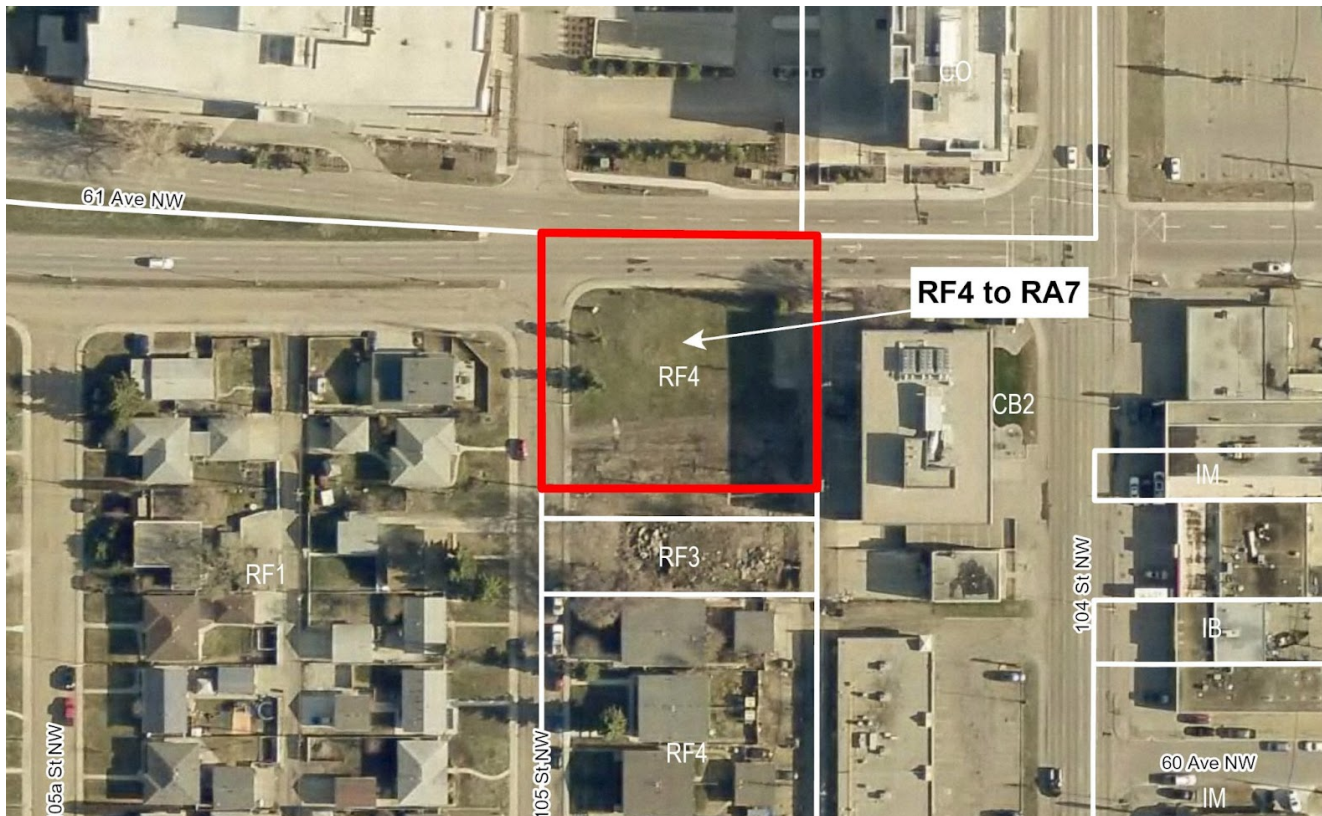


10425 - 61 Avenue NW & 6039 - 105 Street NW

Position of Administration: Support



Summary

Charter Bylaw 20558 proposes a rezoning from the (RF4) Semi-detached Residential Zone with the Mature Neighbourhood Overlay to the (RA7) Low Rise Apartment Zone to allow for low rise multi-unit housing.

Public engagement for this application included a mailed notice, site signage and information on the City's webpage. No comments from the public were received.

Administration supports this application because it:

- Diversifies housing types in the Pleasantview neighbourhood in a compatible way at an appropriate location near commercial opportunities and gathering places.
- Aligns with the infill objectives of The City Plan by allowing for intensification near an intersection of a Secondary and Primary Corridor.

Application Details

This application was submitted by Eins Consulting on behalf of the landowners.

The proposed (RA7) Low Rise Apartment Zone would allow development with the following key characteristics:

- Low-rise multi-unit housing with limited ground level commercial opportunities (such as child care services, general retail stores and specialty food services).
- Maximum height of 16.0 metres (approximately four storeys).
- Maximum floor area ratio between 2.3 - 2.5.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	(RF4) Semi-detached Residential Zone	Vacant land
North	(CB2) General Business Zone	Surface parking for 3-5 storey commercial buildings
East	(CB2) General Business Zone	3 storey commercial building
South	(RF4) Semi-detached Residential Zone (RF3) Small Scale Infill Development Zone	Utility right-of-way Vacant land
West	(RF1) Single Detached Residential Zone	Single detached housing



View of site looking southeast from 61 Avenue NW



View of site looking southwest from lane

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because no concerns were received in response to the initial mailed notification. The basic approach included:

Mailed Notice, May 24, 2023

- Notification radius: 60 metres
- Recipients: 22
- Responses: 0

Site Signage, May 29, 2023

- One rezoning information sign was placed on the property, angled on the northwest corner of the site so as to be visible from both 61 Avenue NW and 105 Street.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Pleasantview Community League
- Allendale Community League
- Central Area Council of Community Leagues

Application Analysis

The City Plan

The City Plan identifies nearby 104 Street NW as a Primary Corridor and 61 Avenue NW/Allendale Road NW/63 Avenue NW as a Secondary Corridor. While specific boundaries of these corridors

have yet to be determined through the District Planning process, it is likely that this site would be considered within one of these. The 4 storeys proposed by the RA7 Zone fits well with the direction for a Secondary Corridor, though could be considered an underdevelopment relative to the direction for Primary Corridors which are anticipated to be for mid and high rise buildings. However, this particular Primary Corridor isn't anticipated to have much intensification until the 1.75 to 2 million population threshold, and given the proximity to a currently low density residential neighbourhood, the low rise form proposed by the RA7 Zone is appropriate at this time.

Land Use Compatibility

The proposed RA7 Zone is compatible with lower scale residential development, especially when located on the exterior of a neighbourhood and/or along main roads, like this. This site is separated from land zoned (RF1) Single Detached Residential Zone to the west by 105 Street NW and from a site zoned (RF3) Small Scale Infill Development Zone to the south by a 6 metre wide city owned public utility lot, further improving this compatibility. Land zoned (CB2) General Business Zone to the north and east allows for a similar built form to the RA7 Zone, though more commercially focused.



Site analysis context

Mobility

The proposed rezoning is not anticipated to have a significant impact on the existing transportation network. The sidewalk north of the site along 61 Avenue NW will require upgrades upon redevelopment, and the rear lane may require reconstruction and upgrades to a commercial standard.

Overall, the site is well-connected to the transportation network for a variety of travel modes. The Bike Plan identifies 61 Avenue NW as a future District Connector Route. The closest signalized pedestrian crossing to the site is located at 61 Avenue NW and 104 Street NW, and the intersection of 105 Street NW and 61 Avenue NW has been identified for Safe Crossing upgrades in the current budget cycle. Pleasantview neighbourhood renewal includes 105 Street NW and is expected to be complete in 2023.

ETS operates bus routes on 106 Street NW, 61 Avenue NW and Allendale Road NW/63 Avenue NW. The site is approximately 300 metres walking distance to the nearest bus stops, located on Allendale Road NW and 63 Avenue NW. A mass transit bus route is anticipated to operate on 104 Street NW/Calgary Trail NW as part of the future mass transit network associated with the 1.25 million population scenario of The City Plan.

Utilities

The proposed rezoning is not anticipated to have a significant impact on the existing sanitary and storm sewer systems in the area. Sanitary and storm service connections are available to the site. 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. Low Impact Development (LID) is recommended for the development allowed under the proposed zone. Details of the required stormwater management and/or any proposed LID would be reviewed at the Development Permit stage.

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 the proposed zone.

Written By: Andrew McLellan

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination