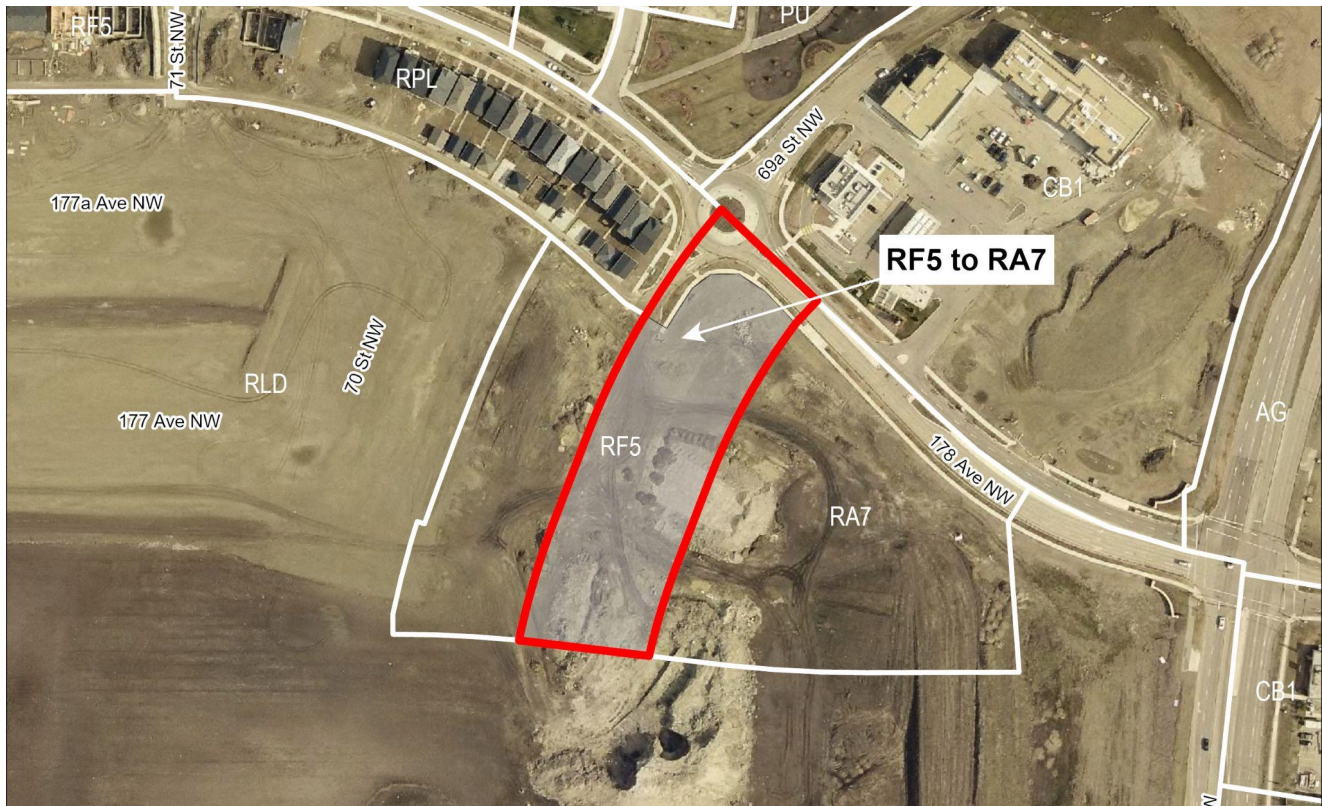


17350 - 66 Street NW

Position of Administration: Support



Summary

Charter Bylaw 20619 proposes a rezoning from the (RF5) Row Housing Zone to the (RA7) Low Rise Apartment Zone to allow for low rise multi-unit housing.

Public engagement for this application included a mailed notice, and information on the City's webpage. Six residents responded and most concerns were related to potential traffic congestion in the area and reduced value of adjacent properties.

Administration supports this application because it:

- Provides the opportunity for increased density and housing diversity in the Crystallina Nera East neighbourhood.
- Aligns with the Crystallina Nera East Neighbourhood Structure Plan which designates the subject site as medium density residential, permitting low rise residential building.

- Aligns with the direction from The City Plan by encouraging diverse development in the neighbourhood so that communities can evolve over time.

Application Details

This application was submitted by Select Engineering Consultants Ltd. There is an associated subdivision application submitted by the applicant.

Rezoning

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

- A maximum height of 16.0 m.
- A maximum Floor Area Ratio of 2.5.
- Optional and limited commercial opportunities at ground level.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	(RF5) Row Housing Zone	Vacant
North	(CB1) Low Intensity Business Zone	Commercial (Gas Station)
East	(RA7) Low Rise Apartment Zone	Vacant
South	(RLD) Residential Low Density Zone	Vacant
West	(RF5) Row Housing Zone	Vacant

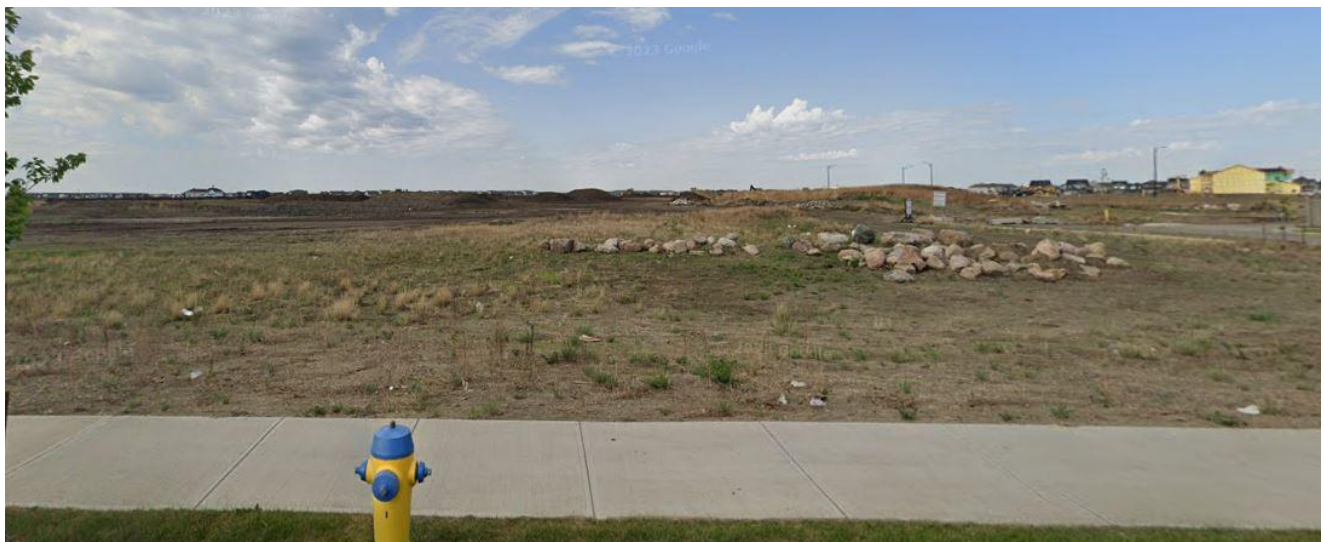


Figure 1 - View of the site looking south from 178 Avenue NW



Figure 2 - View of the site looking east from 69A Street NW

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the advance notice of the proposed land use change garnered few responses, the proposal conforms to the Crystallina Nera East Neighbourhood Structure Plan and aligns with the objectives of The City Plan. The basic approach included:

Mailed Notice, June 30, 2023

- Notification radius: 60 metres
- Recipients: 134
- Responses: 6
 - In support: 0
 - In opposition: 6
 - Mixed/Questions only: 0

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Horse Hill Community League Association
- Lago Lindo Community League

Common comments heard (number of similar comments in brackets beside comments below):

- The proposal contributes to existing traffic and parking congestion in the area (5).

- The proposed development will reduce the value of adjacent properties (3).
- The permitted height in the proposed RA7 Zone will reduce privacy and cast a shadow on the adjacent properties (3).
- The proposed development facilitates additional density which will lead to overcrowding in the area (2).
- Sceptical about who would move into the rental apartments (2).
- The construction could cause significant noise pollution (1).
- The subject site is an existing grassland which is home to migratory birds and other species, and acts as a natural drainage. Therefore, the proposed development threatens this ecosystem (1).

Application Analysis

The City Plan

The proposal aligns with The City Plan goals and policies by encouraging diverse development in the area so that communities can evolve over time and facilitating in achieving more income-diverse neighbourhood and a greater mix of land uses. Additionally, as the proposed RA7 Zone includes limited commercial opportunities at the ground level, the proposal can contribute to 178 Avenue NW & 69A Street NW being a vibrant mixed-use street and facilitate the development of 15-minute communities.

Neighbourhood Structure Plan

The site is located within the Crystallina Nera East Neighbourhood Structure Plan (NSP). This rezoning conforms to the NSP which designates the proposed rezoning site as 'medium density residential' which allows for low rise development, as proposed.

Land Use Compatibility

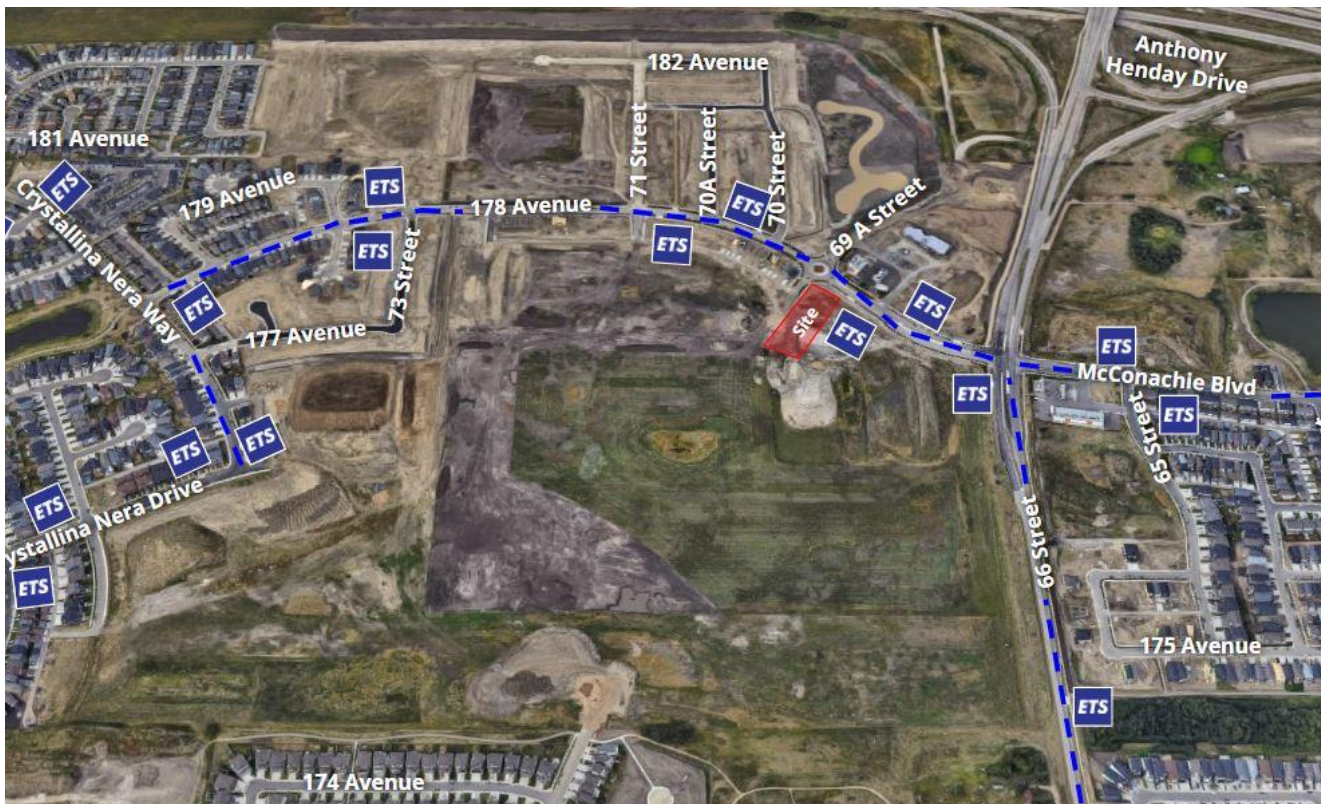


Figure 3 - Site analysis context

The subject property is 45.6 ha and the rezoning is proposed on a 0.8 ha portion of the subject property. The proposed rezoning site is located south of 178 Avenue, east of a partially developed 69A Street, west of an (RA7) Low Rise Apartment Zone and north of an (RLD) Residential Low Density Zone site. When compared to the RF5 Zone, the proposed RA7 Zone allows for an increase in height, density and limited commercial opportunities at the ground level.

The site location and similar land use on the adjacent site to the east will help to reduce the impact of the proposed development. Additionally, the scale of the proposed RA7 Zone is compatible with lower intensity residential forms such as single detached houses, which is a permitted use in the RLD Zone, and it is common for these two forms to exist adjacent to each other in Edmonton. Further improvements were made to the RA7 zone to enhance its transition to lower scale development in 2021. The amendments increased the interior side setback from 1.2 metres to 1.5 metres when a proposed RA7 building is less than 10.0 metres in height and to 3.0 metres if the proposed building is more than 10.0 metres in height.

	RF5 Current	RA7 Proposed
Typical Uses	Multi-unit housing Secondary suites Urban gardens	Multi-unit housing Convenience retail stores Child care services
Maximum Height	10.0 m	14.5 m flat roof 16.0 m pitched roof
Minimum Front Setback (69A Street NW)	4.5 m	4.5 m
Minimum Flanking Side Setback (178 & 176A Avenue NW)	3.0 m	3.0 m
Minimum Rear Setback	7.5 m	7.5 m
Maximum Site Coverage	52%	No Maximum
Maximum F.A.R	No Maximum	2.5
Minimum Density	35 Dwellings/ha	45 Dwellings/ha

Mobility

As shown in figure 3, the site is well-connected to transportation and transit networks. Additionally, the Bike Plan identifies 66 Street NW as a future district connector route.

The applicant will be required to construct 69A Street NW to a collector roadway standard from approximately 178 Avenue to the south property line, with one (1) southbound bus stop.

Traffic volumes and operations on segments of 66 Street NW and 167 Avenue NW are exceeding capacity for the currently built two-lane configuration. With subdivisions in the area, the developers will be required to upgrade 66 Street NW to a 4-lane arterial roadway between 167 Avenue NW and the existing 4-lane section, and signalize the 82 Street NW and Crystallina Nera Drive NW intersection.

As shown in figure 3, the site is in proximity to bus service along McConachie Boulevard NW, 66 Street NW and recently launched two school special bus routes on 178 Avenue NW. The nearest bus stop is within 3 minutes of walking distance from the site. Additionally, 69A Street NW, adjacent to the site, is identified as a future transit corridor.

Utilities

The proposed rezoning area generally conforms to the Crystallina Nera East Neighbourhood Design Report (NDR), which identifies sanitary and stormwater servicing plans for the neighbourhood. Sewer services are available via extension of mains, connecting to the existing system located within 178 Avenue. These existing systems have been designed and constructed to accommodate development under the proposed rezoning.

The applicant/owner will be responsible for all costs associated with providing required water supply including any changes to the existing water infrastructure required by the proposed zoning.

Written By: Abhimanyu Jamwal

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination