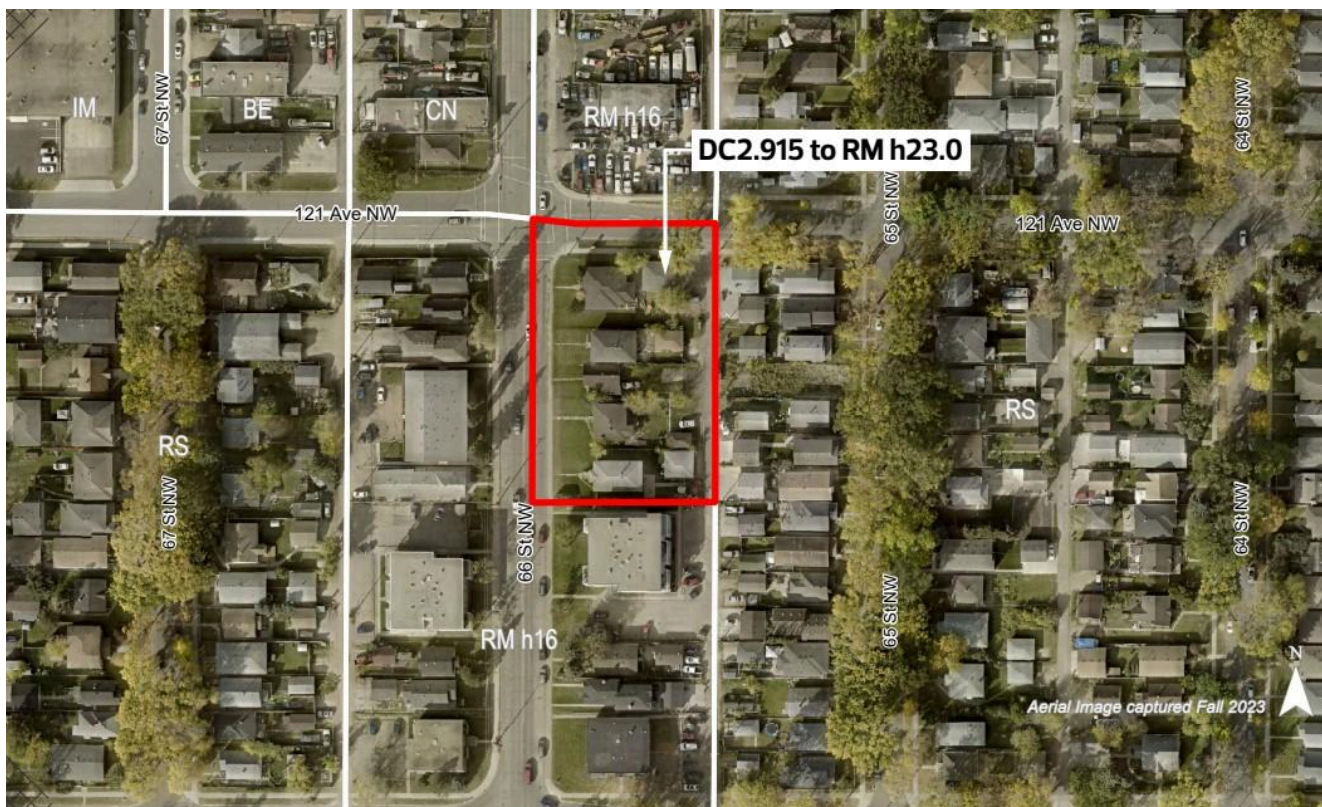


12029, 12033, 12037, 12041, 12049 - 66 Street NW Position of Administration: Support



Summary

Bylaw 20878 proposes a rezoning from a Direct Control Zone (DC2.915) to the Medium Scale Residential Zone (RM h23.0) to allow for medium scale residential development up to 23.0 metres in height (approximately 6 storeys).

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. One response was received. The respondent asked to be kept informed throughout the rezoning process.

Administration supports this application because it:

- Aligns with The City Plan and the North Central District Plan.
- Is compatible in scale with the existing surrounding development.

- Is located on a corner site abutting a collector and arterial road with access to public transit.

Application Details

This application was submitted by EINS Consulting on behalf of the landowner.

The proposed Medium Scale Residential Zone (RM h23.0) would allow development with the following key characteristics:

- Mid-rise residential development with limited commercial opportunities on the ground level.
- A maximum height of 23.0 metres (approx. 6 storeys).
- A maximum floor area ratio of 3.0 - 4.4.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Direct Control Zone (DC2.915)	Single detached housing
North	Medium Scale Residential Zone (RM h16.0)	Minor industrial (1 storey)
East	Small Scale Residential Zone (RS)	Single detached housing
South	Medium Scale Residential Zone (RM h16.0)	Multi-unit housing (3 storeys)
West	Medium Scale Residential Zone (RM h16.0)	Multi-unit housing (2 storeys), and single detached housing



View of the site looking south from 121 Avenue NW



View of the site looking east from 66 Street NW

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because little response was received to the mailed notice, and the application proposes to increase from low-rise to mid-rise development. The basic approach included:

Mailed Notice, May 24, 2024

- Notification radius: 60 metres
- Recipients: 139
- Responses: 1
 - Neutral: The respondent wanted updates about the application to participate in public meetings. A position of support or opposition was not provided.

Site Signage, June 14, 2024

- One rezoning information sign was placed on the property so as to be visible from 121 Avenue NW and 66 Street NW.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Montrose Community League

Application Analysis

The City Plan

In The City Plan, the site is within the residential and redeveloping area. The site is not located within a node or corridor. The proposed rezoning aligns with the Rebuildable City big city move which targets 50% of new units being added through infill citywide, and welcoming 600,000 residents into the redeveloping area.

Draft District Plan

The District Policy and District Plans have received first and second reading from City Council and are now at the Edmonton Metropolitan Regional Board before they return to Council for consideration of third reading. Given this, the following analysis is provided for Council's consideration.

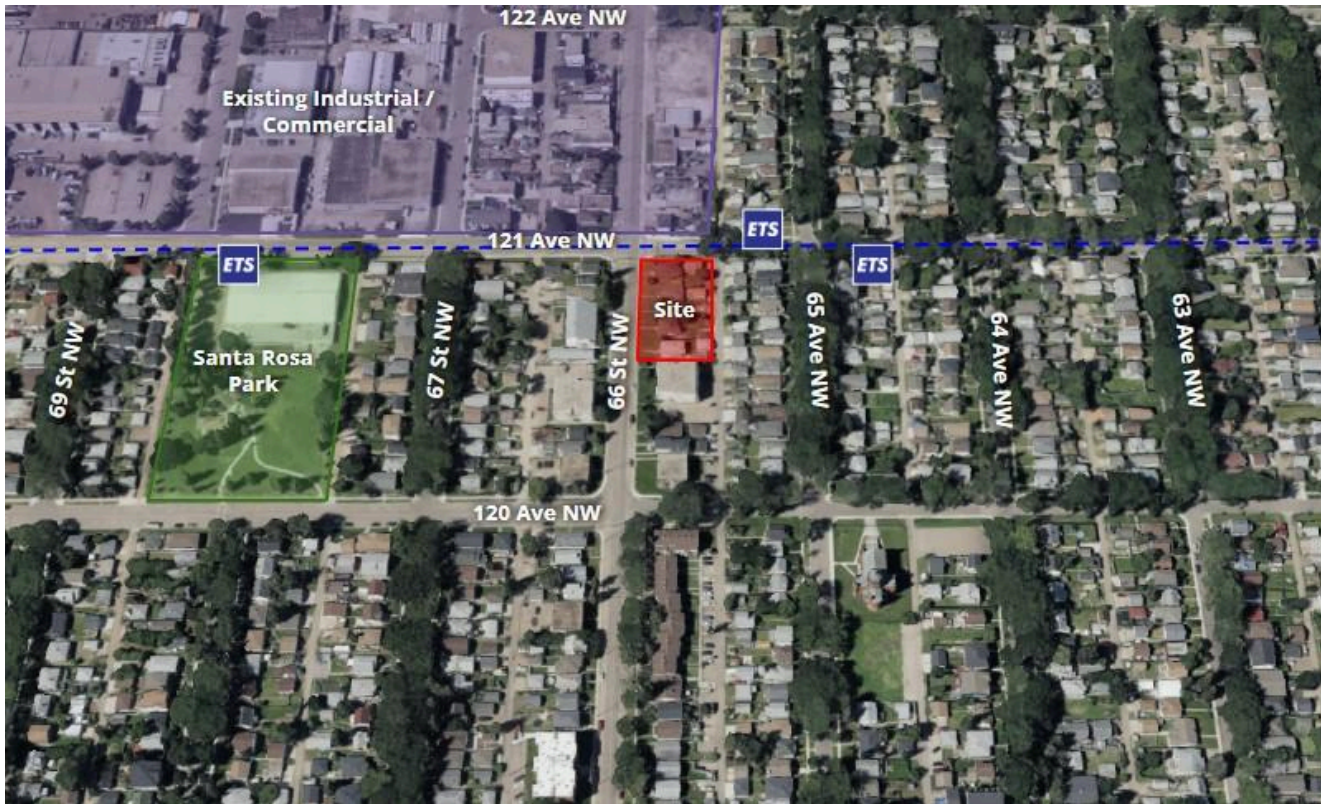
The proposed rezoning aligns with the North Central District Plan. The site is within the Urban Mix land use designation which consists primarily of housing of all types, but also includes shops, services, offices, urban agriculture, open spaces not in park inventory, and some community services.

The District Plan contemplates 4 storeys in the urban mix area, and allows for additional scale when at least two of the following criteria are met:

- A. In a Node or Corridor Area or within 100 metres of a Node or Corridor Area,
- B. Within 400 metres of a Mass Transit Station.
- C. Along an Arterial Roadway or a Collector Roadway.
- D. At a corner site or adjacent to a park or open space.
- E. Adjacent to a site zoned for greater than Small Scale development.

The site meets criteria c, d, and e as the site is along a collector (121 Ave NW) and arterial roadway (66 St NW), is a corner site, and is adjacent to a site zoned for greater than small scale development.

Land Use Compatibility



Site analysis context

The 2637 m² site is on the southeast corner of 66 Street NW and 121 Avenue NW. Transit service is available along 121 Street NW (see the Mobility section of this report).

Surrounding zoning to the north, south, and west allows for the development of low-rise residential development. The abutting site to the south has an existing low-rise apartment development.

The current DC2.915 is for a long-term seniors care facility with limited commercial and basic service uses. The proposed RM h23.0 Zone does not dictate who may use the development, and is larger in scale than the existing DC2.915 Zone as it has an increased height (from 4 to 6 storeys), and increased maximum floor area ratio (from 2.25 to 3.0-4.4).

The site is separated from adjacent sites by public roadways on three sides (121 Ave NW, 66 St NW, and an alley), and located on the north side of the block which reduces the shadow impacts. Surrounding sites will not be in perpetual shadow.

The proposed rezoning is compatible in scale with the existing surrounding development. A comparison between key elements in the current and proposed zone is provided in the table below:

	DC2.915 Current	RM h23.0 Proposed
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Typical Uses	Low-rise residential with limited commercial and basic service uses. Long-term seniors care facility.	Mid-rise residential development with limited ground level commercial opportunities
Maximum Height	14.6 m (approx. 4 storeys)	23.0 m (approx. 6 storeys)
Maximum Floor Area Ratio	2.25	3.0 - 4.4
Minimum North Setback (121 Ave NW)	4.5 m	3.0 m
Minimum East Setback (Alley)	7.5 m	3.0 m
Minimum South Setback (Site)	4.5 m	3.0 m
Minimum West Setback (66 St NW)	6.0 m	4.5 m
Maximum Number of Dwellings	60 dwellings	n/a

Mobility

ETS serves the Montrose neighbourhood with On Demand Transit along 121 Avenue. Residents using on-demand transit in Montrose are taken to the Belvedere Transit Centre or Coliseum Transit Centre to connect to the larger city-wide transit network. Residents may also access Frequent and Local transit routes along 118 Avenue.

The site is located adjacent to the signalized intersection at 66 Street and 121 Avenue which can accommodate the additional development traffic and provides a safe crossing location for pedestrians. Access to the site will be via the abutting alley. The owner will be required to reconstruct the alley and relocate any utility poles that may interfere with site access.

Utilities

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.

There is a deficiency in on-street fire protection adjacent to the property in terms of hydrant spacing and flow rates. The developer will be required to address this deficiency. Edmonton Fire Rescue Services (EFRS) can perform an Infill Fire Protection Assessment (IFPA) at the Development Permit stage to potentially alter or lessen on-street fire protection infrastructure upgrades, assuming certain criteria are met. The applicant/owner is 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: Saffron Newton

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination