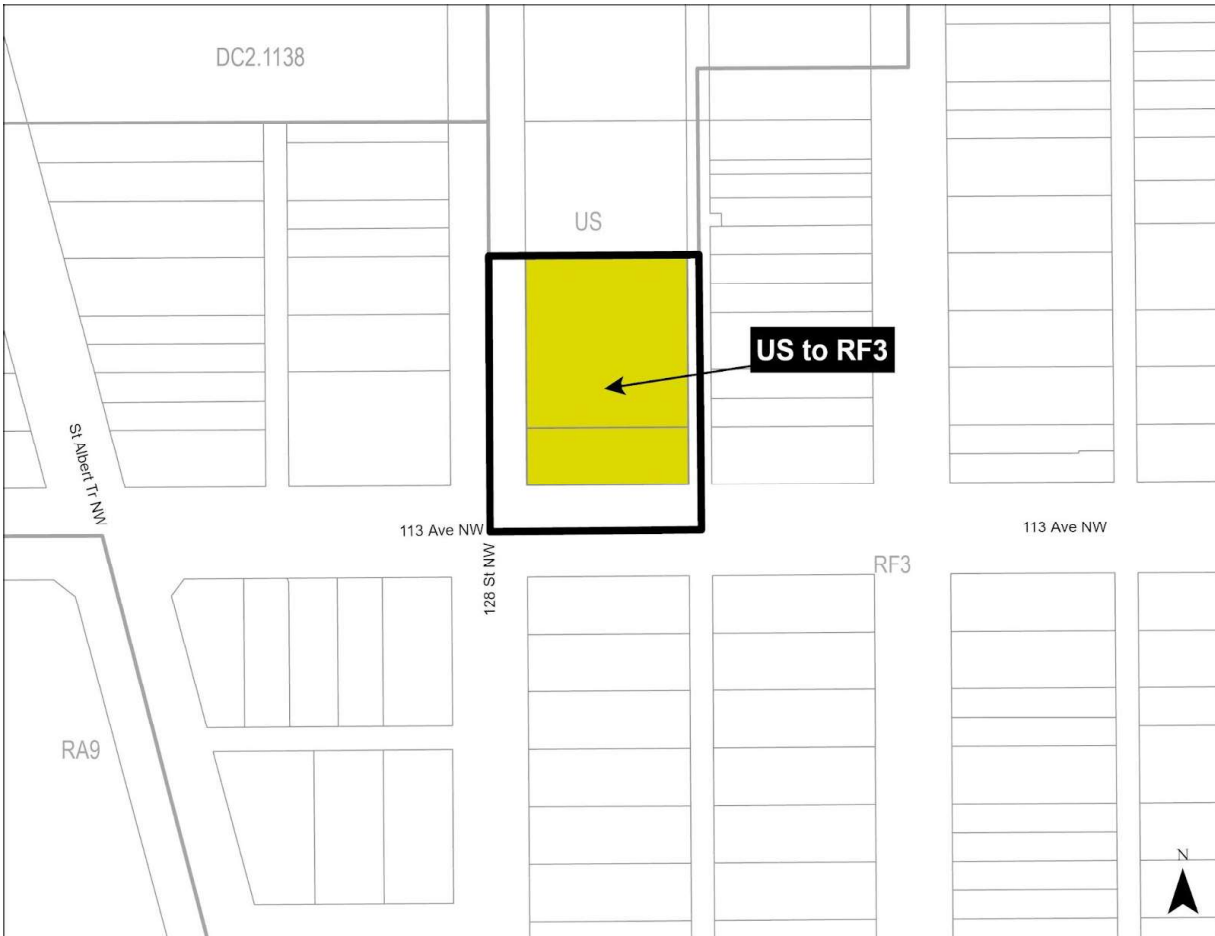


## 11315 - 128 Street NW

To allow for a mix of small scale housing.



**Recommendation:** That Bylaw 20404 to amend the West Ingle Area Redevelopment Plan and Charter Bylaw 20405 to amend the Zoning Bylaw from the (US) Urban Services Zone to the (RF3) Small Scale Infill Development Zone be **APPROVED**.

Administration **SUPPORTS** this application because:

- The redevelopment intensity is compatible with surrounding land uses and the same as the zoning for the majority of the neighbourhood.
- The City could not acquire the land for open space.
- The proposed zoning is in conformance with infill objectives of the West Ingle Area Redevelopment Plan and The City Plan.

## Application Summary

**BYLAW 20404** would amend the wording of the US (Urban Services District) in Part III of the West Ingle Area Redevelopment Plan to clarify, using legal descriptions, that this US District does not apply to the lands subject to rezoning.

**CHARTER BYLAW 20405** would amend the Zoning Bylaw, as it applies to the subject site, from the (US) Urban Services Zone to the (RF3) Small Scale Infill Development Zone for the purpose of accommodating a mix of small scale housing.

This application was accepted on November 1, 2022, from Scheffer Andrew Ltd. on behalf of Amrik Land Development Corporation.

The mix of small scale housing that would be allowed by the RF3 Zone is compatible with the neighbourhood, being the exact same zoning that applies to almost the entirety of the interior of Inglewood.

The proposed zoning is also in conformance with infill objectives of the West Ingle Area Redevelopment Plan and The City Plan.

This is the third attempt to rezone this site in the past 3 years. The previous applications were:

- LDA19-0501 - US to RF5 (Bylaw 19204 and Charter Bylaw 19205) - Refused by City Council June 9, 2020
- LDA21-0032 - US to RF3 (Bylaw 19720 and Charter Bylaw 19721) - Refused by City Council June 8, 2021

At the June 8, 2021 Public Hearing, the following motion was passed:

“That Administration provide a report to Committee, outlining the benefits and risks of the current process, and exploring potential process improvements for the opportunity purchases of open spaces, for example surplus school sites.”

Upon receiving this information, at the April 27, 2022 Executive Committee Meeting, the following motion was passed:

“That Administration approach the property owner to negotiate the purchase of the former St. Andrew School field site at fair market value, as outlined in the April 27, 2022, Urban Planning and Economy report UPE01042, with acquisition funding through the City’s municipal reserve accounts and if necessary, prepare a budget adjustment, for Council’s consideration, to transfer municipal reserve funds into the existing Mature Area Land Acquisition Capital Profile to support this acquisition.”

Administration was not successful in acquiring the former St. Andrew School field site in Inglewood. After several months of negotiations with the previous property owner, where Administration had offered fair

market value and had a tentative deal signed by the previous property owner, the landowner sold to Amrik Land Development Corporation who is now the proponent behind this application.

## 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 rezoning follows the statutory plan in place and the previous applications, including the public hearing discussions, has already given a clear understanding of the concerns from interested parties.

The Basic Approach included the following techniques:

### **Advance Notice**, November 24, 2022

- Number of recipients: 30
- Number of responses (all with concerns): 3

### **Webpage**

- [edmonton.ca/inglewoodplanningapplications](http://edmonton.ca/inglewoodplanningapplications)

### **Common comments heard throughout the various methods include:**

- The neighbourhood already doesn't have enough green space and this would lead to the loss of more green space.
- The real intent of the ARP is for this to be a school site.
- This is a viable school site which has benefits for the neighbourhood but will lose viability if they lose open space.
- This would lead to an increase in parking congestion.
- Current infrastructure can't support this increase in density.
- Putting 17 dwellings on this site would not be in character with the rest of the neighbourhood.
- The school is trying to raise money to move/open a new location, but will still need this school and the open space.
- Concerned about the safety of children so close to a construction site.
- Do not think housing here will sell so close to a school yard.
- There are several other infill projects currently under construction or approved and all this infill will increase traffic.
- Concerned the traffic congestion as a result of all the infill will lead to emergency vehicles being delayed.

No formal feedback or position was received from the Inglewood Community League at the time this report was written.

## Site and Surrounding Area

The site is located on the northeast corner of 128 Street NW and 113 Avenue NW and is currently vacant. The site is predominantly surrounded by small scale housing, with the exception of land to the north which is used as a school and associated open space.

Beyond the site's immediate surroundings, notable amenities include commercial and retail services along 124 Street NW, located three blocks to the east, and the Westmount Shopping Centre, located five blocks to the west. The site also has suitable access to alternative modes of transportation including frequent bus service along 114 Avenue NW, one block to the north, and a separated bike lane located along 127 Street NW, one block to the east.



*Aerial view of application area*



	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(US) Urban Services Zone	Vacant land
<b>CONTEXT</b>		
North	(US) Urban Services Zone	School site
East	(RF3) Small Scale Infill Development Zone	Single Detached Housing/Semi-detached Housing
South	(RF3) Small Scale Infill Development Zone	Single Detached Housing
West	(RF3) Small Scale Infill Development Zone	Single Detached Housing/Row Housing



*View of the site looking southwest from the rear lane*



*View of the site looking northeast from 113 Avenue NW*

## **Site History and Background**

While this land is currently privately owned, it historically functioned as open space associated with the school site to the north. The school and field space were owned and operated by Edmonton Catholic Schools from approximately 1946 until 2015 when they decided to vacate the land and declare it surplus to their school needs. As per the Joint Use Agreement between the City of Edmonton and Edmonton Catholic Schools, the City had the opportunity to purchase the land in January 2018, but negotiations were unsuccessful and the City ultimately opted not to.

Edmonton Catholic Schools subsequently sold the land to two different landowners in 2019. The school building and some of the open space to the south was sold to the Muslim Association of Canada Inc. and is currently operated as the MAC Islamic School. The southern portion, this rezoning site, was sold separately to Limak Investments Inc. After two unsuccessful attempts at rezoning the land, it was sold to Amrik Land Development Corporation, the current owner.

Although this land is privately owned, Administration recognizes that it has historically been used as publicly accessible open space. The open space analysis (see details below) has shown that the Inglewood neighbourhood, excluding this site, has enough open space in terms of supply, diversity, distribution and quality to meet the current population.

# Planning Analysis

## Land Use Compatibility

The proposed (RF3) Small Scale Infill Development Zone is the standard low density residential zoning that applies to the majority of the Inglewood Neighbourhood, including adjacent to this site to the east, west and south.

The regulations within this zoning are intended to apply to development on smaller parcels of land. Certain setbacks based on site depth and other variable factors depending on the nature of nearby development, on a site this large, create awkward site layout requirements. For example, under the current lot size, while it would be possible to build multi-unit housing with up to 17 dwellings, the requirements for setbacks would be very significant, restricting the development envelope to less than half of the length of the frontage along 128 Street NW.

The rezoning site currently comprises 4 typically sized legal lots for this area of approximately 40 metres deep by 15 metres wide. It is therefore more likely that under the proposed zoning, these 4 lots will be redeveloped independently, or there could be further subdivision to create narrower lots of 7.5 metre in width. Across the lane from the site to the east are some newer RF3 style developments that are typical examples of the type of development anticipated for this site, if this rezoning is approved.



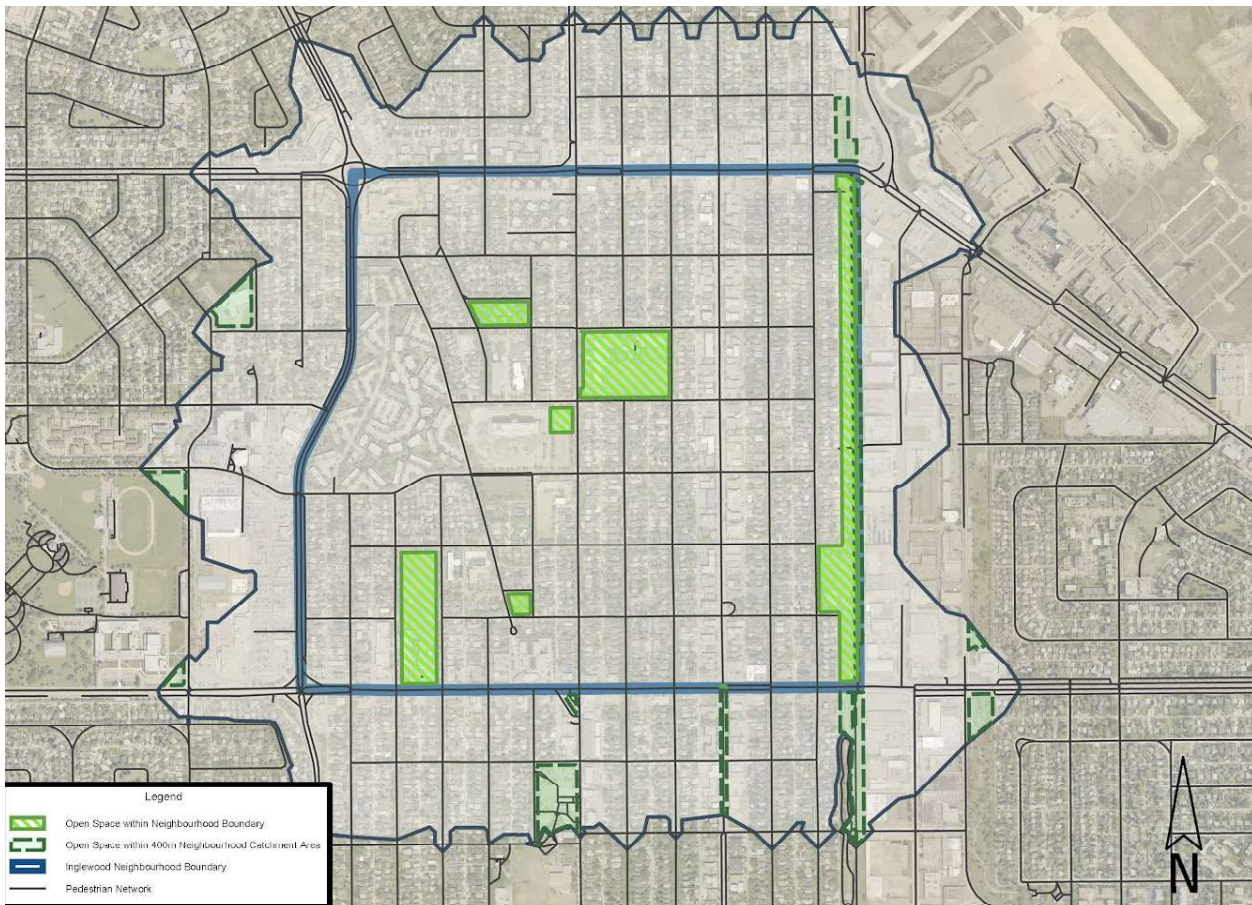


*Typical new RF3 + MNO development located across the lane to the east of the rezoning site*

### **Open Space**

Administration assessed the provision of open space in accordance with Breathe - Edmonton's Green Network Strategy within the Inglewood neighbourhood boundaries and within 400 metres (5 minutes walking distance) from those boundaries (see below).





*Inglewood Open Space Network Map*

Breathe evaluates open space based on multifunctionality of the following criteria:

- Supply: the physical amount of open space.
- Diversity: the range of different open space types and functions within the landscape.
- Distribution: the arrangement of, and access to, open spaces across the landscape.
- Quality: the functionality of an open space, considering the condition of its infrastructure/amenities and the value of the functions it provides.

Within the Inglewood neighbourhood there are six existing parks totalling approximately 15 hectares of publicly accessible open space. Approximately four hectares of this open space are owned by the Edmonton Public School Board on school sites that are publicly accessible but are not included in the City's parkland inventory. The amount of publicly accessible open space amounts to roughly two hectares of open space/1000 population based on the current neighbourhood population, representing about 10 percent of the overall gross developable area. These values are consistent with provision standards identified in the Urban Parks Management Plan for neighbourhoods developed after 2006. While Inglewood is considered a redeveloping area, the measures are useful as a benchmark to consider overall provision levels.

In terms of diversity of open spaces, Inglewood's publicly accessible open space includes two existing school and community parks, two pocket parks, a future pocket park (0.374 hectares) recently dedicated

to the City through the redevelopment of the former Charles Camsell Hospital, as well as a linear greenway that runs north south along the east side of the neighbourhood. The school and community parks provide a number of active sports fields including three soccer fields and four sport diamonds. The Inglewood Community League located on the west side of the neighbourhood provides a range of amenities including a community hall, playground, community garden and supporting amenities. Existing pocket parks provide social gathering space as well as opportunities for passive recreation. The linear greenway supports active and passive recreation and includes spaces for social gathering as well as a dog off-leash area.

Overall, open space is well distributed across the neighbourhood providing residents a diversity of functions including wellness (e.g., playgrounds, off-leash areas, and pathways), celebration (community gardens, community league) and ecology (tree canopy, diversity in vegetation). The majority of residents of Inglewood are within 200 metres of a park site and all residents are within 400 metres of a park within the immediate neighbourhood which aligns with the basic commitment of the Approach to Community Recreation Facility Planning in Edmonton - the City's overarching plan to meet community recreation needs. Looking beyond the neighbourhood boundaries, there are an additional 18 hectares of publicly accessible open space within a 400 metre walking distance of the Inglewood neighbourhood. This includes park sites located in Westmount, Woodcroft and Prince Rupert.

A condition assessment of Inglewood's open space was conducted in 2019 to inform neighbourhood renewal work and align open space deficiencies with anticipated renewal work. In general, Inglewood's open spaces were determined to be in good condition with deficiencies addressed through and coordinated with neighbourhood renewal such as:

- Improvements to the linear greenway on the east side of the neighbourhood including renewal of the existing shared use path, lighting, additional landscaping and seating.
- Improvements to John A. Norris Park on the west side of the neighbourhood including a new pathway, lighting, seating, landscaping and shelter.
- Improvements to Inglewood School Park including new recreational nodes.
- Improvements to Winnifred Stewart Park including new walking connections.

In recognition of the above assessment, the neighbourhood is served by an adequate supply of open space that is accessible, serves a variety of functions, and is well connected. As such, the subject site is not required for open space.

### **West Ingle Area Redevelopment Plan**

The West Ingle Area Redevelopment Plan (ARP) is the statutory plan that applies to this site. On Map 2 - Plan Concept West Ingle, the site is designated for "Infill & Small Lot Housing" and Policy 4 for "Infill

Housing” states that:

“Administration will encourage small scale, infill housing which reflects the character of surrounding older homes in those areas of West-Ingle districted for RF3 (Low Density Redevelopment) District Section 140 in the Land Use Bylaw)”

The Policy also makes reference to Map 6 as showing these appropriate sites as being within the “Low Density Redevelopment District - Infill Housing”. This site has this designation on the map (See Appendix 1).

This rezoning is in conformance with the ARP, however, there is an associated amendment to clarify an addresses listed in the US (Urban Services District) in Part III of the plan. There is currently a reference to “St. Andrew Elementary School at 11342 - 127 Street” as being part of this District. While this is not the address subject to this rezoning, the subject land has functioned as a yard for the school and the current US Zoning reflects this. Using specific legal descriptions, the amendment would clarify that this US District does not apply to the lands subject to this rezoning.

### **The City Plan**

The City Plan is a high level policy document describing the strategic goals, values and intentions that direct how Edmonton will grow from 1 million to 2 million people over the next several decades. One key piece of this plan is to accommodate all of this future growth within Edmonton’s existing boundaries, with no further annexations or expansions. To do this, 50% of all new residential units are intended to be created at infill locations, focusing on key nodes and corridors.

The City Plan does not provide specific direction for the development intensity of this site, as it is not currently considered within an identified development node or significant corridor. However, it is within walking distance of the district node at Westmount Shopping Centre and the primary corridors of 111 Avenue NW and 124 Street NW. While more intense developments like mid-rise and high-rise buildings might be appropriate closer to the nearby key node and corridors, this site is considered well into the interior of the neighbourhood where smaller scale infill, such as that allowed by the RF3 Zone, is sufficient for contributing to a number of higher level targets within The City Plan, including:

- 50% of net new units added through infill city-wide;
- 600,000 additional residents welcomed into the redeveloping area; and
- 50% of trips are made by transit and active transportation.



## **Technical Review**

### **Transportation**

Due to the small scale development potential of the proposed zone, the development generated traffic is minor. Curbside parking is permitted on roadways in the vicinity of the site and no major concerns have been identified at this time. Vehicular access for future development will be from the adjacent lane. Site access will be reviewed in detail at the development permit stage.

Neighbourhood renewal for Inglewood was recently completed which included improving the pedestrian and cyclist experience in the neighbourhood.

### **Drainage**

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 on-site stormwater management will be reviewed at the Development Permit stage.

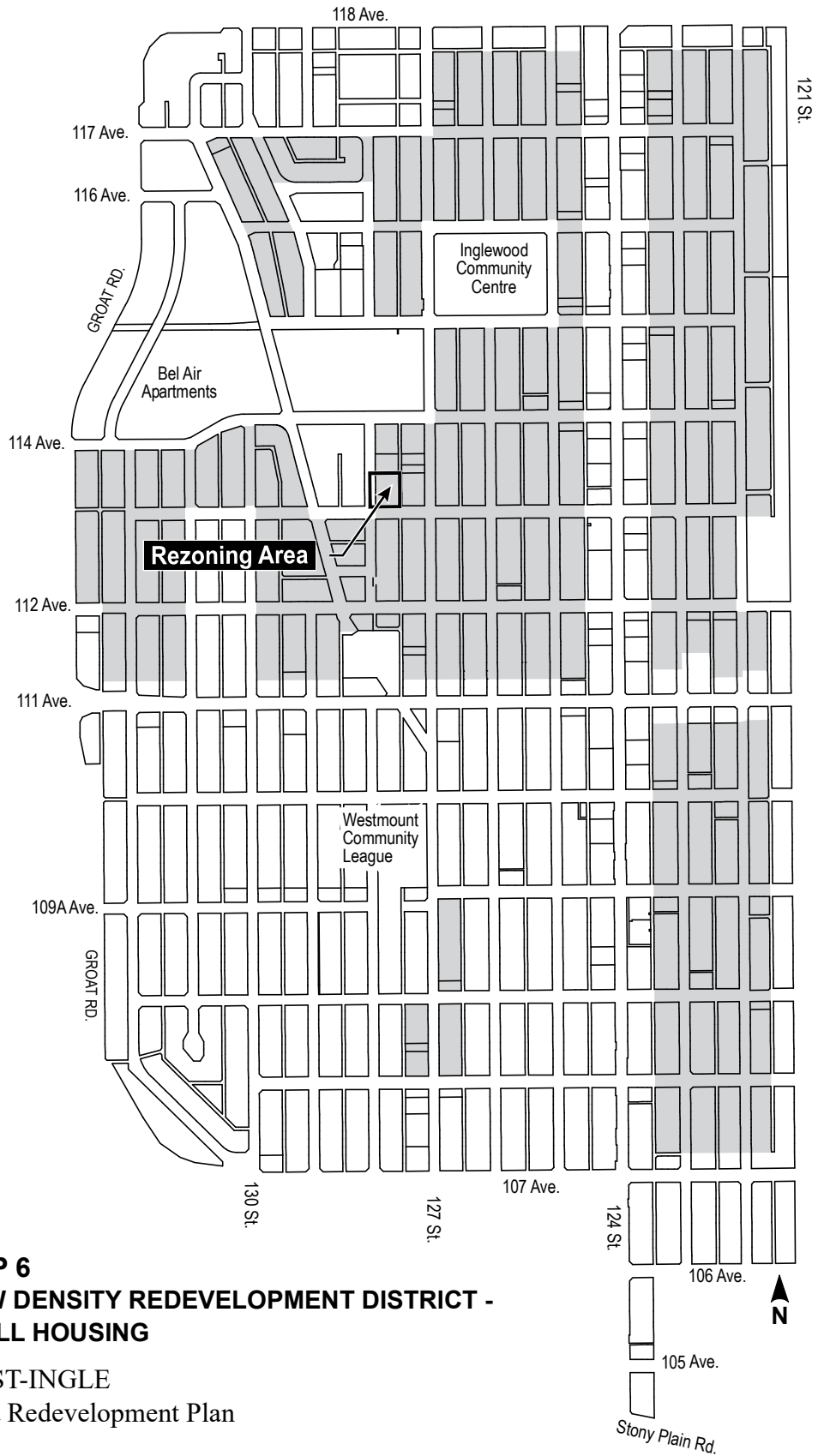
### **EPCOR Water**

The site is currently not serviced with water. New water connections will need to be constructed, at the owner's expense. If the land is developed independently under smaller lots, each lot must be serviced with individual and separate water services provided directly to the lots from the water main.

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

# Appendices

- 1 Context Plan Map
- 2 Application Summary



**MAP 6**  
**LOW DENSITY REDEVELOPMENT DISTRICT -**  
**INFILL HOUSING**

WEST-INGLE  
Area Redevelopment Plan



## Application Summary

### Information

<b>Application Type:</b>	Plan Amendment, Rezoning
<b>Bylaw/Charter Bylaw:</b>	20404, 20405
<b>Location:</b>	Northeast corner of 128 Street NW and 113 Avenue NW
<b>Address:</b>	11315 - 128 Street NW
<b>Legal Description:</b>	Lots 17-20, Block 5, Plan RN60
<b>Site Area:</b>	2600.2 m <sup>2</sup>
<b>Neighbourhood:</b>	Inglewood
<b>Ward:</b>	Anirniq
<b>Notified Community Organizations:</b>	Inglewood Community League
<b>Applicant:</b>	Scheffer Andrew Ltd.

### Planning Framework

<b>Current Zone:</b>	(US) Urban Services Zone
<b>Proposed Zone and Overlay:</b>	(RF3) Small Scale Infill Development Zone Mature Neighbourhood Overlay
<b>Plan in Effect:</b>	West Ingle Area Redevelopment Plan
<b>Historic Status:</b>	None

Written By:

Approved By:

Branch:

Section:

Andrew McLellan

Tim Ford

Development Services

Planning Coordination