

10527 - 142 Street NW

To ensure the existing emergency and protective services use conforms with the Zoning Bylaw, Glenora.



Recommendation: That Charter Bylaw 20535 to amend the Zoning Bylaw from the (RF1) Single Detached Residential Zone to the (PU) Public Utility Zone be **APPROVED**.

Administration **SUPPORTS** application because it:

- Brings an existing emergency and protective services use into conformance with the appropriate zoning.
- Supports Policy 5.4.2 of the City Plan which seeks to ensure rapid support to Edmontonians in times of emergency disaster, and crisis by providing local support.

Application Summary

CHARTER BYLAW 20535 would amend the Zoning Bylaw, as it applies to the subject site, (RF1) Single Detached Residential Zone to the (PU) Public Utility Zone to ensure the existing emergency and protective services use conforms with the Zoning Bylaw. This application was accepted on April 5, 2023, from Taylor Van den Brink on behalf of the City of Edmonton Land Development Planning Branch.

This proposal aligns with the goals and policies of The City Plan to ensure rapid support to Edmontonians in times of emergency disaster, and crisis by providing local support.

Community Insights

Based on the characteristics of this application the file was brought forward to the public using a basic approach. This approach was selected because the application raised no response to advanced notifications.

The basic approach included the following techniques:

Mailed notice, April 20, 2023

- Number of recipients: 33
- Number of responses: 0

Webpage

- <http://edmonton.ca/rezoningapplications>

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

Site and Surrounding Area

The subject site is approximately 0.21 hectares in area, located on a corner lot abutting three roads on the edge of the northwest portion of the Glenora neighbourhood. The site is currently occupied by an AHS ambulance station. The property is adjacent to 142 Avenue NW, an arterial road and transit corridor bordering the neighbourhood. Emergency vehicle access is from the front of the site onto 142 Street NW with parking on the north side of the subject site.

The existing structure used for the AHS ambulance station was previously Glenora Firehall No. 4 and is listed on the Inventory of Historic Resources.

The surrounding area is generally developed with single detached housing with some commercial and multi-unit residential properties nearby as well.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF1) Single Detached Residential Zone	Ambulance Station
CONTEXT		
North	(UCRH) Urban Character Row Housing Zone	Undeveloped
East	(RF1) Single Detached Residential Zone	Single detached house
South	(CNC) Neighbourhood Convenience Commercial	Commercial and Office Building
West	(RF1) Single Detached Residential Zone	Single detached house



View of the site looking east from 142 Street NW



View of the site looking north from 105 Avenue NW



View of the lane beside the site looking east from 142 Street NW

Planning Analysis

The City Plan

This rezoning supports Policy 5.4.2 of the City Plan which seeks to ensure rapid support to Edmontonians in times of emergency disaster, and crisis by providing local support.

Heritage

The existing structure used for the AHS ambulance station was previously Glenora Firehall No. 4 and is listed on the Inventory of Historic Resources. Heritage Planning supports its continued use as an ambulance station and has no issues with the proposed rezoning.

Land Use Compatibility

There is no plan in effect for the Glenora neighbourhood.

The subject property is a corner site, surrounded by roadways on three sides, and is located in a mature neighbourhood with good connectivity both locally and to the broader city networks.

Located on 142 Street NW an arterial roadway and a secondary corridor in the City Plan the proposed PU zone allows for the retention of the existing ambulance station. This location is considered compatible based on its proximity to arterial roadways, while separating itself from lower intensity uses such as the interior portions of the neighbourhood. Based on the current site design layout for vehicular access, the emergency vehicles are limited to access to 142 Street NW without the need to navigate local roads during an emergency.

The zoning comparison summary below highlights the differences between the current and proposed zones. The general purpose and allowed uses within the PU zone are better suited for the continuation of emergency and protective services use on the site. The maximum height of 10m under the PU Zone is also considered compatible with the surrounding areas.

RF1 & PU Comparison Summary

	RF1 + MNO Current	PU Proposed
Purpose	to provide for Single Detached Housing	to provide for a system or works that is used to provide for public consumption, benefit, convenience or use
Emergency and Protective Services Use	Not listed	Permitted Use
Maximum Height	8.9m	10.0 m

Technical Review

Drainage

It is understood that the proposed zoning change intends to align a current zone with current use. Permanent sanitary servicing and storm sewer servicing for the subject rezoning area currently exists. As there is no redevelopment planned with the proposed zone there will be no change to the impact on existing drainage infrastructure.

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

Appendices

1 Application Summary

Application Summary

Information

Application Type:	Rezoning
Bylaw(s)/Charter Bylaw(s):	20535
Location:	North of 105 Ave and East of 142 Street
Address(es):	10527 - 142 Street NW
Legal Description(s):	Lot 11, Blk 69, Plan 839HW
Site Area:	0.21 ha
Neighbourhood:	Glenora
Ward:	Nakota Isga
Notified Community Organization(s):	Glenora Community League Grovenor Community League
Applicant:	Taylor Van den Brink, City of Edmonton Land Development Planning Branch

Planning Framework

Current Zone(s) and Overlay(s):	(RF1) Single Detached Residential Zone
Proposed Zone(s) and Overlay(s):	(PU) Public Utility Zone
Plan(s) in Effect:	None
Historic Status:	Inventory of Historic Resources

Written By:	Evan Wong
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination