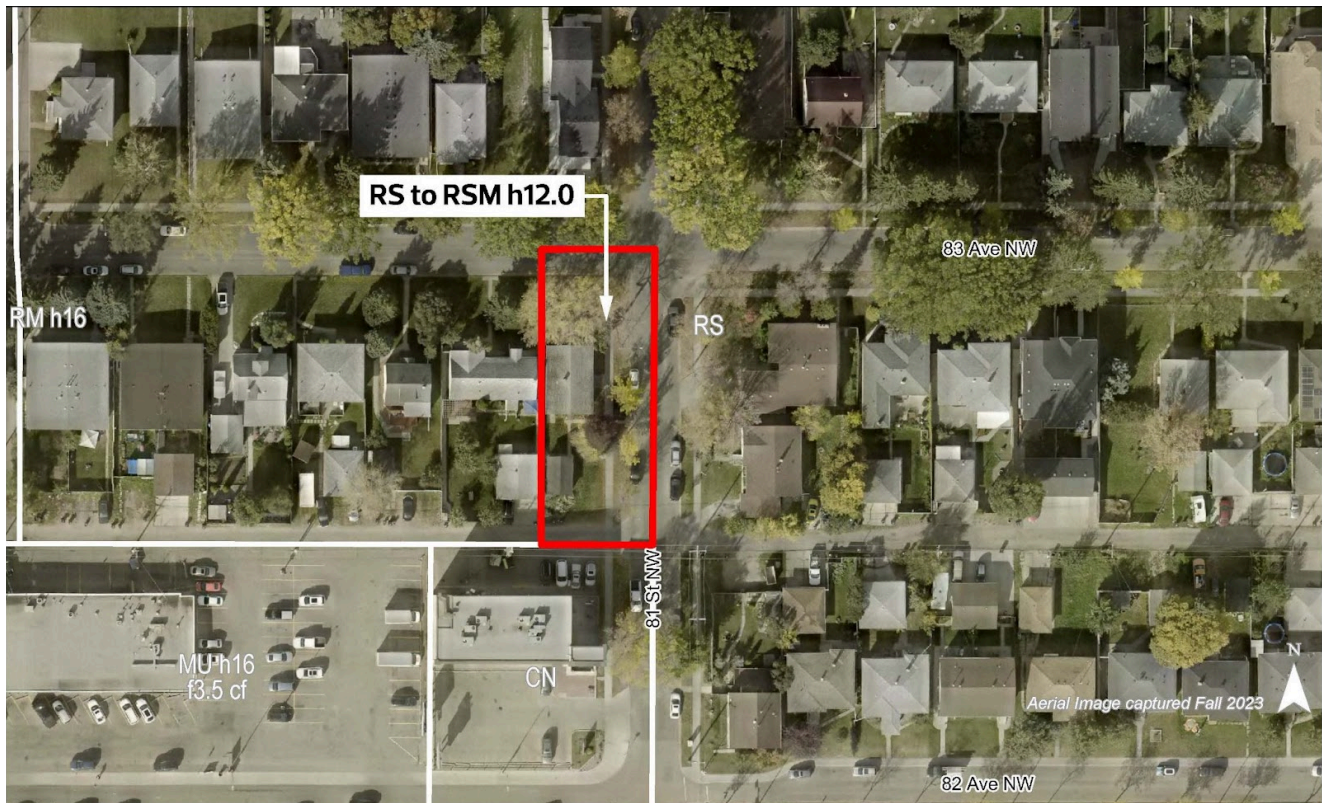


8208 - 81 Street NW

Position of Administration: Support



Summary

Bylaw 20917 proposes a rezoning from the Small Scale Residential Zone (RS) to the Small-Medium Scale Transition Residential Zone (RSM h12.0) to allow for a range of small to medium scale housing.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. Two residents responded, with one in opposition and the other had questions regarding the proposed rezoning. The resident in opposition was concerned about redevelopment of the site.

Administration supports this application because it:

- Is compatible with the surrounding land use.
- Is 350 metres from the Bonnie Doon LRT Station.

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

Application Details

This application was submitted by Daniel Panizzon on behalf of Pio and Elena Patrizi.

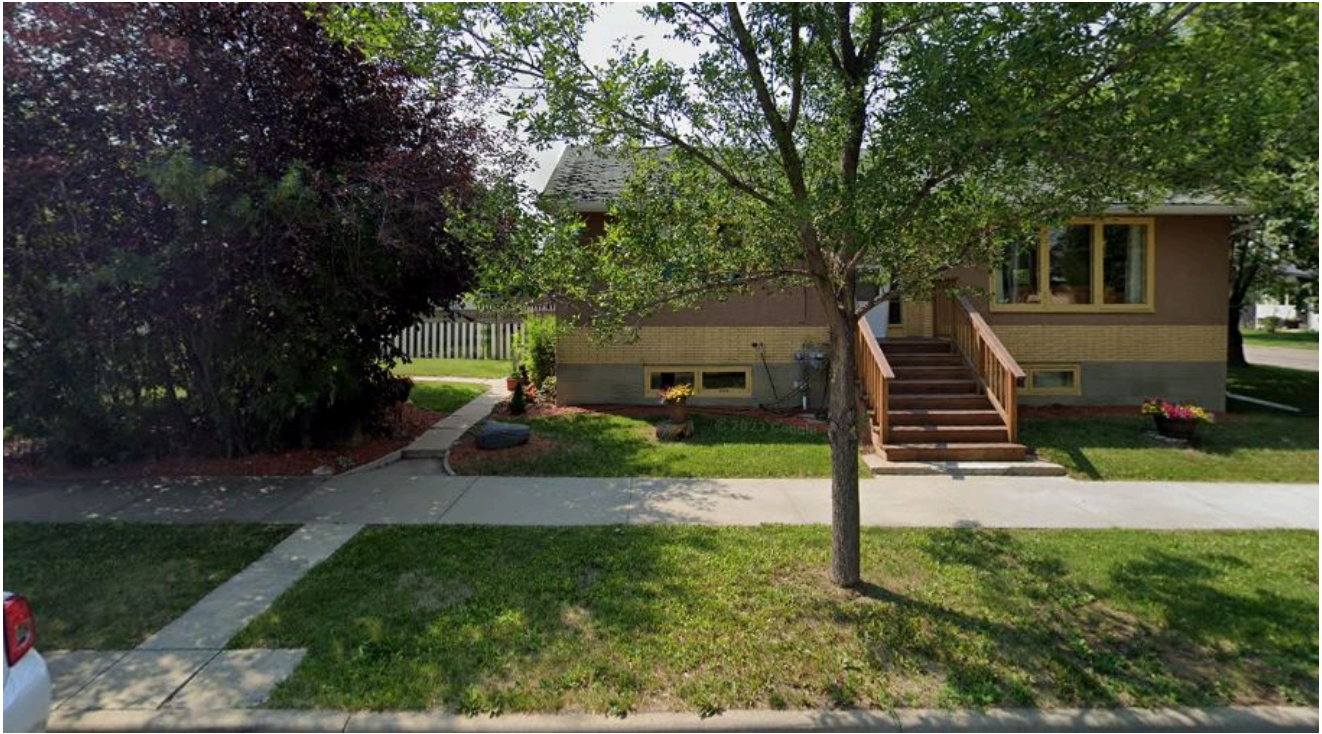
Rezoning

The proposed Small-Medium Scale Transition Residential Zone (RSM h12.0) would allow development with the following key characteristics:

- A maximum height of 12.0 metres (approximately 3 Storeys).
- A minimum density of 45 dwellings/hectare.
- A maximum site coverage of 60%.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Small Scale Residential Zone (RS)	Single Detached Housing
North	Small Scale Residential Zone (RS)	Semi-detached Housing
East	Small Scale Residential Zone (RS)	Single Detached Housing
South	Neighbourhood Commercial (CN)	Commercial (Strip Mall)
West	Small Scale Residential Zone (RS)	Single Detached Housing



View of the site looking west from 81 Street 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 two responses. The basic approach included:

Mailed Notice, May 30, 2024

- Notification radius: 60 metres
- Recipients: 84
- Responses: 2
 - In opposition: 1
 - Mixed/Questions only: 1

Site Signage, June 19, 2024

- One rezoning information sign was placed on the property so as to be visible from 81 Street NW & 83 Avenue NW.

Webpage

- edmonton.ca/rezoningapplications

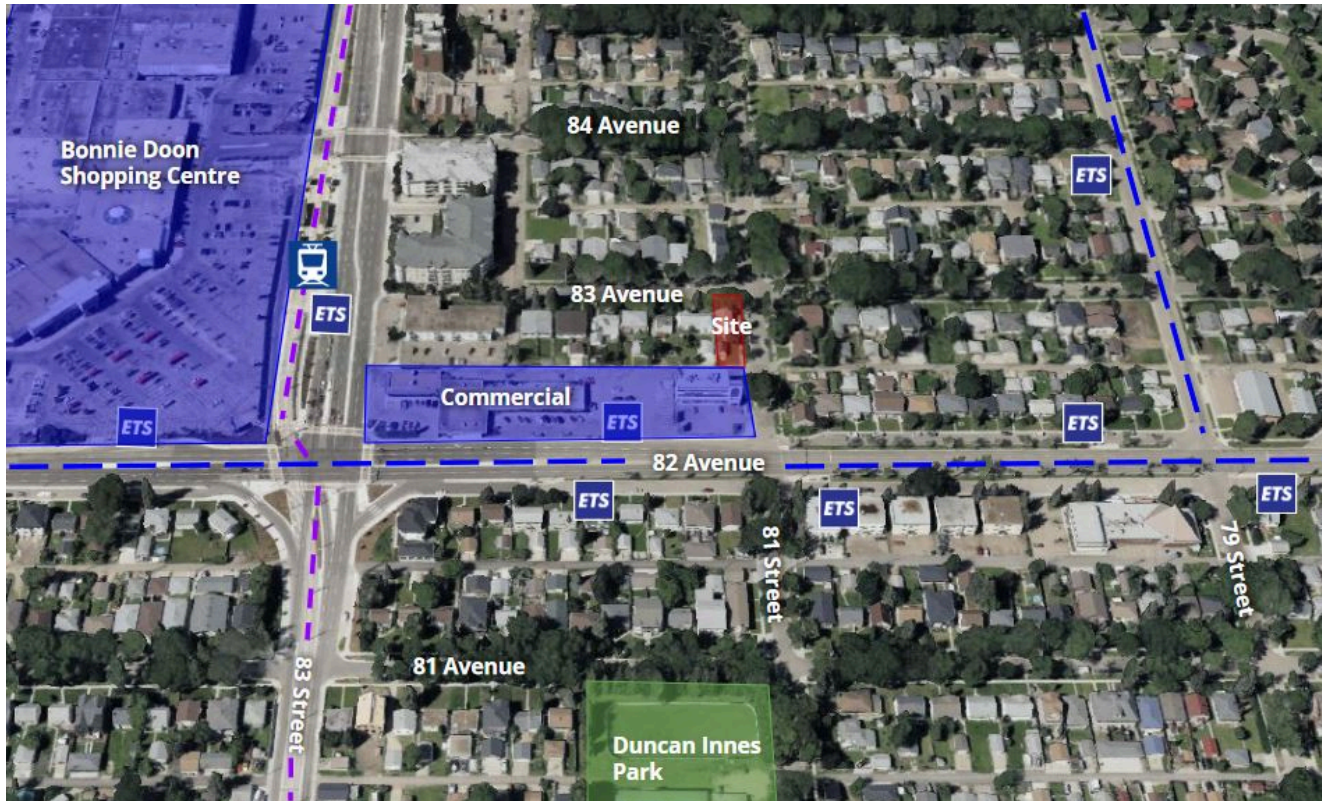
Notified Community Organizations

- Idylwylde Community League
- South East Community Leagues Association Area Council Name

Common comments heard:

- Against any redevelopment on the site.
- Need clarification on the proposal.

Application Analysis



Site analysis context

The City Plan

The proposed rezoning aligns with the big city move 'A Rebuildable City' by facilitating residential infill development and conforming to the direction outlined in the City Plan to achieve 50 percent of new units through infill.

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 subject site is located within the Southeast District Plan and is designated Urban Mix, which provides the opportunity for a mix of housing types close to businesses and services that meet the daily needs of residents. It includes stand alone residential and commercial development as well as mixed use development. At this subject site, the proposed RSM h12.0 Zone would only allow for stand alone residential development.

District Policy 2.5.2.3 supports development at the edges of the Nodes and Corridors that provides transition to the scale of the surrounding development. The subject site is located at the edge of the Whyte Avenue/75 Street Avenue Secondary Corridor. Secondary Corridors support low-rise to mid-rise development. The proposed rezoning allows for a small scale development, which will facilitate transition from what possibly can be mid-rise to small scale development.

Land Use Compatibility

When compared with the existing RS Zone, the proposed RSM h12.0 Zone would allow for 1.5 metres increase in height, at least 13 percent increase in site coverage, and similar setbacks, except reduced rear setback.

	RS Current	RSM h12.0 Proposed
Typical Uses	Residential Limited commercial	Residential Limited commercial
Maximum Height	10.5 m	12.0 m
Maximum Site Coverage	45% - 47%	60%
Minimum Front Setback (83 Avenue NW)	4.5 m	4.5 m
Minimum Interior Side Setback	1.2 - 1.5 m	1.2 - 1.5 m
Minimum Flanking Side Setback (81 Street NW)	1.2 - 2.0 m	2.0 m

Minimum Rear Setback (Alley)	10.0 m	5.5 m
Minimum Density	N/A	45 Dwellings/ha

Mobility

The proposed rezoning is not anticipated to have a significant impact on the existing transportation network. Vehicular to the site access shall be restricted to the abutting alley.

Bonnie Doon LRT Stop is 350m walking distance from the rezoning property. ETS operates numerous bus routes near the rezoning site on 82 Avenue and 83 Street. A range of service levels are available on these corridors, including frequent, local and community bus routes. Regional bus service is available near to the rezoning site. A mass transit bus route (B1) is anticipated to operate nearby on 82 Avenue as part of the future mass transit network associated with the 1.25 million population scenario of The City Plan.

Utilities

The proposed rezoning is not anticipated to have a significant impact to the existing sanitary and storm sewer systems in the area, and these existing service connections can continue to be utilized.

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