

9221 - 156 Street NW

Position of Administration: Support



Summary

Bylaw 20896 proposes a rezoning from a Site Specific Development Control Provision (DC2.47) to the Medium Scale Residential Zone (RM h23.0) to allow for medium scale housing.

Public engagement for this application included information on the City's webpage, a mailed notice, and site signage. Three people were heard from, all in opposition. Most concerns were related to shadowing and construction noise.

Administration supports this application because it:

- Provides the opportunity for increased density within walking distance of the proposed Glenwood/Sherwood LRT stop.
- Aligns with the objectives of The City Plan to support intensification within Priority Growth Areas and along Secondary Corridors where low and mid-rise housing is expected.

- It is compatible with surrounding commercial and residential development at the edge of a neighbourhood.

Application Details

This application was submitted by Clarity Development Advisory on behalf of Valley West Properties Ltd. The proposed Medium Scale Residential Zone (RM h23.0) would allow development with the following key characteristics:

- Residential Uses, including multi-unit housing to a maximum height of 23.0 m (approximately six stories).
- A minimum density of 75 dwellings/ha.
- A maximum floor area ratio (FAR) of 3.0 with opportunity for bonus FAR.
- Opportunities for limited commercial uses, to a maximum of 300 m² per individual business establishment, on the ground floor of a residential building.

Site and Surrounding Area

This 0.31 ha vacant site is located at the western edge of the Sherwood neighborhood, east of 156 Street between 92 and 92A Avenues. 156 Street is an arterial roadway which is under construction as part of the Valley Line West LRT.

	Existing Zoning	Current Development
Subject Site	Site Specific Development Control Provision (DC2.47)	Vacant site
North (across 92A Avenue)	Small Scale Residential Zone (RS)	Single Detached Dwelling
East	Small Scale Residential Zone (RS)	Single Detached Dwelling
South (across 92 Avenue)	Neighbourhood Commercial Zone (CN)	Automotive Repair
West (across 156 Street)	Small Scale Residential Zone (RS)	Single Detached Dwelling



View of Site looking southeast from 156 Street NW



View of Site looking northeast from 156 Street NW

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the proposed rezoning complies with The City Plan, utilizes a standard zone, and received minimal feedback from the notification. The basic approach included:

Mailed Notice, May 30 and June 6, 2024

- Notification radius: 61 metres
- Recipients: 92
- Responses: 3
 - In support: 0
 - In opposition: 3

Site Signage, June 13, 2024

- Two rezoning information signs were placed on the property so as to be visible from 92 Avenue NW and 92A Avenue NW.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Jasper Park Community League
- Meadowlark Community League
- West Jasper-Sherwood Community League

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

- Shadowing. (2)
- Loss of privacy. (1)
- Construction noise. (3)
- Parking. (1)
- Traffic congestion. (2)
- Safety. (1)
- Lack of services for additional density. (1)
- Renters. (1)

The applicant also advised that an individual expressed opposition to the proposal when the sign was being erected on the site. The stated reason for the opposition was that it would increase traffic congestion.

Citizens were provided with the City's Good Neighbourhood and Residential Construction Guides for reference during the construction phase.

Application Analysis



Site analysis context

The City Plan

The proposed rezoning contributes to the Big City Moves to create a Rebuildable City and a Community of Communities by adding new infill units and facilitating intensification in proximity to transit infrastructure.

Jasper Place 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 site is identified as Urban Mix in the Jasper Place District Plan and is located within the 156 Street Secondary Corridor, which is also a Priority Growth Area.

Secondary corridors are prominent residential and commercial streets that serve as a local destination for surrounding neighbourhoods. They connect to Nodes, feature diverse travel modes, and may evolve as more commercial or residential over time. The proposed rezoning aligns with district policy 2.4.7.2 Support Mid Rise development within Secondary Corridors along Arterial Roadways and Collector Roadways.

Land Use Compatibility

The site currently zoned DC2 allows for commercial uses, specifically a gas bar, convenience retail stores and rapid drive through vehicle services. The proposed zone allows residential with the opportunity for multi-unit housing and is more compatible with 156 Street NW, where a portion of the Valley Line West LRT will run, than vehicle oriented uses.

	DC2.47 Current	RM h23.0 Proposed
Maximum Height	6.0 m (1 storey)	23.0 m
Maximum Floor Area Ratio	1.0	3.0 + opportunity for additional FAR
Minimum Setbacks		
92 Avenue (S)	6.0 m	4.5 m
156 Street (W)	3.0 m	3.0 m
92A Avenue (N)	3.0 m	4.5 m
Alley (E)	3.0 m, min 1.5 m landscaped	3.0 m
RS (E)	5.0 m, min 1.5 m landscaped	3.0 m + 3.0 m above 16.0 m (<40 m) 6.0 m + 3.0 m above 16.0 m (>40 m)
Minimum Density	N/A	75 Dwellings/ha (23)

Generally, the south portion of the site directly abuts an RS property to the east, and the north portion of the east side of the site is separated from an RS property by an alley, which results in an increased separation between the proposed development and the low density residential. There is potential for increased setbacks along the southeast property line if the building length is greater than 40.0 m:

- 3.0 m with an additional 3.0 m above 16.0 m in height where abutting residential less than 12.0 m in height. (<40 m)
- 6.0 m with an additional 3.0 m above 16.0 m in height where abutting residential less than 12.0 m in height. (>40 m)

If the proposed development includes non-residential uses on the ground floor, and forms a main street development, setbacks abutting streets can be reduced to 1.0 m. This is not determined until the development permit stage.

Environment

Funding for Phase I and II Environmental Site Assessments for this property was received by the owner through the Brownfield Redevelopment Grant Program. The owner has the opportunity to also submit an application for funding for the remediation portion of the project; however, had not yet done so at the time of report writing. The property has been flagged with an environmental warning that a remedial action plan, remediation report, and/or a risk management plan is required prior to development.

Mobility

Construction of the Valley Line West LRT is underway. With the construction of the LRT, access to 156 Street from 92A Avenue will be restricted to right-in/right-out and the intersection of 156 Street and 92 Avenue will be upgraded to a full signal.

Vehicular access to the site will be from the abutting alley. The owner will be required to upgrade the alley, the details of which will be further reviewed at the Development Permit stage.

ETS operates bus routes near the rezoning site on 95 Avenue and 156 Street (near Meadowlark Road). Mass transit bus routes are anticipated to operate nearby on 87 Avenue and 149 Street as part of the future 1.25 million population mass transit network. Mass transit on 87 Avenue (and on 149 Street, south of 87 Avenue) is anticipated to include a dedicated lane for buses.

The site is within 500m walking distance to nearby bus stops and roughly 400m walking distance to the future Glenwood/Sherwood Stop on the Valley Line West LRT (WLRT).

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.

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.

There is a deficiency in on-street fire protection adjacent to the property on 156 Street in terms of hydrant spacing. The developer will be required to address this deficiency. Edmonton Fire Rescue Services (EFRS) may be able to 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 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. An IFPA request has been submitted; however at the time of the report writing, the results are unknown.

Appendices

1. Sun/Shadow Analysis

Written By: Cyndie Prpich

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

March 21 7:30 am



March 21 10:30 am



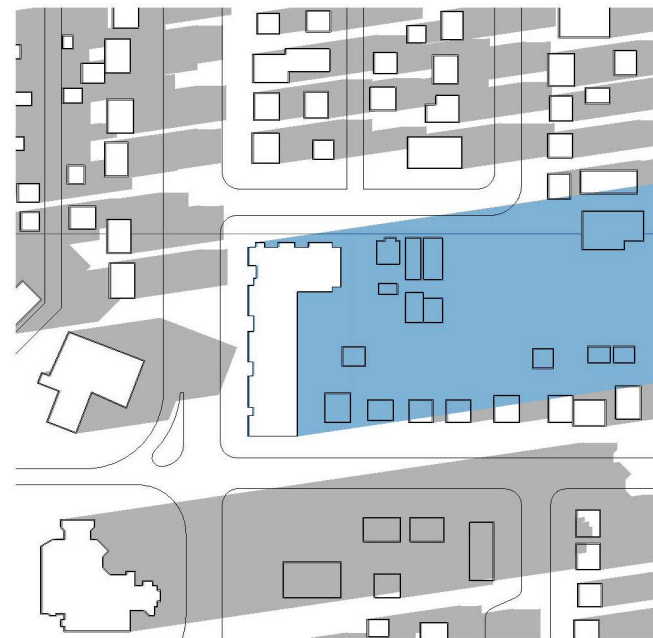
March 21 12:00 pm



March 21 3:00 pm



March 21 6:00 pm



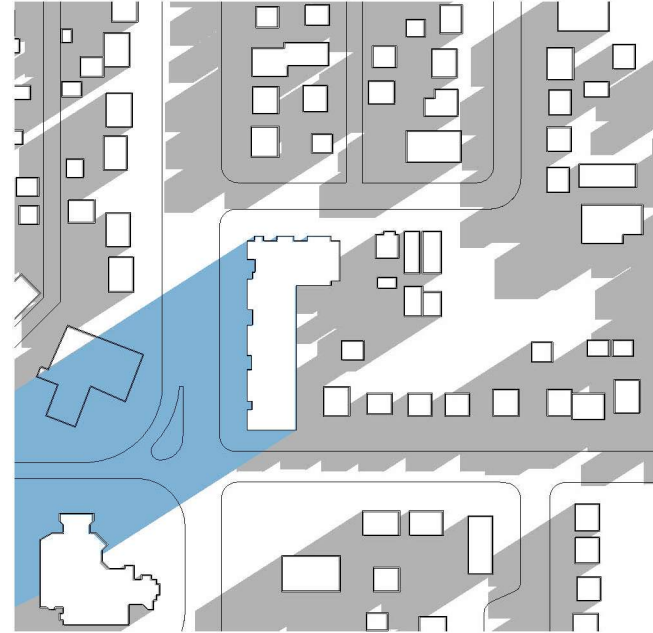
March 21 7:50 pm



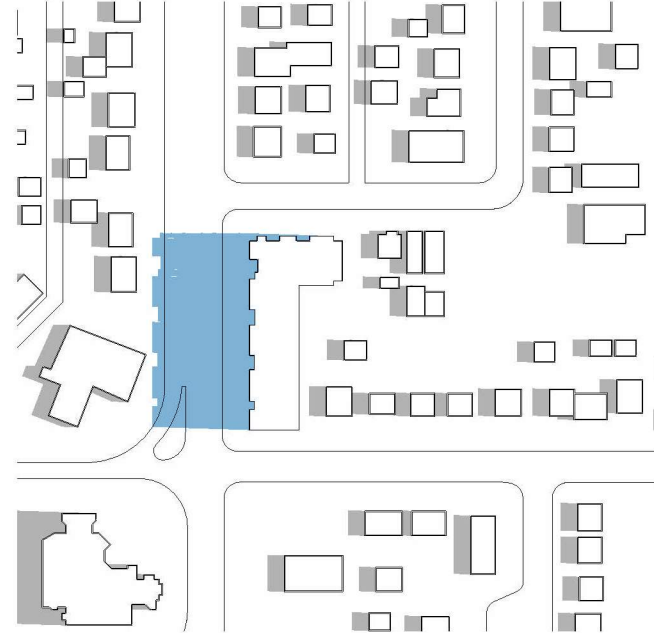
Sun Shadow Study (March)

PN: 24032- Beljan
156 Street Multifamily

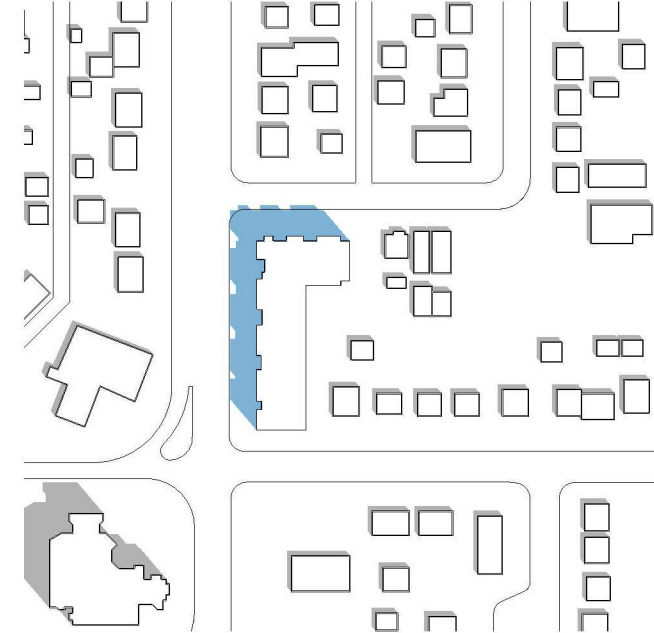
June 21 5:00 am



June 21 8:00 am



June 21 11:00 am



June 21 12:00 pm



June 21 3:00 pm



June 21 6:00 pm



June 21 9:00 pm



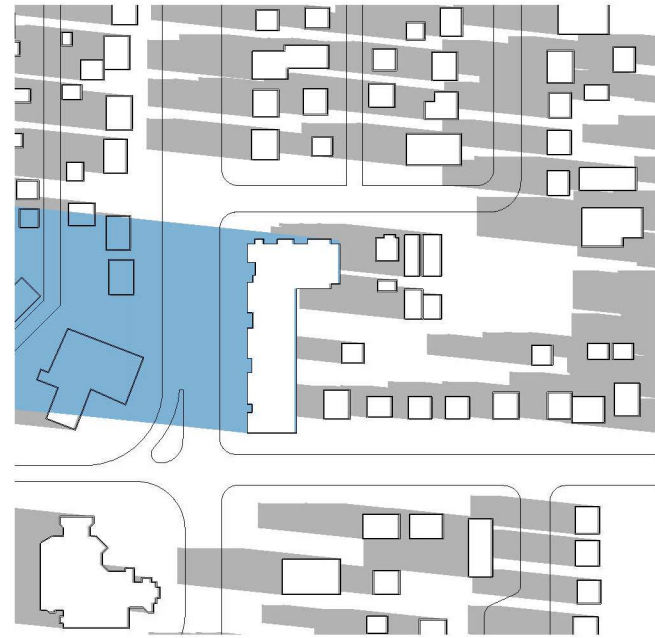
June 21 10:00 pm



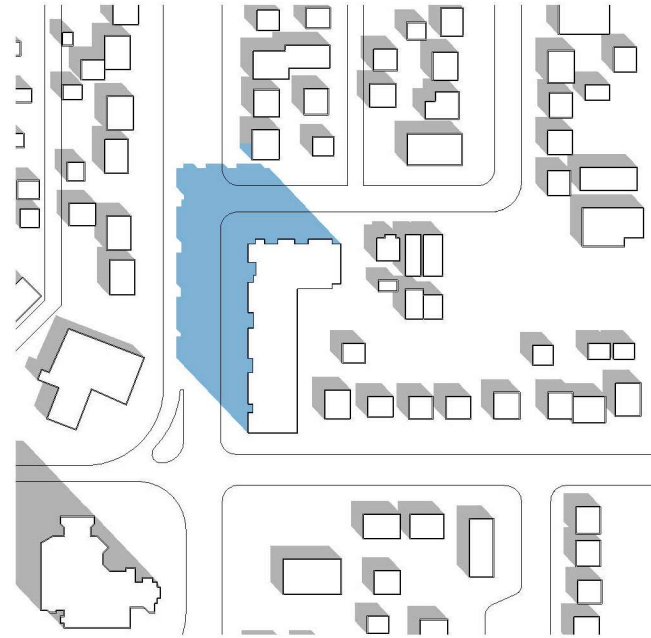
Sun Shadow Study (June)

PN: 24032- Beljan
156 Street Multifamily

September 21 7:00 am



September 21 10:00 am



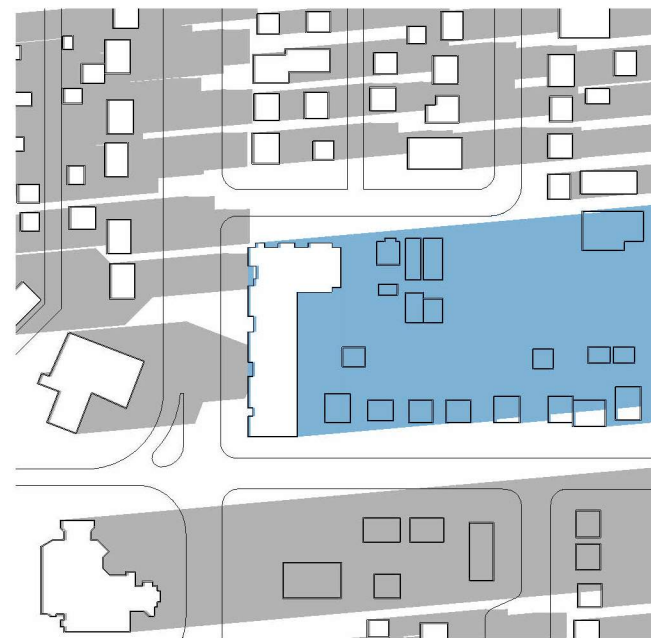
September 21 12:00 pm



September 21 3:00 pm



September 21 6:00 pm

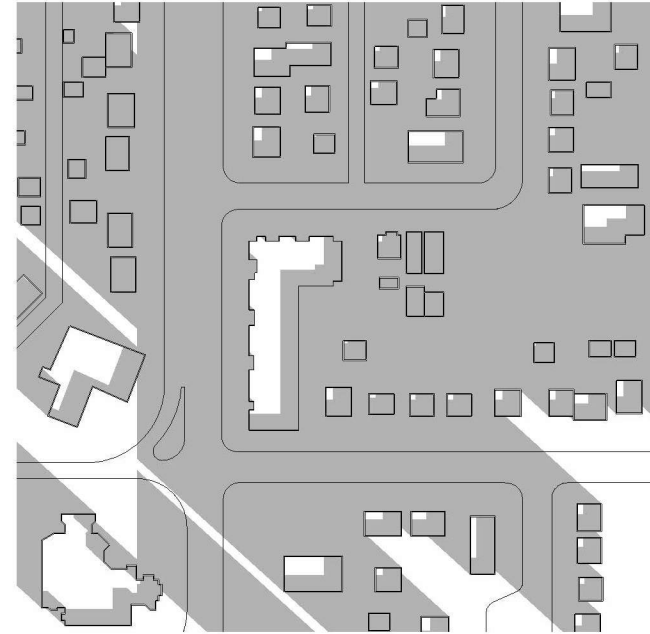


September 21 7:40 pm



Sun Shadow Study (September)

December 21 8:45 am



December 21 11:00 am



December 21 12:00 pm



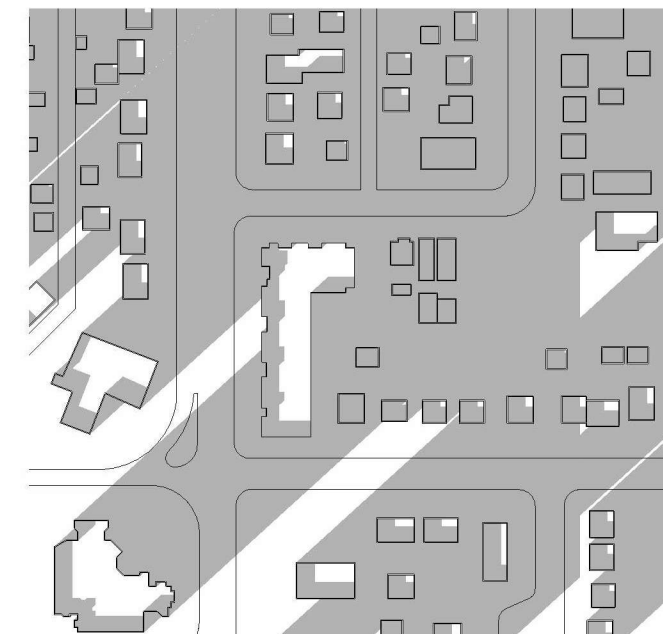
December 21 1:00 pm



December 21 3:00 pm



December 21 4:20 pm



Sun Shadow Study (December)

PN: 24032- Beljan
156 Street Multifamily