

5145 Mullen Road NW

Position of Administration: Support



Summary

Charter Bylaw 20608 proposes a rezoning from the (RA7) Low Rise Apartment Zone to the (RA8) Medium Rise Apartment Zone to allow for mid rise multi-unit housing. Bylaw 20607 proposes an amendment to the Mactaggart Neighbourhood Area Structure Plan to facilitate the proposed rezoning.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. Three people were heard in opposition of the application, and most concerns were related to impacts created due to increased traffic and population, and that mid rise buildings are not compatible with the surrounding low rise buildings.

Administration supports this application because it:

- Diversifies housing types in the Mactaggart neighbourhood in a compatible way at an appropriate location near commercial opportunities and good transportation accessibility.
- The proposed rezoning increases residential density that is in alignment with compact growth within an existing neighbourhood.

Application Details

This application was submitted by Situate Inc. on behalf of TACADA and Deveraux Developments.

Rezoning

The proposed (RA8) Medium Rise Apartment Zone would allow development with the following key characteristics:

- Mid 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 23.0 metres (approximately six storeys)
- Maximum floor area ratio between 3.0 - 3.3

Plan Amendment

Amendments to the Mactaggart Neighbourhood Area Structure Plan's (NASP) to update the development concept map, and land use and population statistics are proposed to facilitate the proposed rezoning.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	(RA7) Low Rise Apartment Zone	Vacant land
North	(RA7) Low Rise Apartment Zone (CSC) Shopping Centre Zone	Apartment Housing Commercial Shopping Centre
East	(RA7) Low Rise Apartment Zone	Apartment Housing
South	(AG) Agricultural Zone	Anthony Henday Drive - Transportation Utility Corridor
West	(CSC) Shopping Centre Zone	Commercial Shopping Centre



View of the site entrance looking south from Mullen Road NW.



View of the Site looking south, approximately 100 metres south of Mullen Road NW.

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the application proposes a rezoning to a standard zone of the same residential category (RA7 to RA8) in the zoning bylaw. The basic approach included:

Mailed Notice, June 22, 2023

- Notification radius: 60 metres
- Recipients: 292
- Responses: 3 in opposition

Site Signage, July 14, 2023

- A rezoning information sign was placed on the property facing Mullen Road NW.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Terwillegar Community League

Common comments heard:

- Impacts created due to increased traffic and population
- Mid rise buildings are not compatible with the surrounding low rise buildings
- Limited commercial uses permitted under the proposed zone may impact the economic viability of surrounding commercial developments

Application Analysis



Site analysis context

The City Plan

The proposed rezoning aligns with the direction provided in The City Plan as it enables ongoing residential density to occur at a variety of scales, densities, and designs within all parts of the residential areas. The proposed rezoning will contribute to diversifying housing types in the Mactaggart neighbourhood.

The proposed rezoning adheres to goals and policies within The City Plan by:

- Encourage diverse design and development in all neighbourhoods so communities can continue to evolve over time. (1.3.1.3);
- (Providing) Edmontonians have the ability to live locally, with access to diverse and affordable housing options in communities that support their daily needs. (2.2)
- Enable ongoing residential infill to occur at a variety of scales, densities and designs within all parts of the residential area. (2.2.1.6)
- Promote opportunities to accommodate growth through the compact development of new and existing neighbourhoods (2.3.1)

Neighbourhood Area Structure Plan

This application requires updates to the Development Concept map (Figure 6) and the Approved Land Use and Population Statistics by redesignating the site as a High Density Residential in support of the proposed rezoning. (See current and proposed Development Concept maps on Appendix 1 and 2, respectively)

The proposed bylaw also includes updates to the plan by removing references to the RF5 and RA7 zoning from the land use statistics, and by incorporating row housing designations for RF5 zoned parcels which have otherwise been labelled incorrectly as Medium Density Housing. (See current and proposed Land Use and Population Statistics tables on Appendix 3 and 4, respectively).

Overall, the proposed plan amendments and rezoning results in a broader mixture of housing types and forms for the Mactaggart Neighbourhood, while increasing the overall neighbourhood residential density from 35.7 residential units per hectare to 39.2 residential units per hectare.

Land Use Compatibility

The proposed (RA8) Medium Rise Apartment Zone would allow for a mid rise residential building with limited commercial opportunities at the ground level and is compatible at this location. The uses within the current and proposed zone are identical, and are appropriate when considering the site context being adequately separated from adjacent properties by public roadways and setbacks on all sides.

Access to the site is granted by an existing shared vehicular and pedestrian access from Mullen Road, providing connectivity to neighbourhood amenities, including nearby shopping, transit and active mobility options.

The current RA7 Zone and the proposed RA8 Zone are very similar with regard to allowable built form. The setback requirements in the zones are also identical. The proposed RA8 Zone allows for approximately two additional storeys in height (7.0 metres more) than the current RA7 Zone. A comparison summary between the current RA7 Zone and the proposed RA8 Zone is provided below:

RA7 & RA8 Comparison Summary

	RA7: Current	RA8: Proposed
Principal building	Multi-unit housing	Multi-unit housing
Minimum density	14 Dwellings (45 du/ha)	24 Dwellings (75 du/ha)
Maximum floor area ratio	2.3 - 2.5 ¹	3.0 - 3.3 ²
Maximum height	16.0 m (Approx. four storeys)	23.0 m (Approx. six storeys)
Minimum setbacks		
front setback	4.5 m	4.5 m
side setback	3.0 m	3.0 m
flanking side setback	3.0 m	3.0 m
rear setback	7.5 m	7.5 m

Mobility

This rezoning is anticipated to have minimal impact on the transportation network. Pedestrian walkways will be provided from the site to Mullen Road. This connectivity will provide future residents with access to nearby transit service.

Edmonton Transit Service operates local bus service on Mullen Road and Rabbit Hill Road NW. Bus routes on these corridors operate between Leger Transit Centre and Century Park Transit Centre / LRT Station. The site is less than 200m walking distance to the nearest bus stop on Mullen Road.

Utilities

The proposed rezoning is not anticipated to have a significant impact to the existing sanitary and storm sewer systems in the area, and these existing service connections can continue to be utilized.

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

¹ Under the RA7 Zone, the maximum floor area ratio may be increased from 2.3 to 2.5 if: a minimum of 10 percent of dwellings have a floor area greater than 100 m² and the average number of bedrooms in these Dwellings is at least three.

² Under the RA8 Zone, the maximum floor area ratio may be increased from 3.0 to 3.3 if: a minimum of 10 percent of dwellings have a floor area greater than 100 m² and the average number of bedrooms in these Dwellings is at least three.

Appendices

1. Current Development Concept Map
2. Proposed Development Concept Map
3. Current NASP Land Use and Population Statistics
4. Proposed NASP Land Use and Population Statistics

Written By: Marty Vasquez

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

Current Development Concept Map

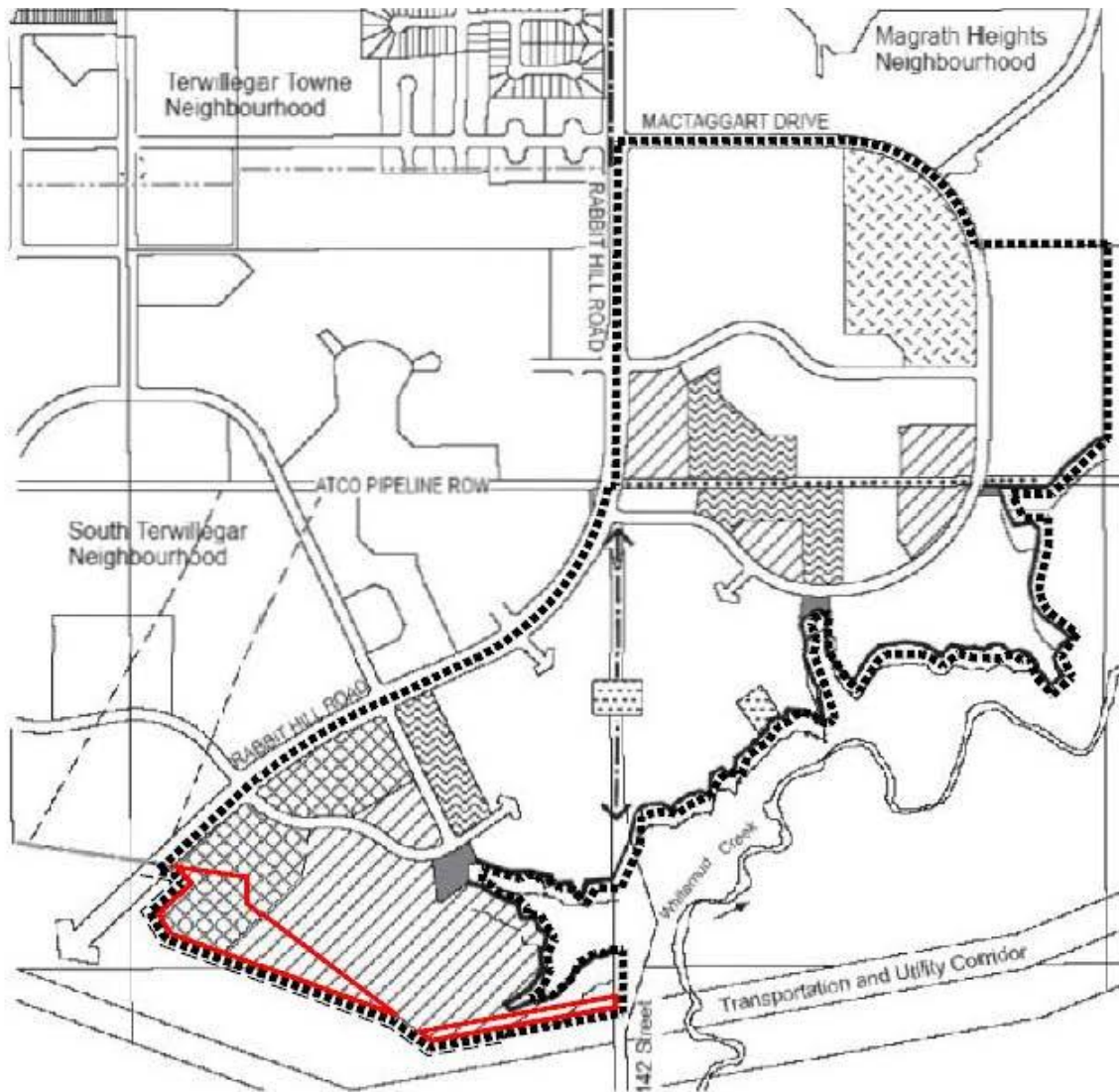
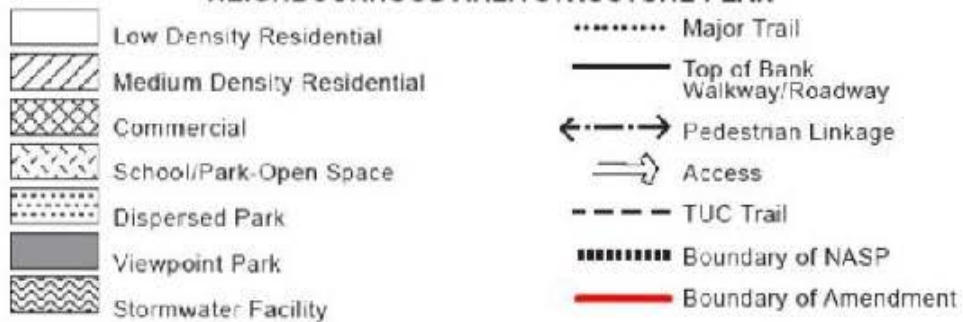


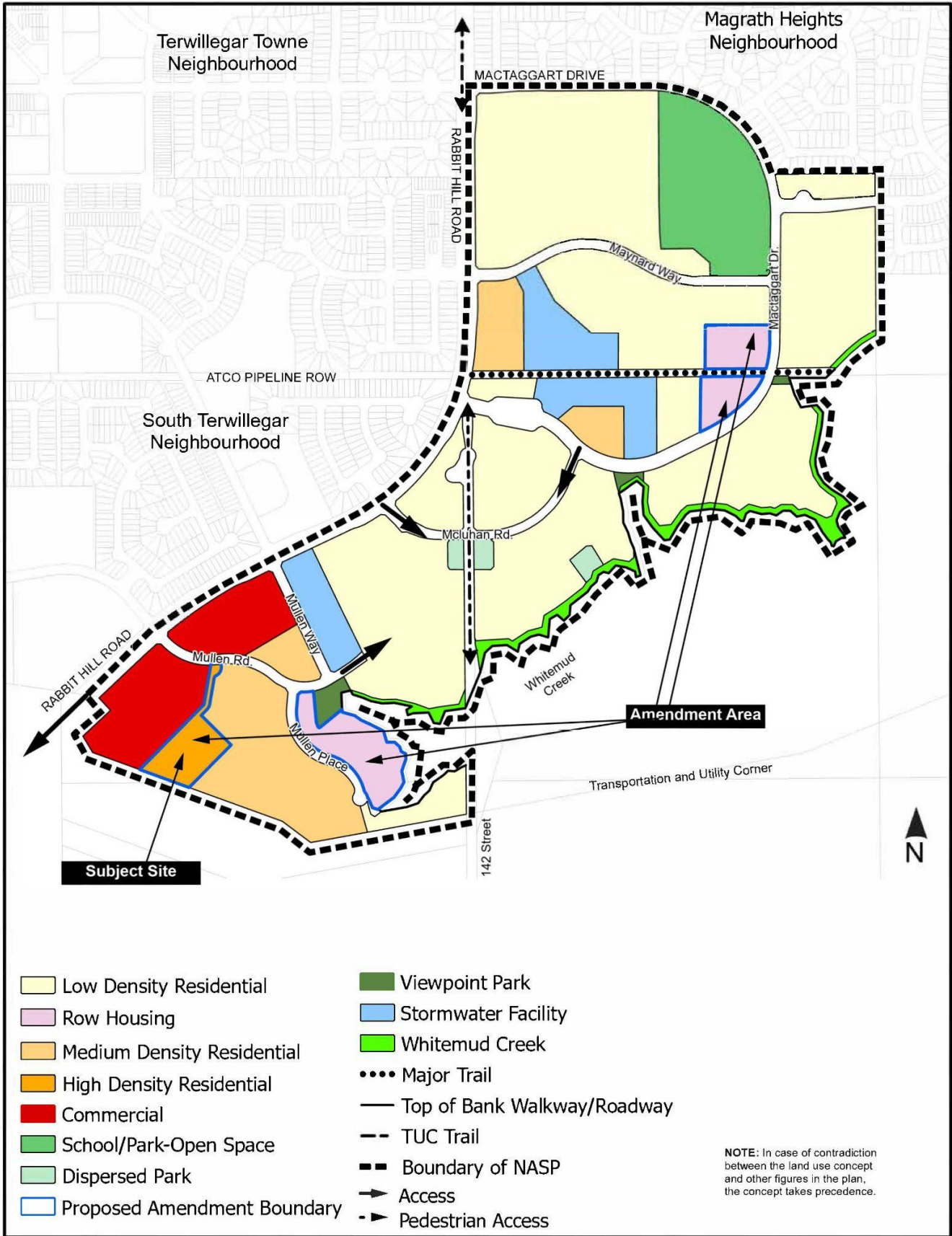
FIGURE 6

BYLAW 16156 AMENDMENT TO MACTAGGART NEIGHBOURHOOD AREA STRUCTURE PLAN



NOTE: Location of the collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

Proposed Development Concept Map



Current NASP Land Use and Population Statistics – Bylaw 18568

MACTAGGART NEIGHBOURHOOD AREA STRUCTURE PLAN APPROVED LAND USE AND POPULATION STATISTICS BYLAW 18568

	Area (ha)	% of GDA
Gross Area	101.9	
Gas & Pipeline ROW	1.0	
Gross Developable Area (GDA)	100.9	100.00
Stormwater Management Facilities	5.9	5.8
Park	7.8	7.7
Walkways	0.7	0.7
Circulation	22.6	22.4
Net Developable Area	63.9	63.3
Commercial	6.4	6.4
Total Net Residential	57.5	57.0

	Area	Dwelling Units/ha	Units	Persons/Unit	Population
Low Density Residential	43.2	22	951	2.8	2,662
Medium Density Residential	4.1	45	184	2.8	514
Row Housing (RF5)					
Low Rise Apartment (RA7)	10.2	90	918	1.8	1,652
Total Residential	57.05		2,052		4,829

Density: 35.7 units / net residential ha

Housing Mix 46% Low Density Residential/ 54% Medium Density Residential

STUDENT GENERATION STATISTICS

	Public	Separate	Total
Grades K-8	713	218	931
Grades 9-12	254	85	339
Totals	967	303	1,270

Proposed NASP Land Use and Population Statistics – Bylaw 20607

MACTAGGART NEIGHBOURHOOD AREA STRUCTURE PLAN PROPOSED LAND USE AND POPULATION STATISTICS BYLAW 20607

	Area (ha)	% of GDA
Gross Area	101.9	
Gas & Pipeline ROW	1.0	
Gross Developable Area (GDA)	100.9	100.00
Stormwater Management Facilities	5.9	5.8
Park	7.8	7.7
Walkways	0.7	0.7
Circulation	22.6	22.4
Net Developable Area	63.9	63.3
Commercial	6.4	6.4
Total Net Residential	57.5	57.0

	Area	Dwelling Units/ha	Units	Persons/ Unit	Population
Low Density Residential	43.2	22	951	2.8	2,663
Row Housing	3.9	45	176	2.8	493
Medium Density Residential	8.7	90	783	1.8	1,409
High Density Residential	1.5	225	338	1.5	507
Total Residential	57.3		2,248		5,072

Density: 39.2 units / net residential ha

Housing Mix: 42% Low Density Residential; 8% Row Housing;
35 % Medium Density Residential; 15% High Density Residential

STUDENT GENERATION STATISTICS

	Public	Separate	Total
Grades K-8	713	218	931
Grades 9-12	254	85	339
Totals	967	303	1,270