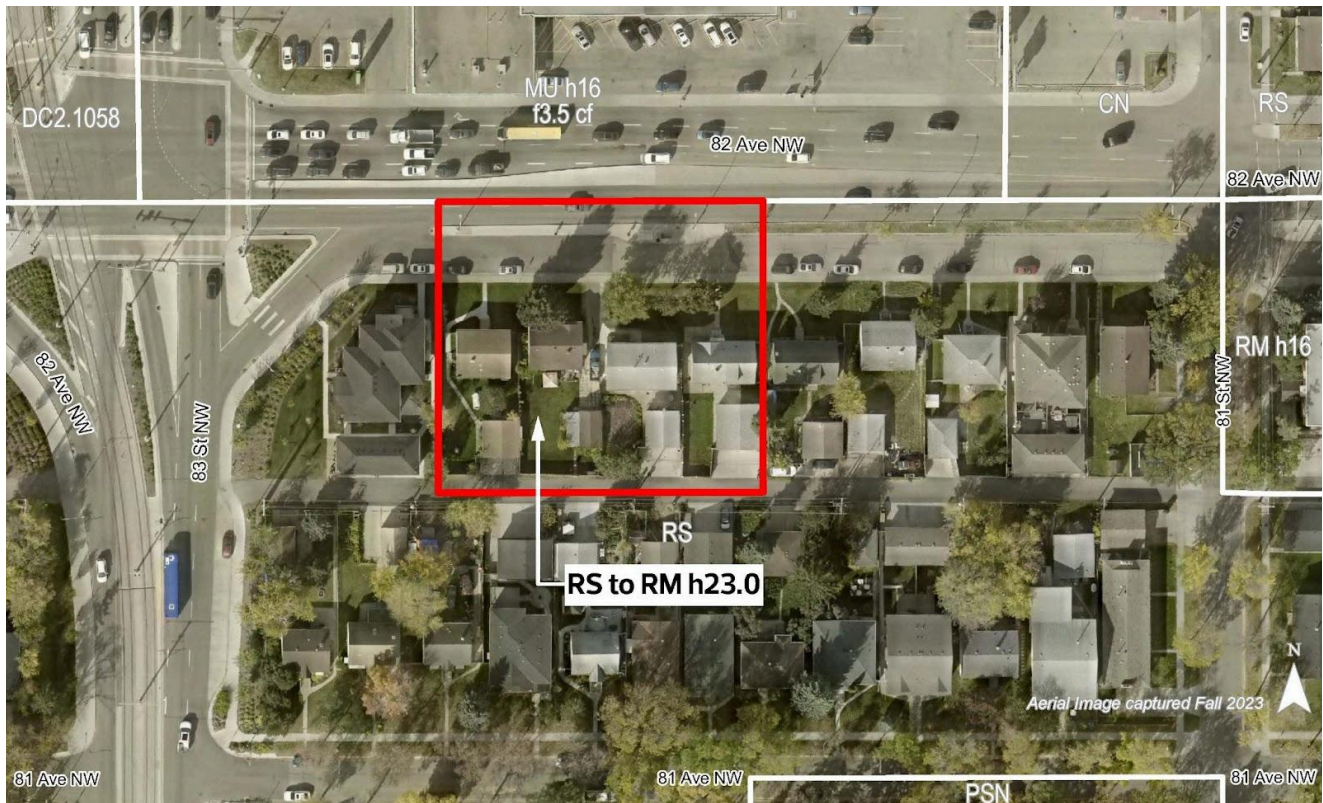


8123, 8127, 8131 & 8135 - 82 Avenue NW

Position of Administration: Support



Summary

Bylaw 20876 proposes a rezoning from the Small Scale Residential Zone (RS) to the Medium Scale Residential Zone (RM h23.0) to allow for medium scale housing.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. Approximately 3 people were heard from, 2 in support and 1 in opposition. Most concerns were related to confusion regarding the access and location of a bus stop on a narrow median.

Administration supports this application because it:

- Is 200 metres from the Bonnie Doon LRT Station.
- Proposes intensification within a Secondary Corridor.

- Enables people to easily complete their daily needs with close proximity to open space, school sites, active travel options and commercial opportunities.

Application Details

This application was submitted by EINS Development Consulting Ltd. on behalf of the Landowner.

Rezoning

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

- Maximum height of 23.0 metres (approximately 6 storeys).
- A maximum Floor Area Ratio of 3.0 to 4.4.
- Limited opportunities for commercial uses at the ground floor.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Sites	Small Scale Residential Zone (RS)	Single Detached Housing
North	Mixed Use Zone (MU h16.0 f3.5 cf)	Commercial (Strip Mall)
East	Small Scale Residential Zone (RS)	Single Detached Housing
South	Small Scale Residential Zone (RS)	Single Detached Housing
West	Small Scale Residential Zone (RS)	Multi-unit Housing



View of the site looking south from 82 Avenue NW (Source: Google maps)

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the application proposes a standard residential zone, and the advance notice of the proposed land use change garnered three responses. The basic approach included:

Mailed Notice, May 1, 2024

- Notification radius: 60 metres
- Recipients: 42
- Responses: 3
 - In support: 2 (66.6%)
 - In opposition: 1 (33.3%)

Site Signage, June 11, 2024

- One rezoning information sign was placed on the property so as to be visible from 82 Avenue NW.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Idylwylde Community League
- King Edward Community League

- South East Community Leagues Association Area Council

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

- It would be a great housing opportunity for University students and provide easy access to the LRT station and bus service along 82 Avenue NW (2).
- The proposed redevelopment would revitalize the area.
- It increases density on 82 Avenue NW.
- The sites are located along the service road. Entrance to service road from 83 Street NW and 82 Avenue NW, and existing on to 81 Street NW is confusing.
- The proposed development will cause an increase in left turns on 82 Avenue NW. For new residents to access the service road, the cars travelling west on 82 Avenue NW would need to turn left on 81 Street NW and circle through the block. This would add to traffic congestion on 83 Street NW.
- Service road has already reached its parking capacity and underground parking should be provided to accommodate new residents.
- The bus stop is poorly situated on an extremely narrow meridian. People are forced to stand on the service road while waiting for the bus.
- The proposed height is out of scale. The adjacent properties will lose privacy and property value.
- There are enough vacant commercial developments in the area. Therefore, additional commercial development is not required and the focus should be on residential development.

Application Analysis

The City Plan

The proposed rezoning aligns with the big city move 'A Community of Communities' by enabling 15-minute districts that allow people to easily complete their daily needs.

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.

As per the Southeast District Plan, the site is located within the Whyte Avenue/75 Street Avenue Secondary Corridor. District Policy 2.4.7.2 supports mid rise development within Secondary Corridors along arterial and collector roadways. The subject sites are located along the arterial roadway (82 Avenue NW).

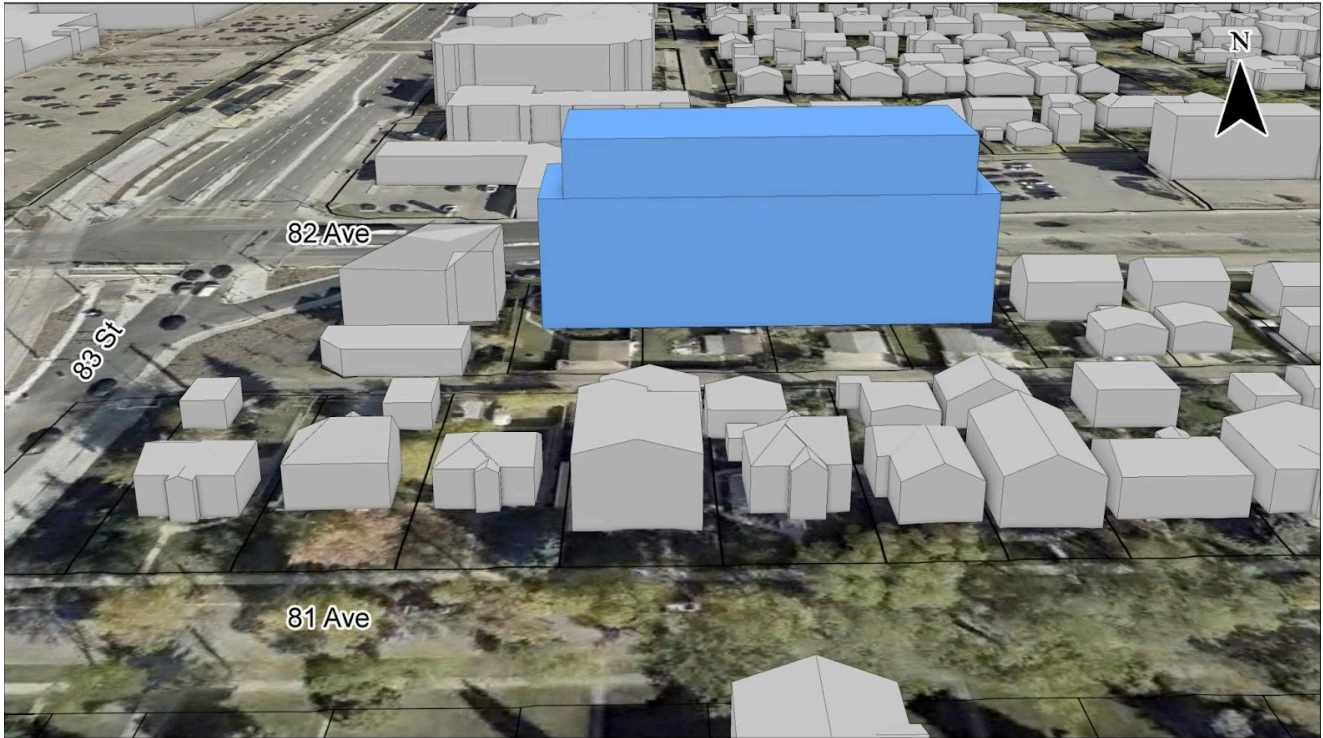
The sites are also designated Urban Mix in the Southeast District Plan. Urban Mix includes housing, shops, services and offices in one land use category. It includes stand alone residential and commercial development as well as mixed use development. The proposed RM h23.0 Zone allows for standalone residential, and an opportunity for mixed use development by allowing commercial uses at the ground floor. Therefore, the proposed rezoning aligns with the District Plan and Policy.

Land Use Compatibility

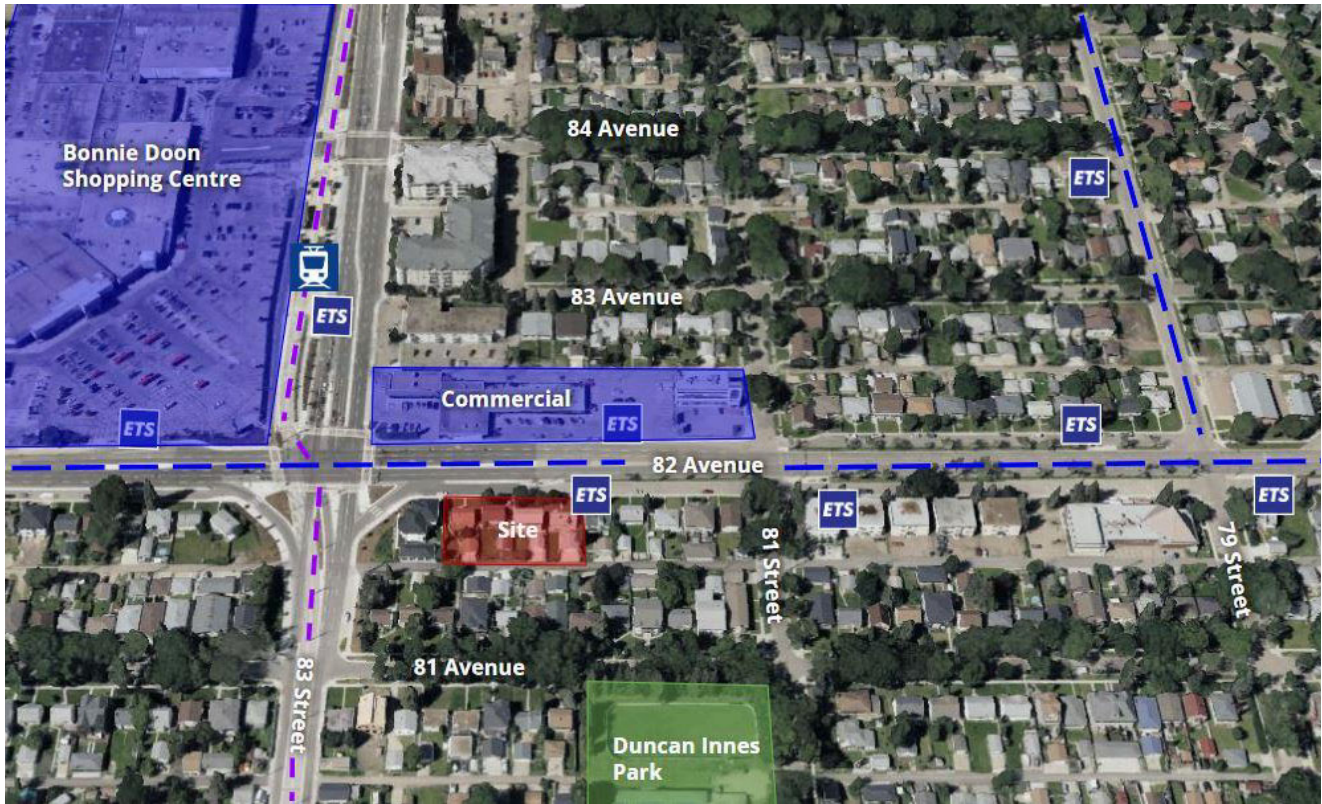
When compared with the existing RS Zone, the proposed RM h23.0 Zone would allow for an increase in height, reduced front and rear setbacks, and increased interior setback.

	RS Current	RM h23.0 Proposed
Typical Uses	Residential Limited commercial	Residential Limited commercial
Maximum Height	10.5 m	23.0 m
Maximum Floor Area Ratio	N/A	3.0 - 4.4
Maximum Site Coverage	45%	N/A
Minimum Front Setback (82 Avenue NW)	4.5 m	1.0 m - 4.5 m
Minimum Interior Side Setback	1.2 m - 1.5 m	3.0 m + 3.0 m (for portions of the building greater than 16.0 m in height)
Minimum Rear Setback (Alley)	10.0 m	3.0 m

Maximum Number of Dwellings	28	N/A
Minimum Density	N/A	75 Dwellings/ha



3D Model of proposed RM h23.0 Zone



Site analysis context

The subject sites are located at the edge of the neighbourhood, surrounded by roadways on two sides, and abutting a small scale residential development on the east and west side. With a maximum height of 23.0 metres and a Floor Area Ratio of 3.0, the proposed RM h23.0 Zone allows for a larger structure than permitted under the existing RS Zone.

To mitigate the impacts of the proposed redevelopment on the abutting sites, the proposed RM h23.0 Zone requires an interior setback of 3.0 metres, which is greater than what is required in the existing RS Zone. It also requires an additional interior setback of 3.0 metres for the portion of development greater than 16.0 metres in height. Therefore, the proposed RM h23.0 Zone would have less impact on the abutting properties and is appropriate for this location.

Mobility

The site is located adjacent to the Bonnie Doon Mall LRT stop. ETS also operates numerous bus routes with various service levels along 82 Avenue NW and 83 Street NW.

With redevelopment of the site vehicular access will be from the abutting alley. The alley was recently renewed as part of the City's Alley Renewal program. Local widening directly adjacent to the site will be reviewed at the Development Permit stage.

Utilities

Development allowed under the proposed zone would be required to include on-site stormwater management techniques utilizing a controlled 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. The developer will be required to contact the Edmonton Fire Rescue Services (EFRS) to address this deficiency. EFRS will perform an Infill Fire Protection Assessment at the Development Permit stage to potentially alter or lessen on-street fire protection infrastructure upgrades, assuming certain criteria are met. 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