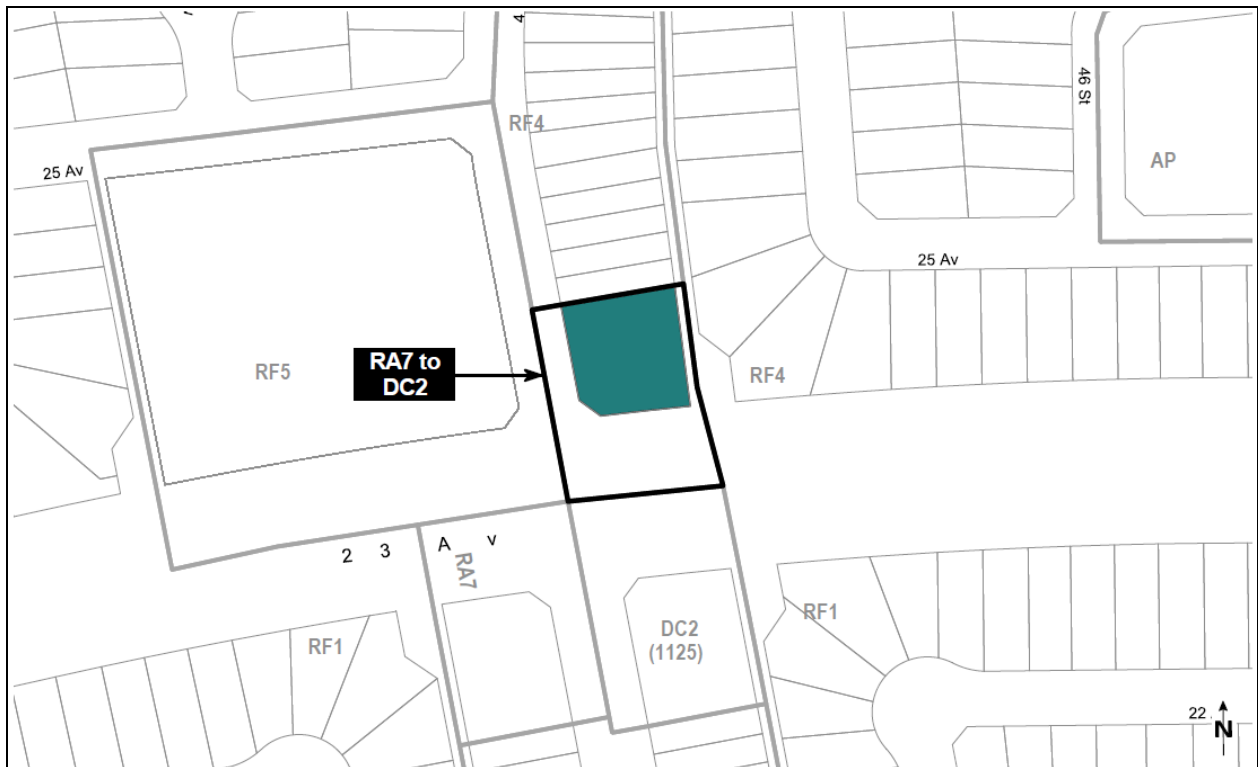




ADMINISTRATION REPORT REZONING WEINLOS

2401 - 47 Street NW

To rezone the subject site from RA7 to DC2 to allow for Private Education Services.



Recommendation: That **Charter Bylaw 19822** to amend the Zoning Bylaw from (RA7) Low Rise Apartment Zone to (DC2) Site Specific Development Control Provision Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- will allow for an additional educational use to serve the neighbourhood and surrounding area;
- will retain the existing RA7 development rights to preserve the potential for multi-unit residential development; and
- will be compatible with existing and planned surrounding land uses.

Summary of the Application

This application was accepted from Jeff Booth (Situat Inc.) on May 31, 2021, and proposes to rezone the site from (RA7) Low Rise Apartment Zone to (DC2) Site Specific Development Control Provision. **CHARTER BYLAW 19822** will amend the Zoning Bylaw to add Private Education Services to the list of uses already allowed on a site zoned (RA7) Low Rise Apartment Zone. The development regulations of the current RA7 Zone will remain unchanged and will carry forward as part of the proposed DC2 Provision. The stated intent of the applicant is to accommodate the Private Education Services uses within the existing religious assembly building on the site.

Site and Surrounding Area

The subject site is 0.14 ha in size and is located on the northeast corner of 23 Avenue NW and 47 Street NW. The site is currently developed with a Religious Assembly building.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RA7) Low Rise Apartment Zone	Religious Assembly building
CONTEXT		
North	<ul style="list-style-type: none"> (RF4) Semi-detached Residential Zone 	<ul style="list-style-type: none"> Single Detached Housing
East	<ul style="list-style-type: none"> (RF1) Single Detached Residential Zone 	<ul style="list-style-type: none"> Single Detached Housing
South	<ul style="list-style-type: none"> (DC2.1125) Site Specific Development Control Provision 	<ul style="list-style-type: none"> 4-Storey Mixed Use Commercial building
West	<ul style="list-style-type: none"> (RF5) Row Housing Zone 	<ul style="list-style-type: none"> Row Housing

Planning Analysis

The proposed rezoning and stated intent of the applicant is to accommodate a private education service in the existing religious assembly building on the subject site. The proposed DC2 Zone will retain the development rights of the RA7 zone, in alignment with the policies of *CityPlan*, should the site be redeveloped for multi-unit residential use in the future.

CITYPlan Alignment

CityPlan encourages new development within nodes and along corridors throughout the city. The subject site is located within a block of the Mill Woods Town Centre Major Node, and abuts 23 Avenue which is designated as a Secondary Corridor. Such corridors encourage low and mid-rise built-forms with a minimum density of 75 people per hectare. By preserving the multi-unit residential potential of the site, the proposal will align with City Plan policy.

Technical Review

Transportation & Transit:

The subject site has an existing vehicular access from 47 Street and is close to good transit service on 23 Avenue.

Drainage

Permanent sanitary and storm services exist to the site through the existing public 250mm sanitary and 675mm storm sewer off 47 ST NW. These services will continue to satisfy the drainage needs of the site.

EPCOR Water

EPCOR Water advised that the existing water service may not be of sufficient size for the proposed development. A new water service may be constructed directly from the 250mm water main located within 47 Street NW adjacent to the subject site.

It was also advised that there is a deficiency in hydrant spacing adjacent to the property in accordance with the City of Edmonton Design and Construction Standards Volume 4 (Water). One additional hydrant may need to be constructed along 47 Street. Administration has initiated an Infill Fire Protection Assessment (IFPA) from Edmonton Fire Rescue Services (EFRS) to determine if alternate means of fire protection can be provided.

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

Community Engagement

DC2 PRE-NOTIFICATION

- Number of Recipients: 98
 - Number of responses with concerns: 6
-

	<ul style="list-style-type: none">o The predominant concern was regarding parking on 47 Street● Number of responses without concerns: 3
ADVANCE NOTICE June 23, 2021	<ul style="list-style-type: none">● Number of recipients: 96● Number of responses with concerns: 2<ul style="list-style-type: none">o Concerns about insufficient parking on site and parking from the religious assembly use in the neighbourhood
WEBPAGE	<ul style="list-style-type: none">● edmonton.ca/weinlosplanningapplications

Conclusion

Administration recommends that this Bylaw be **APPROVED**.

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19822
Location:	North of 23 Avenue NW and east of 47 Street NW
Address:	2401 - 47 Street NW
Legal Description:	Lot 1, Block 33, Plan 8021673
Site Area:	0.14 ha
Neighbourhood:	Weinlos
Notified Community Organizations:	Edmonton Southwood and Ridgewood Community Leagues
Applicant:	Jeff Booth; Situate Inc.

PLANNING FRAMEWORK

Current Zone:	(RA7) Low Rise Apartment Zone
Proposed Zone:	(DC2) Site Specific Development Control Provision
Plan in Effect:	None
Historic Status:	None

Written By: Sean Conway
Approved By: Tim Ford
Branch: Development Services
Section: Planning Coordination