

12650 - 151 Avenue NW

To allow for institutional uses, Baranow.



Recommendation: That the Council **Resolution** to amend the Castle Downs Outline Plan (Baranow Area) and **Charter Bylaw 20467** to amend the Zoning Bylaw from (IB) Industrial Business Zone to (US) Urban Services Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Provides institutional uses at a location served by a major arterial road.
- Will establish missing pedestrian connections across 127 Street NW at the time of redevelopment.
- Is compatible with other designated land uses along the 127 Street NW corridor.
- Aligns with objectives of The City Plan by facilitating the intensification of non-residential areas to efficiently use existing infrastructure.

Application Summary

CHARTER BYLAW 20467 proposes to rezone 0.6 hectares on the east side of 127 Street NW, two blocks south of 153 Avenue NW, from (IB) Industrial Business Zone to (US) Urban Services Zone. The proposed rezoning will allow for publicly and privately owned facilities of an institutional or community service nature.

An associated Council **Resolution** proposes to align the Castle Downs Outline Plan (Baranow Area) with the rezoning by reconfiguring the location of Institutional uses along the western boundary of the neighbourhood. The Outline Plan figures and statistics will be updated to reflect the proposed amendment.

This application was accepted on October 6, 2022, from EINS Development Consulting Ltd. on behalf of the Arabian Muslim Association.

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 advanced notifications for this application raised little response from the public.

The basic approach included the following techniques:

Advance Notice sent to properties and Community Leagues within 100 m on October 21, 2022

- Number of recipients: 29
- Number of responses with concerns: 0

Webpage

- edmonton.ca/baranowplanningapplications

No formal feedback or position was received from the Big Lake, Caernarvon, Cumberland/Oxford, or Dunluce Community Leagues at the time this report was written.

Site and Surrounding Area

The 0.6 hectare site is located on the east side of 127 Street NW, two blocks south of 153 Avenue NW, across from single detached housing that backs onto the west side of the street. An existing single storey commercial building is located on the site, with a powerline right-of-way to the north and undeveloped lands zoned (IB) Industrial Business to the east and south.

The City of Edmonton has received two applications that are currently under review by Administration for development of the surrounding IB lands. The applications are also for institutional uses and also for a proposed (US) Urban Services Zone.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> (IB) Industrial Business Zone 	<ul style="list-style-type: none"> Commercial uses
CONTEXT		
North	<ul style="list-style-type: none"> (PU) Public Utility Zone 	<ul style="list-style-type: none"> Power transmission lines
East	<ul style="list-style-type: none"> (IB) Industrial Business Zone 	<ul style="list-style-type: none"> Undeveloped
South	<ul style="list-style-type: none"> (IB) Industrial Business Zone 	<ul style="list-style-type: none"> Undeveloped
West	<ul style="list-style-type: none"> (RSL) Residential Small Lot Zone 	<ul style="list-style-type: none"> Single detached housing



View of the site facing east from 127 Street NW



View of the adjacent powerline right-of-way north of the site, facing east from 127 Avenue NW



View of the adjacent undeveloped IB lands south of the site, facing east from 127 Avenue NW

Planning Analysis

The City Plan

The proposed rezoning aligns with objectives of The City Plan by facilitating the intensification of non-residential areas supported by mass transit and efficiently using existing infrastructure. Furthermore, the proposed site contributes to generating new opportunities to transform and sustain institutional areas of the City over the long term.

Land Use Compatibility

The purpose of the proposed US Zone is to accommodate publicly and privately owned facilities of an institutional or community service nature. The site meets the general intent of the US Zone as it is located along 127 Avenue NW, which is an arterial roadway serving existing institutional uses, such as the Edmonton Islamic Academy to the south.

127 Street NW separates the Baranow neighbourhood to the west from Cumberland, a residential neighbourhood, to the east. The proposed rezoning accommodates institutional uses that are compatible with the existing residential development in Cumberland, and contributes to the activation of the lands along this arterial road. There are no pedestrian crossings across 127 Street NW between 145 Avenue NW and 153 Avenue NW, however a controlled crossing will be required for the site at 151 Avenue NW at the time of redevelopment, adding a missing connection across the arterial road.

The maximum height in the proposed US zone is 10.0 m, which is a 4.0 m reduction in maximum height from the existing IB zone. Site setbacks facing 127 Street NW would remain unchanged under the proposed zone, and it would also introduce additional side and rear setbacks that are not included in the current zoning. Overall, under the proposed US zone, the potential building mass and visual impact on the residential neighbourhood across 127 Street NW and future development on adjacent vacant sites is reduced.

IB & US Comparison Summary

	(IB) Industrial Business Zone Current	(US) Urban Services Zone Proposed
Principal Building	Commercial uses	Institutional uses
Maximum Height	14.0 m	10.0 m
Maximum Floor Area Ratio	1.2	N/A
Setbacks (127 Street)	6.0 m	6.0 m

Plans in Effect

Castle Downs Outline Plan (Baranow Area)

The Castle Downs Outline Plan (Baranow Area) generally supports the proposed institutional use along the 127 Street NW arterial road. The Baranow neighbourhood consists of land that was intended to accommodate a freeway in the 1970s that did not materialize, and has since been built out with a combination of institutional uses, commercial, and business industrial development. The proposed rezoning aligns with this pattern of development and supporting policies in the Outline Plan.

Technical Review

Transportation

A transportation impact assessment was reviewed and accepted with this application. Recommendations from the assessment that will be applied at the time of development include pedestrian crossing control, such as a half signal or full traffic signal at the intersection of 127 Street and 151 Avenue.

Transit

This part of the Baranow neighbourhood has one local bus route with stops located close to the rezoning property. The bus stop closest to the property will require upgrading at future stages of development.

Drainage

Sanitary and storm servicing for the site is available from mains located at 125 Street NW to the east of the site. These existing sewer systems have sufficient capacity to accommodate the proposed rezoning and at the time of future redevelopment, connections to the sewer mains will be required.

EPCOR Water

The site is currently serviced by an adjacent water main on 127 Street. There is a deficiency in available fire hydrants along this street and construction of two new hydrants will be required at the time of development. An Infill Fire Protection Assessment (IFPA) has been requested and may lessen these required infrastructure upgrades.

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

Appendices

- 1 Approved Castle Downs Outline Plan (Baranow Area) Land Use and Population Statistics
- 2 Proposed Castle Downs Outline Plan (Baranow Area) Land Use and Population Statistics
- 3 Approved Castle Downs Outline Plan (Baranow Area) Context Plan Map
- 4 Proposed Castle Downs Outline Plan (Baranow Area) Context Plan Map
- 5 Application Summary

Approved Castle Downs Outline Plan (Baranow Area) Land Use and Population Statistics

TABLE 1

**CASTLE DOWNS OUTLINE PLAN (BARANOW AREA)
PROPOSED LAND USE AND STUDENT GENERATION STATISTICS**

	Area (ha)	% of GDA
Gross Development Area	106.4	100.0
Circulation	18.4	17.3
Buffer (30m)	.9	1.1
Parks	7.8	7.3
Commercial	12.9	12.9
Industrial	12.3	11.6
Institutional	6.4	6.0
Urban Services	1.6	1.5
PUL	2.0	1.9
Total Non-Residential	96.7	59.6
Net Residential	43.1	40.4

Residential Land Use, Dwelling Unit Count and Population

Land Use	Area (ha)	U/ha	Units	% of Units	P/U	Population
Single / Semi-detached, including: Single Family Residential Semi-Detached Residential DC-Low Density Residential Mobile Home (RMH) Low Density Residential	24.8	25	620	28.9	2.8	1,736
Row Housing	4.3	45	191	8.9	2.8	536
Low-rise / Medium Density Housing, including: DC-Medium Density Residential DC-Medium Density Residential/Religious DC-Multiple Family Medium Density Residential (RA7) Low Rise Apartment Urban Services*	14.0	90	1,337	62.2	1.8	2,406
Total	43.1		2,148	100.0		4,678

*Urban Services uses may not develop as a residential land use.

Student Generation

	K-6	7-9	10-12	Total
Public	629	234	219	1,082
Separate	255	96	90	441
Total	884	330	309	1,523

*Amended by Resolution March 19, 2018

Proposed Castle Downs Outline Plan (Baranow Area) Land Use and Population Statistics

TABLE 1

CASTLE DOWNS OUTLINE PLAN (BARANOW AREA) LAND USE AND STUDENT GENERATION STATISTICS

	Area (ha)	% of GDA
Gross Development Area	106.4	100.0
Circulation	18.4	17.3
Buffer (30m)	2	1.9
Parks	7.8	7.3
Commercial	12.3	11.6
Industrial	12.3	11.6
Institutional	7.0	6.6
Urban Services	1.6	1.5
PUL	1.9	1.8
Total Non-Residential	63.3	59.6
Net Residential	43.1	40.4

Residential Land Use, Dwelling Unit Count and Population

Land Use	Area (ha)	U/ha	Units	% of Units	P/U	Population
Single / Semi-detached, including: Single Family Residential Semi-Detached Residential DC-Low Density Residential Mobile Home (RMH) Low Density Residential	24.8	25	620	28.9	2.8	1,736
Row Housing	4.3	45	191	8.9	2.8	536
Low-rise / Medium Density Housing, including: DC-Medium Density Residential DC-Medium Density Residential/Religious DC-Multiple Family Medium Density Residential (RA7) Low Rise Apartment Urban Services*	14.0	90	1,337	62.2	1.8	2,406
Total	43.1		2,148	100.0		4,678

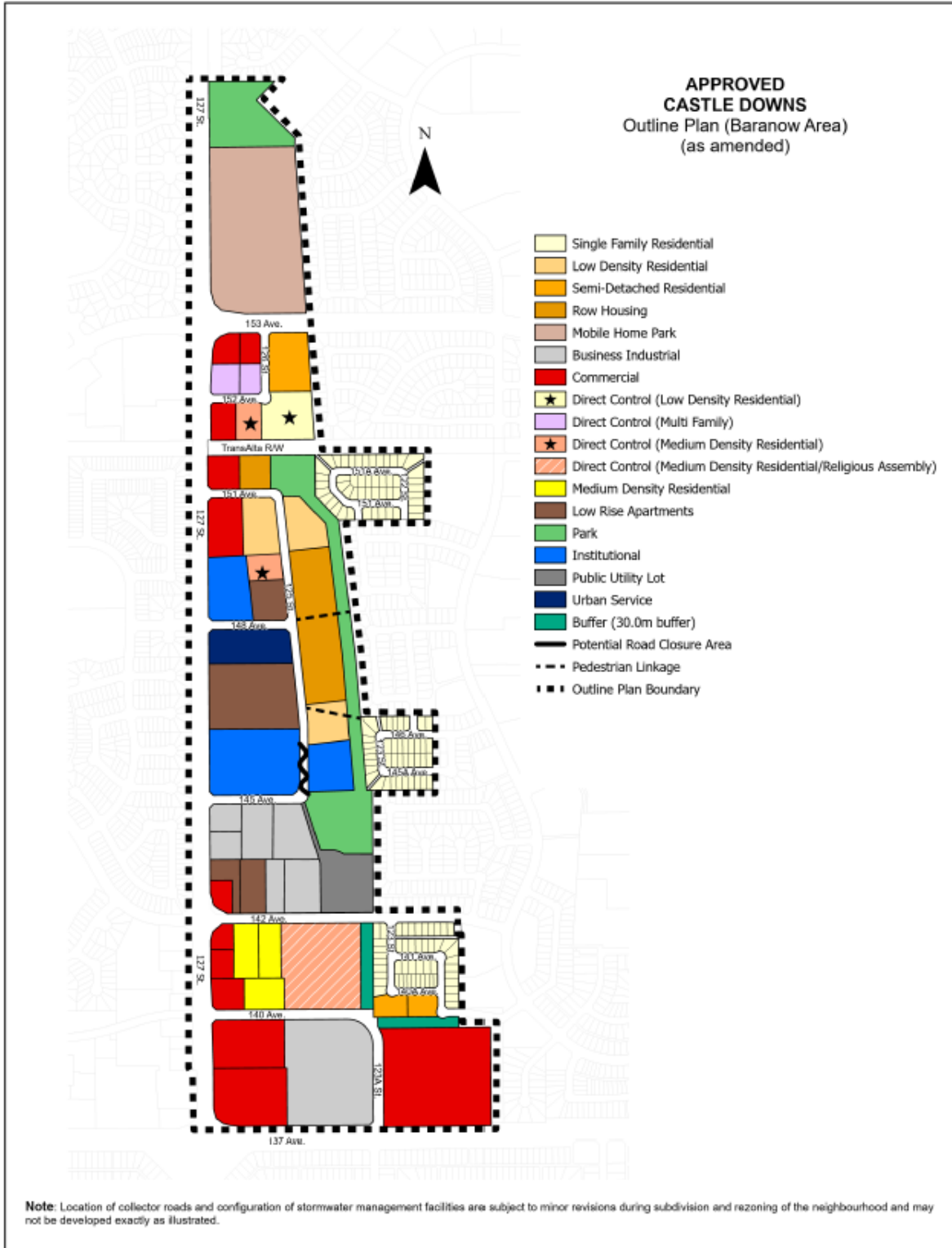
*Urban Services uses may not develop as a residential land use.

Student Generation

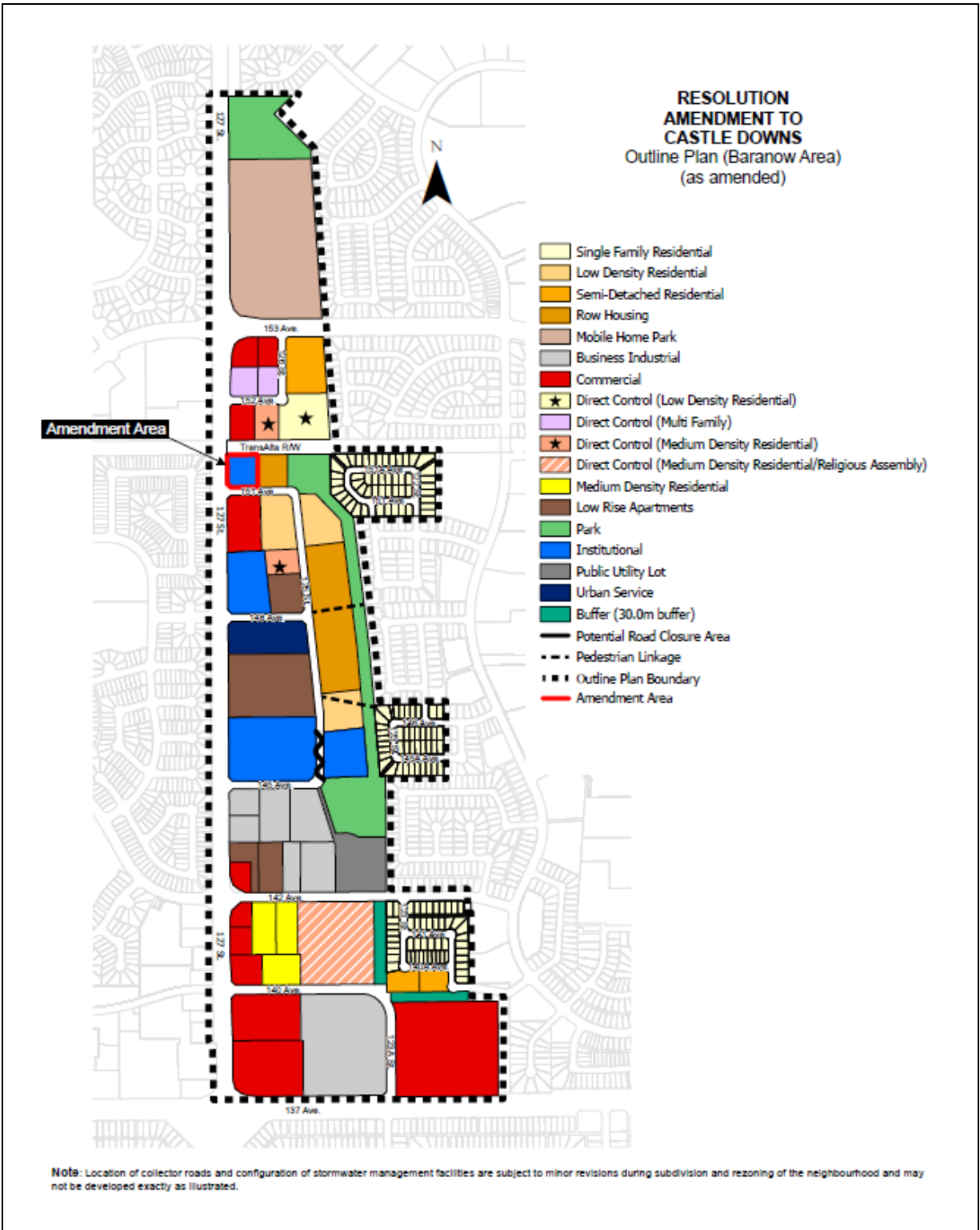
	K-6	7-9	10-12	Total
Public	629	234	219	1,082
Separate	255	96	90	441
Total	884	330	309	1,523

*Amended by Resolution March 19, 2018

Approved Castle Downs Outline Plan (Baranow Area) Context Plan Map



Proposed Castle Downs Outline Plan (Baranow Area) Context Plan Map



Application Summary

Information

Application Type:	Plan Amendment, Rezoning
Charter Bylaw:	20467
Location:	West of 127 Street NW and north of 151 Avenue NW
Addresses:	12650 - 151 Avenue NW
Legal Descriptions:	Lot 1, Block 39, Plan 8422077
Site Area:	0.6 hectares
Neighbourhood:	Baranow
Ward:	Anirniq
Notified Community Organizations:	Big Lake Community League Caernarvon Community League Cumberland/Oxford Community League Dunluce Community League Castle Downs Recreation Society Area Council
Applicant:	EINS Development Consulting Ltd.

Planning Framework

Current Zone:	(IB) Industrial Business Zone
Proposed Zone(s) and Overlay(s):	(US) Urban Services Zone
Plan in Effect:	Castle Downs Outline Plan (Baranow Area)
Historic Status:	None

Written By:	Tom Lippiatt
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination