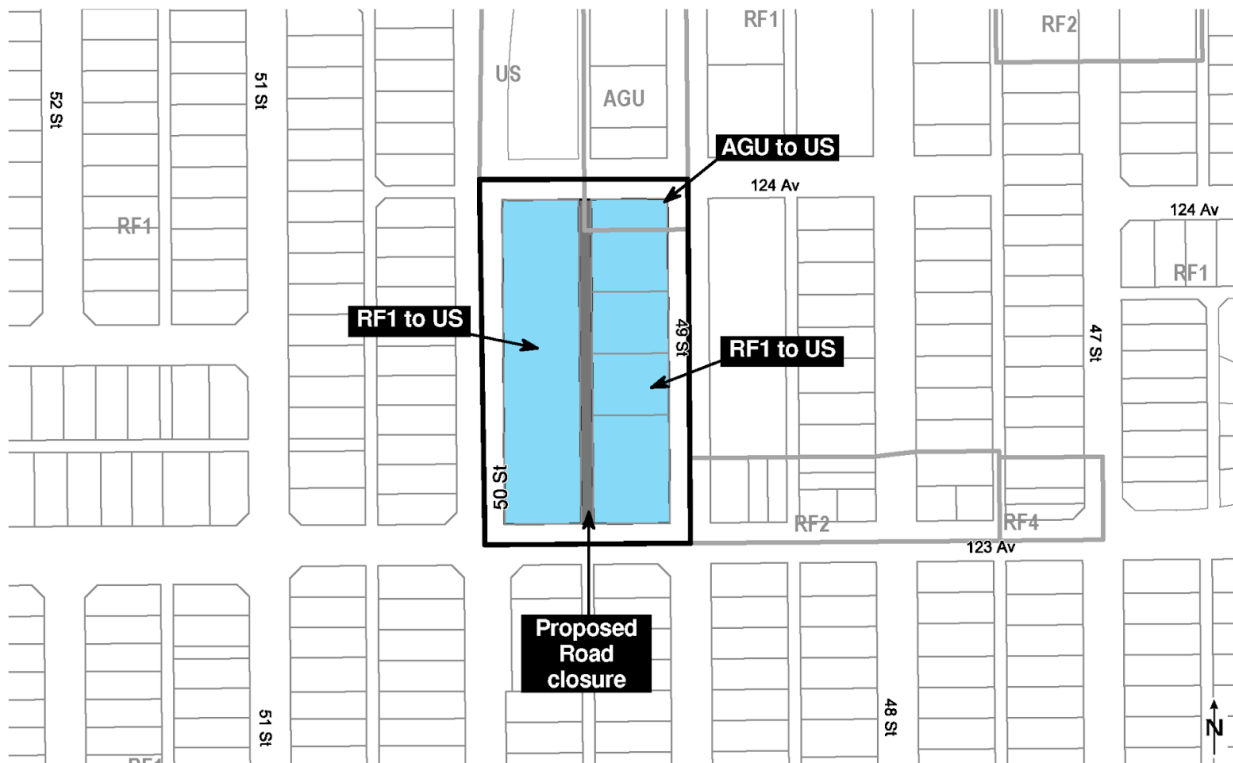


Administration Report Bergman

Edmonton

12301 - 50 Street NW, 4903 - 124 Avenue NW, 12304, 12320 and 12332 - 49 Street NW

To allow for a variety of institutional and community service uses.



Recommendation: That Bylaw 20320 to close the road right-of-way located east of 50 Street and north of 123 Avenue and Charter Bylaw 20321 to amend the Zoning Bylaw from (AGU) Urban Reserve Zone and (RF1) Single Detached Residential Zone to (US) Urban Service Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Provides for additional institutional and community services uses within the Bergman neighbourhood.
- Aligns with the goals and policies of The City Plan by supporting 15-minute districts that allow residents to easily complete their daily needs.
- Is a more efficient use of an underutilized parcel of land.
- Is compatible with surrounding land uses.

Application Summary

BYLAW 20320 proposes to close the unused road right-of-way located east of 50 Street and north of 123 Avenue NW. If closed, the lane will be consolidated with the surrounding properties to accommodate future development.

CHARTER BYLAW 20321 will amend the Zoning Bylaw, as it applies to the subject site, from the (AGU) Urban Reserve Zone and the (RF1) Single Detached Residential Zone to the (US) Urban Services Zone to accommodate the development of institutional or community service uses.

This application was accepted on February 14, 2022, from B&A Planning Group on behalf of Crosspoint Church.

This proposal aligns with the goals and policies of The City Plan by supporting the Big City Moves and creating a community of communities while supporting 15-minute districts that allow residents to easily complete their daily needs.

Community Insights

Based on the characteristics of this application, the file was brought forward to the public using the Basic Approach. This approach was selected because the application proposed a standard zone that is compatible with the surrounding context and raised little response to advanced notices.

The Basic Approach included the following techniques:

Advance Notice, March 02, 2022

- Number of recipients: 38
- Number of responses with concerns: 0
- Number of responses with questions: 4

Webpage

- edmonton.ca/bergmanplanningapplications

Common comments heard throughout the various methods include:

- The 50 Street and 123 Avenue intersection should be upgraded to a controlled intersection with development of this site.

No formal feedback or position was received from the Beacon Heights and Newton Community Leagues at the time this report was written.

Site and Surrounding Area

The subject site is approximately 1.3 hectares and occupies an entire block along the western edge of the Bergman neighbourhood. Much of the land has remained vacant for decades, with the exception of a non-accessory parking lot in the southeast corner and previous operations of a garden. Transit is available to the west on 50 Street, an arterial road that provides connectivity to the wider City.

With the exception of a Religious Assembly building to the south, the surrounding area is either vacant land or developed as small-scale residential housing.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF1) Single Detached Residential Zone (AGU) Urban Reserve Zone	Vehicle Parking Vacant Land
CONTEXT		
North	(US) Urban Services Zone (AGU) Urban Reserve Zone	Vacant Land
East	(RF1) Single Detached Residential Zone (RF2) Low Density Infill Zone	Vacant Land Single Detached House
South	(RF1) Single Detached Residential Zone	Single Detached House Religious Assembly
West	(RF1) Single Detached Residential Zone	Single Detached House



View of the site looking southeast from 124 Avenue NW and 50 Street NW (Google Street View, May 2022)



View of the site looking northeast from 123 Avenue NW and 50 Street NW (Google Street View, May 2022)



View of the site looking northwest from 123 Avenue NW and 49 Street NW (Google Street View, July 2015)

Planning Analysis

Land Use Compatibility

The subject property occupies an entire block and is surrounded by roadways on all sides, including a four-lane arterial to the west. These roadways provide a buffer to neighbouring parcels, reducing impacts from development. Additionally, nearly half of the neighbouring parcels are vacant, further limiting impacted properties. While the development regulations of the US Zone permit a larger building mass than the RF1 Zone, the large site area in conjunction with increased setbacks will allow the proposed development to be a complimentary addition to the community.

While located outside of a node or corridor, this application aligns with the policies and goals of The City Plan by supporting 15-minute districts that allow residents to easily complete their daily needs. This proposal allows for investment in an underutilized parcel of land and will contribute to the ongoing development of a vibrant neighbourhood by supporting institutional uses that can function as a gathering place for the wider community.

Technical Review

Transportation

Administration reviewed a transportation memo in support of this application. The findings of the memo concluded that the existing roadway network in the vicinity of the site requires some improvements to support the development, including:

- Upgrade 124 Avenue to an urban local roadway from 50 Street to 49 Street;
- Upgrade 49 Street to an urban local roadway from 123 Avenue to 124 Avenue;
- Removing the existing monowalk on the east side of 50 Street between 123 Avenue and 124 Avenue a constructing a new a 3.0 m shared use path, and
- Construct walkway connections from the site to the adjacent street network.

These improvements will be a condition of the development of the site and will be reviewed at the development permit/subdivision stage. There may be opportunities to stage the construction of these requirements depending on the scope and scale of the development.

The City's Safe Mobility section has identified the need for a higher level of pedestrian control at the 50 Street and 123 Avenue intersections. The exact level of control (e.g. pedestrian flasher, traffic signals) is still to be determined. Installation of the selected controls is anticipated to occur in the next year or two, depending on priority and budget allocation.

Transit

Local transit service is accessible to the property along 50 Street, which provides bus service to Clareview Transit Centre and Belvedere Transit Centre. This portion of 50 Street is proposed as a “rapid” transit route as part of mass transit planning for the 1.25 million population horizon.

Drainage

The applicant has submitted a Drainage Servicing Report that has been reviewed and accepted by Development Services for the purpose of supporting this rezoning application. Development allowed under the proposed zone would be required to include on-site stormwater management techniques utilizing a controlled outflow rate to mitigate its impact on the existing drainage infrastructure. Details of the required stormwater management will be reviewed at the Development Permit stage.

EPCOR Water

The applicant/owner will be responsible for all costs associated with providing City standards for water supply, including any changes to the existing water infrastructure required by this application.

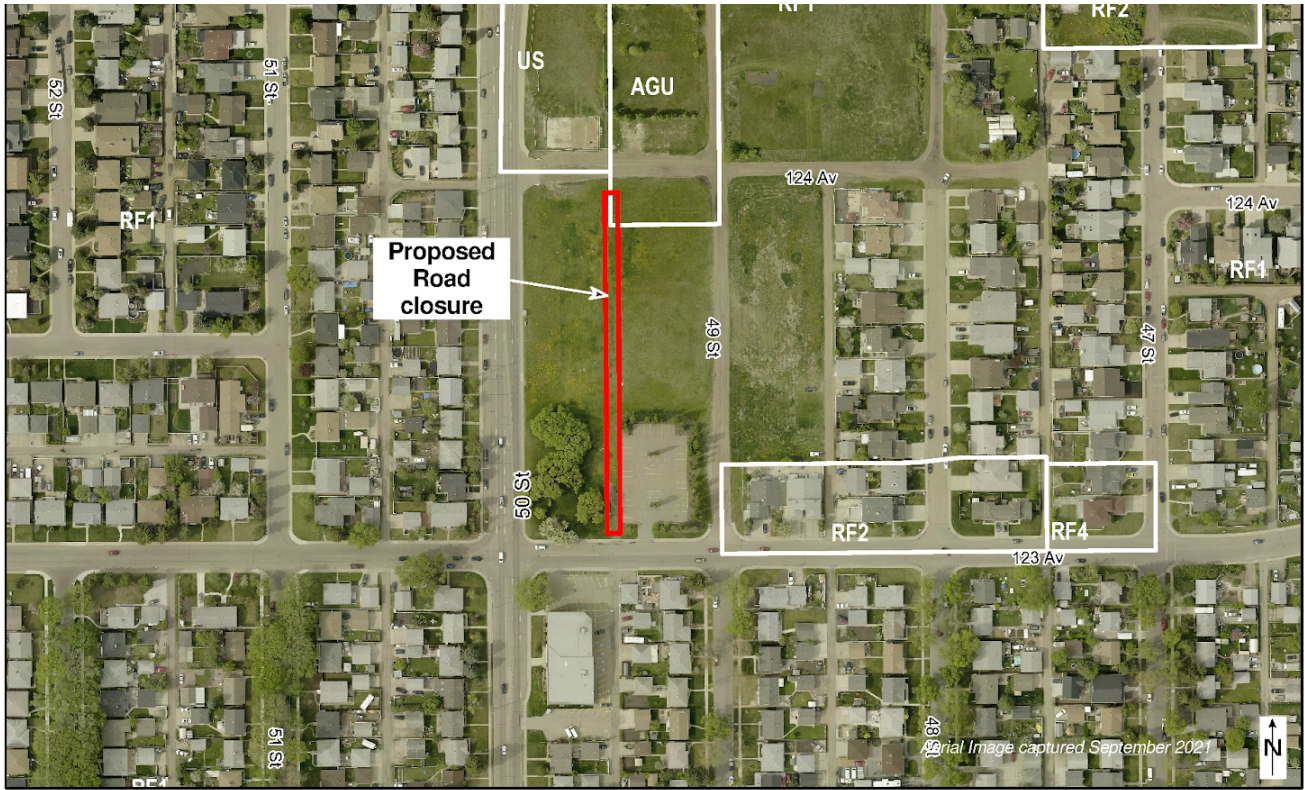
A deficiency in on-street fire protection adjacent to the property was identified by EPCOR Water. The applicant will be required to construct approximately 425 metres of new water mains complete with hydrants at 90-metre spacing. Additionally, a Hydraulic Network Analysis will be required prior to subdivision or construction.

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

Appendices

- 1 Aerial Map of Road Closure Area
- 2 Application Summary

Aerial Map of Road Closure Area
East of 50 Street NW and north of 123 Avenue NW
Bergman



Application Summary

Information

Application Type:	Rezoning & Road Closure
Bylaw/Charter Bylaw:	20320 & 20321
Location:	North of 123 Avenue NW and east of 50 Street NW
Address(es):	4903 - 124 Avenue NW 12301 - 50 Street NW 12304, 12320 and 12332 - 49 Street NW
Legal Description(s):	Lots 16-21, Block 9, Plan 7274AH Lot A, Block 9, Plan 7274AH Lots 1 - 15, Block 9, Plan 7274AH
Site Area:	1.31 Hectares
Neighbourhood:	Bergman
Ward:	Métis Ward
Notified Community Organization(s):	Beacon Heights Community League
Applicant:	B&A Planning Group

Planning Framework

Current Zone(s) and Overlay(s):	(AGU) Urban Reserve Zone (RF1) Single Detached Residential Zone (MNO) Mature Neighbourhood Overlay
Proposed Zone(s) and Overlay(s):	(US) Urban Service Zone
Plan(s) in Effect:	None
Historic Status:	None

Written By:	Jordan McArthur
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination