

5881, 5885, and 5893 Mullen Place NW Position of Administration: Support



Summary

Charter Bylaw 20025 proposes a rezoning from the (RSL) Residential Small Lot Zone to the (RMD) Residential Mixed Dwelling Zone to allow for a variety of low density residential uses.

Public engagement for this application included a mailed notice to surrounding property owners and community leagues in the area, and information on the City's webpage. No responses were received.

Administration supports this application because it:

- Aligns with the goals and policies of The City Plan to accommodate all future growth for an additional 1 million people within Edmonton's existing boundaries.
- Conforms with the Mactaggart Neighbourhood Area Structure Plan (NASP) by providing opportunities for housing diversity and efficient use of land and infrastructure.

- Is compatible with the existing and planned surrounding land uses.

Application Details

This application was submitted by Stantec Consulting Ltd. on behalf of South Terwillegar Developments Ltd.

The proposed (RMD) Residential Mixed Dwelling Zone would allow development with the following key characteristics:

- A variety of lot sizes and housing, including single detached, semi-detached, and row housing;
- The option to develop housing products such that one interior side setback is reduced to 0 m.
- Maximum site coverage between 45 to 55%.
- A maximum height of 10 meters (2.5 storeys) for single and semi-detached housing, and 12 meters (3 storeys) for row housing.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	(RSL) Residential Small Lot Zone	Undeveloped
North	(A) Metropolitan Recreation Zone (RF5) Row Housing Zone	Environmental Reserve Row Houses
East	(AG) Agricultural Zone	Ravine, treed area
South	(AG) Agricultural Zone	Anthony Henday Dr. (Transportation Utility Corridor)
West	(RA7) Low Rise Apartment Zone	Four storey apartment building



View of the site looking north from the Transportation Utility Corridor



View of the site looking northeast from the Transportation Utility Corridor

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the proposed zone is a standard zone that conforms to the Mactaggart NASP and is compatible with surrounding land uses. The basic approach included:

Mailed Notice, January 21, 2022

- Notification radius: 60 metres
- Recipients: 33
- Responses: 0

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Greater Windermere Community League
- Terwillegar Community League

Application Analysis



Site analysis context

The City Plan

The subject site is identified as a Redeveloping Area within the Whitemud District of The City Plan and is expected to contribute to Edmonton's population growth from 1 to 1.25 million. Taking into account the above population growth contribution and the site's proximity to commercial services, transit bus stops, and recreational amenities (including parks and the shared use paths), the proposal aligns with The City Plan by:

- Accommodating all future growth for an additional 1 million people within Edmonton's existing boundaries.
- Allowing for a modest increase in density in line with The City Plan's density targets.

Neighbourhood Area Structure Plan

The proposed zone conforms with the Mactaggart Neighbourhood Area Structure Plan (NASP), which designates the site for low density residential development. The proposal to develop a variety of housing types on a site within walking distance to services and amenities contributes to the NASPs' goals of providing housing diversity and establishing a pedestrian-friendly neighbourhood.

Impact of Zoning Bylaw Renewal

At the time of writing of this report, the draft Zoning Bylaw 20001 is set for consideration at a City Council Public Hearing on October 16, 2023 as part of the Zoning Bylaw Renewal Initiative. As a result, this report includes two outcomes contingent on whether Zoning Bylaw 20001 is approved. If Zoning Bylaw 20001 is approved in October, the proposed RMD Zone will become the (RSF) Small Scale Flex Residential Zone effective January 1, 2024, and both zones are under consideration at this time. If Zoning Bylaw 20001 is refused, only the proposed RMD Zone is under consideration at this time.

Land Use Compatibility

The proposal is compatible with the surrounding land uses. By offering recreational opportunities to area residents, the ravine and shared use paths to the east and north are complementary to the existing and the proposed residential development.

The subject site backs onto the Anthony Henday Drive, and the owner will be required to provide noise attenuation, similar to the existing berm and fence along the southern portion of the RA7 site to the west.

The regulations of the RMD Zone (including a maximum height of 12 metres for row housing and 10 metres for single detached housing) are compatible with the 10 metre maximum height allowed in the RF5 zoned parcel in the north and the 14.5 metre maximum height allowed in the RA7 zoned site in the west.

As noted in the previous section, if the new zoning bylaw is approved, the proposed RMD Zone will become the RSF Zone. The typical uses and regulations of the RSF Zone (as shown in the

table below) are similar to those of the proposed RMD Zone and therefore remains compatible with the surrounding developments.

To support the ability of residents to meet their daily needs, the RSF Zone allows limited non-residential uses such as cafes, restaurants, and dental offices, that are currently not allowed in the RMD zone. However, the intensity and scale of the non-residential uses are limited by a maximum floor area and additional performance standards that make them compatible with the adjacent residential sites.

	RSL Zone Current	RMD Zone Proposed	RSF Zone Proposed
Typical Uses	Single detached housing	Single and Semi-detached housing Row housing	Detached and attached housing ^z
Maximum Height	10.0 m	10.0 m 12.0 m (row housing only)	12.0 m
Minimum Front Setback	5.5. m	3.0 m - 4.5 m 5.5 m (for attached garages)	3.0 - 4.5 m
Minimum Interior Side Setback	1.2 m	1.2 m - 4.5 m ^y	1.2 m ^y
Minimum Flanking Side Setback	20% of site width - 4.5 m	2.4 m	2.0 m
Minimum Rear Setback	7.5 m (4.5 m for corner sites)	7.5 m (4.5 for corner sites)	6.0 m
Maximum Site Coverage	45%	45 to 55%	55%

Minimum Site Depth	30.0 m	30.0 m	N/A ^x
Minimum Site Width	10.4 m	5.0 m to 7.6 m	4.0 m to 7.5 m
Minimum Site Area	312 square metres	150 - 247 square meters	N/A

^yZero lot line development is permitted within this zone which would allow for an interior side setback of 0.0 m.

^x Minimum site depth has been removed to allow opportunity for shallow lots.

^zIncludes a range of housing types such as single and semi-detached housing, duplexes, row housing and multi-unit housing.

Mobility

The proposed rezoning and transportation network plans align with the Mactaggart Neighbourhood Area Structure Plan. The subject site is well connected with the transportation network and transit services to support all modes of transportation.

The owner will be required to construct top-of-bank shared pathways along the north side of the rezoning area and walkway connection. These improvements will enhance active mode connectivity within this neighbourhood and provide access to the greater active mode network.

ETS operates bus service on Mullen Road NW and Mullen Way NW. This bus service connects transit riders to both Century Park Transit Centre / LRT Station and Leger Transit Centre. The site is approximately 500 metres walking distance to the nearest bus stops, located on Mullen Road NW.

Open Space

Additional geotechnical work (to confirm required setbacks from the ravine) will be completed at the development permit or subdivision stage, whichever comes first. Municipal Reserve will be assessed at the subdivision stage.

Utilities

The proposed rezoning is not anticipated to have a significant impact on the existing sanitary and storm sewer systems in the area.

EPCOR Water requires the owner to construct new water mains and hydrants at 90 m spacing at their expense. Prior to the issuance of a Development Permit, the owner must submit documentation to demonstrate that fire flows and water servicing to the site will be adequate for the proposed development. 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.

Appendices

1. Neighbourhood Context Map

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Section: Planning Coordination

Neighbourhood Context Map

