

101 - Michener Park NW

Position of Administration: Support



Summary

Charter Bylaw 20788 proposes a rezoning for a portion of the Michener Park redevelopment lands from the Medium Scale Residential Zone (RM h23.0) to the General Commercial Zone (CG) to allow for a variety of commercial businesses.

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

Administration supports this application because:

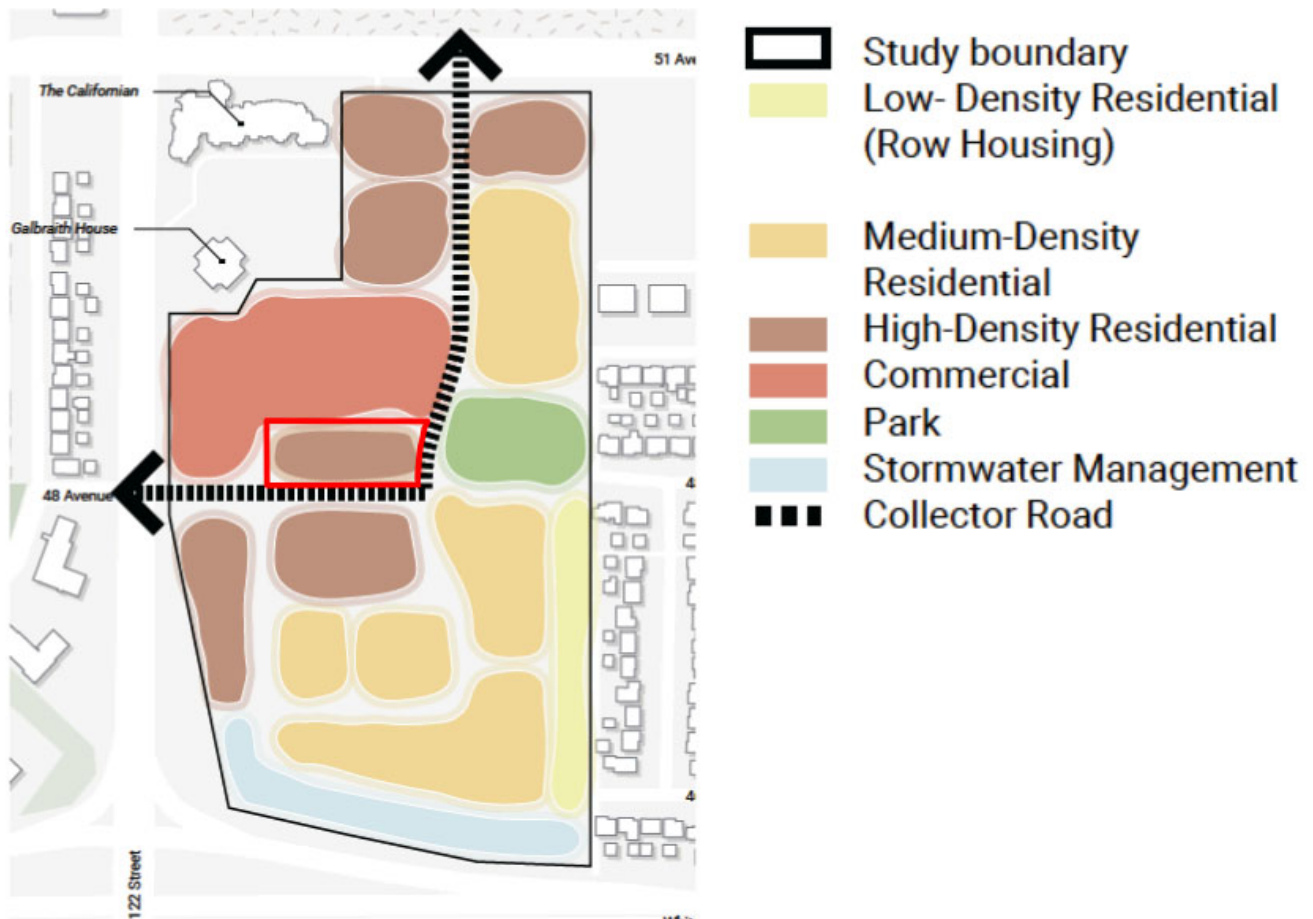
- The proposed zoning is compatible with the planned surrounding land uses.
- It will help facilitate the comprehensive redevelopment of a large, vacant site.

Application Details

This application was submitted by Stantec Consulting Ltd. on behalf of the University of Alberta Properties Trust. The proposed General Commercial Zone (CG) would allow development with the following key characteristics:

- A variety of commercial businesses with the potential for residential uses above.
- A maximum building height of 16.0 m, or approximately 4 storeys.
- A maximum floor area ratio of 3.5.

The application covers a portion of a comprehensive redevelopment site for the Michener Park lands, which was initially rezoned in July 2022. The full redevelopment is for low to high density residential, commercial, park and stormwater management facility uses, as shown below.



Michener Park Redevelopment Master Plan and Design Guidelines Land Use Concept

This application essentially shifts some of the land along 48 Avenue NW Collector Road from being redeveloped for residential uses to commercial uses.

Site and Surrounding Area

	Existing Zoning	Current Development
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Subject Site	Medium Scale Residential Zone (RM h23.0)	Vacant land
North	General Commercial Zone (CG)	Vacant land
East	Neighbourhood Parks and Services Zone (PSN)	Vacant land
South	Medium Scale Residential Zone (RM h23.0)	Vacant land
West	General Commercial Zone (CG)	Vacant land



View of rezoning area looking east down where 48 Avenue NW will be extended into the redevelopment

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the rezoning area is only part of a larger redevelopment project and all the adjacent land is currently vacant, with no responses received to the initial mailed notice. The basic approach included:

Mailed Notice, January 8, 2024

- Notification radius: 120 metres
- Recipients: 1013
- Responses: 0

Site Signage, February 4, 2024

- Three rezoning information signs were placed on the property so as to be visible from 48 Avenue NW, 46 Avenue NW and 122 Street NW.

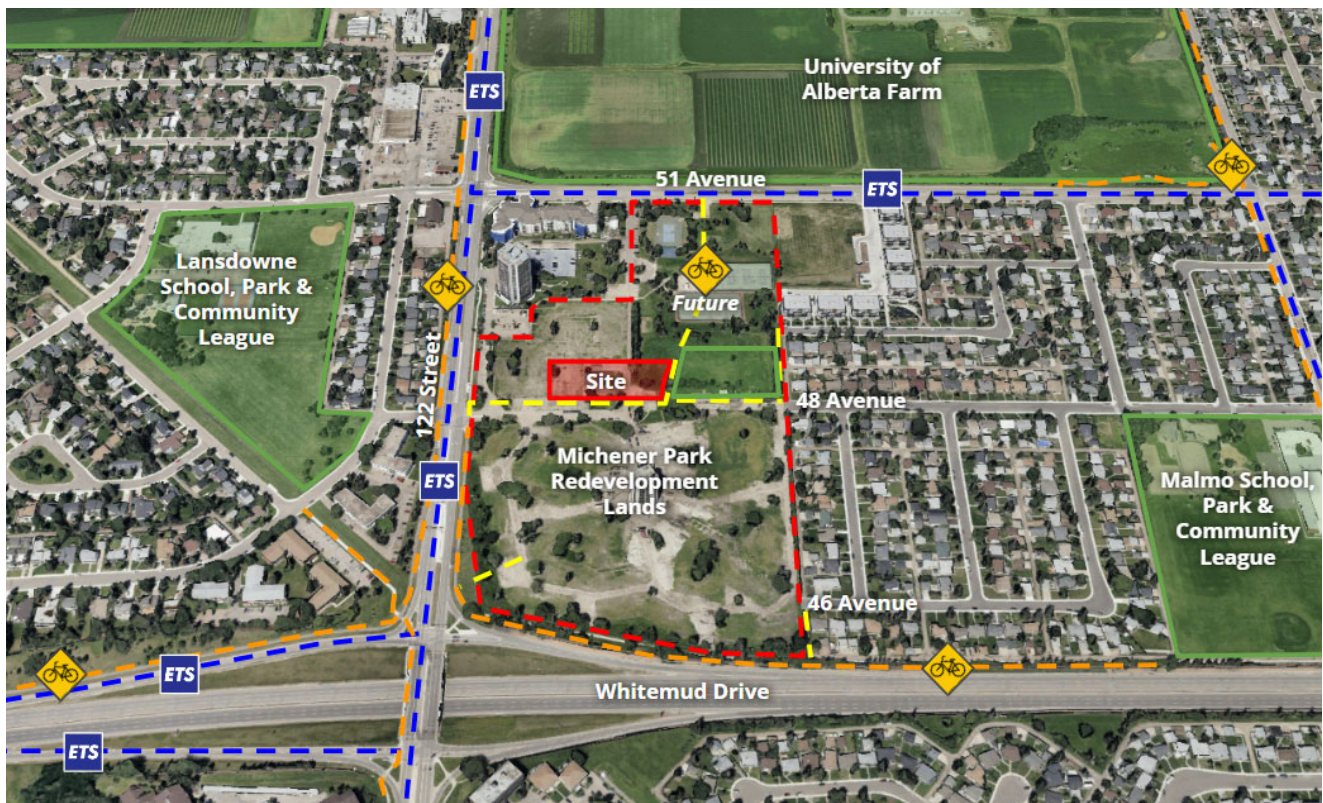
Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Malmo Community League
- Lansdowne Community League
- Royal Gardens Community League
- Southwest Area Council of Community Leagues

Application Analysis



Site analysis context

The City Plan

In The City Plan, the site is outside of significant nodes or corridors, though 51 Avenue NW, to the north, is identified as a Secondary Corridor and the Michener Park Redevelopment could be considered a Local Node. The proposed CG Zone aligns with the intent of The City Plan by enabling the development of small commercial sites and centres to support mixed use local

nodes and promoting opportunities to accommodate growth through the more compact development of existing neighbourhoods.

Michener Park Redevelopment Master Plan and Design Guidelines

The proposed CG Zone generally aligns with the Michener Park Redevelopment Master Plan and Design Guidelines (MPRMP), however, there are some tradeoffs. The MPRMP is a non-statutory plan, administered by the University of Alberta Land Trust, that was created alongside the initial rezoning to facilitate the comprehensive redevelopment of these lands. This plan calls for the site to be high-density residential with commercial lands to the north and west, and encourages mixed use sites adjacent to 48 Avenue NW to help establish a main street style entrance to Michener Park and a high quality public realm through the provision of street level retail opportunities.

The CG Zone does not require active frontages along 48 Avenue NW and therefore does not align well with this part of the MPRMP. To better realize the MPRMP intent for 48 Avenue NW to act as a main street, Administration worked with the applicant to consider the Mixed Use Zone (MU), with the commercial frontage modifier. Ultimately the applicant decided to pursue the CG zone as they indicated this was the best zoning option for their prospective development at this time.

The MPRMP recognizes that should market conditions not warrant or support the provision of mixed-use development, solely residential or commercial uses along 48 Avenue NW may be explored and approved as an alternative. The applicant has indicated that there is potential interest for commercial development of the site, instead of mixed use or residential.

The CG Zone has regulations for Main Street Development that the developer could choose to adhere to at the Development Permit stage. If there are no active frontages facing 48 Avenue NW, the Plan includes a series of recommendations for when the rear of a commercial development backs onto public roadways, including:

- Providing appropriate and sufficient screening of service areas to establish an attractive public realm and reduce the impacts from commercial development abutting public roadways.
- Require commercial developments to reduce barriers by increased porosity through provision of active sidewalks, glazed storefronts and doors on the street.
- Require screening and landscaping of service areas to reduce visual and traffic impacts.

The developer is strongly encouraged to follow these recommendations and/or follow the Main Street Development regulations of the CG Zone, if approved.

As the MPRMP is a non-statutory plan, there is no requirement to amend it to facilitate this proposed rezoning. The applicant has recommended to the University of Alberta Land Trust that should they pursue development under the CG Zone that does not have a main street character, they should amend the MPRMP accordingly.

Land Use Compatibility

The Medium Scale Residential Zone (RM h23.0) and General Commercial Zone (CG) are considered very compatible with each other and exist adjacent to each other in numerous places in the city. These two zones already comprise the majority of the surrounding zoning and this application is just to shift from one to the other for this land, increasing the amount of commercial land and decreasing the amount of residential land. Both zones still allow for limited mixed use development, which can change requirements for features like setbacks. The table below reflects the most likely development scenario of each zone.

	RM h23.0 Current	CG Proposed
Typical Uses	Residential, limited commercial uses	Wide variety of commercial uses, residential opportunities in upper storeys
Maximum Height	23.0 m	16.0 m
Maximum Floor Area Ratio	3.0 - 3.7	3.5
Minimum Setback from Streets	3.0 m - 4.5 m	4.5 m
Minimum Setback From Abutting Sites	3.0 m	0.0 m

Mobility

The MPRMP envisions 48 Avenue NW as a pedestrian-oriented, main street collector roadway. In order to support active frontages, the street design includes a 3 metre wide shared pathway on the north side, a 2.5 metre wide sidewalk on the south side, and some on-street parking. These features have been incorporated into an approved subdivision plan that aligns well with the Redevelopment Master Plan. However, as noted above, the CG Zone does not require active frontages, and it will therefore be up to the developer, at the development permit stage, to decide whether to maintain the pedestrian-oriented, main street vision outlined in the MPRMP.

As area development progresses, the 48 Avenue NW and 122 Street NW intersection to the west will be fully signalized, and the 48 Avenue NW and 120 Street NW intersection to the east will be

constructed as a single lane roundabout. A shared pathway will also be available along the east side of 120 Street NW between 48 Avenue NW and 51 Avenue NW.

ETS currently operates local and crosstown bus routes near the site on 51 Avenue NW and 122 Street NW. Bus service will continue to operate on the periphery of the neighbourhood in the future and will not operate on internal Michener Park roads. The MPRMP supports high quality pedestrian connectivity from the internal site to bus stops on 51 Avenue NW and 122 Street NW.

Utilities

The applicant has submitted a Drainage Servicing Report that has been reviewed and accepted by Development Services for the purpose of supporting this rezoning application.

Development allowed under the proposed zone would be required to include on-site stormwater management techniques utilizing an engineered outflow rate to mitigate its impact on the existing drainage infrastructure. Details of the required stormwater management will be reviewed at the Development Permit stage.

Low Impact Development (LID) is recommended for the development allowed under the proposed zone. Details of any proposed LID would be reviewed at the Development Permit stage.

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: Andrew McLellan

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination