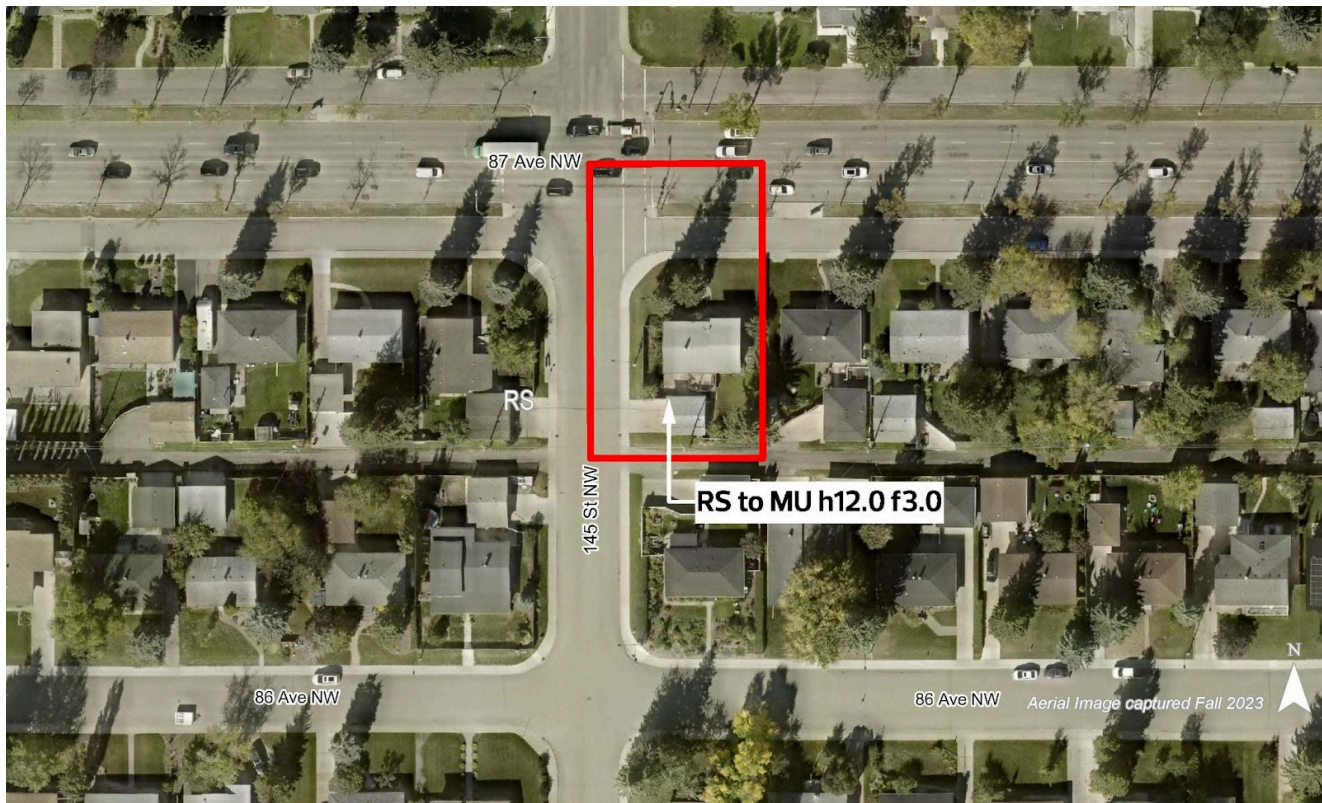


14427 - 87 Avenue NW

Position of Administration: Support



Summary

Bylaw 20877 proposes a rezoning from the Small Scale Residential Zone (RS) to the Mixed Use Zone (MU h12.0 f3.0) to allow for small scale mixed use development.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. Approximately 14 people were heard from, 10 in opposition and 4 with questions regarding the proposed rezoning. Most concerns were related to potential increase in parking and traffic congestion.

Administration supports this application because it:

- Is compatible with the surrounding land use.
- Proposes a range of uses and intensification within a Secondary Corridor.

- Aligns with the direction from the City Plan to enable 15-minute districts that allows people to easily complete their daily needs.

Application Details

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

Rezoning

The proposed Mixed Use Zone (MU h12.0 f3.0) would allow development with the following key characteristics:

- A maximum height of 12.0 metres (approximately 3 storeys).
- A maximum floor area ratio of 3.0.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Small Scale Residential Zone (RS)	Single Detached Housing
North	Small Scale Residential Zone (RS)	Single Detached Housing
East	Small Scale Residential Zone (RS)	Single Detached Housing
South	Small Scale Residential Zone (RS)	Single Detached Housing
West	Small Scale Residential Zone (RS)	Single Detached Housing



View of the site looking south from 87 Avenue NW (Source: Google maps)



View of the site looking east from 145 Street NW (Source: Google maps)

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because it proposes a rezoning to a standard zone, and it aligns with the objectives of The City Plan. The basic approach included:

Mailed Notice, April 26, 2024

- Notification radius: 60 metres
- Recipients: 34
- Responses: 14
 - In opposition: 10 (71.5%)
 - Mixed/Questions only: 4 (28.5%)

Site Signage, May 14, 2024

- One rezoning information sign was placed on the property so as to be visible from 87 Avenue NW & 145 Street NW.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Laurier Heights Community League
- Parkview Community League

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

- 87 Avenue NW already has a heavy traffic and it's hard for children to cross the intersection, which is a high-accident location, while walking to and from school. Proposed rezoning allows for a commercial building and will result in an increase in traffic congestion in the area (7).
- There is already insufficient parking in the area and the proposed redevelopment will result in an increase in traffic congestion in the area (6).
- There are existing commercial developments in the area and some of them are vacant. There is no requirement for additional commercial development in the neighbourhood (5).
- The proposed rezoning will change the existing character (single family housing) of the neighbourhood (4).
- The proposed redevelopment will reduce property value of the adjacent residential properties (4).
- The proposed rezoning allows for a mixed-use development, which will contribute to an increase in crime and affect the safety of the residents in the area (4).
- The proposed rezoning allows for three storey commercial redevelopment (2).
- Proposed rezoning allows for commercial development, which will cause an increase in noise pollution (2).

- The existing infrastructure is old and is not adequate to support the proposed redevelopment (2).
- The proposed redevelopment will result in loss of green space and trees on site (2).
- The proposed redevelopment will not be accessible via public transit as the buses are occupied with school going students and residents commuting to downtown for their jobs.
- The proposed redevelopment will cause loss of privacy for the adjacent properties.

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.

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.

As per the Jasper District Plan, the site is located within the 87 Avenue Secondary Corridor. District Policy 2.4.7.1 supports low rise development throughout Secondary Corridors. However, this application proposes a scale of development which is smaller than what is expected along a Secondary Corridor.

The site is also designated Urban Mix in the Jasper Place District Plan. Urban Mix is housing, shops, services and offices in one land use category and includes stand alone residential and commercial development as well as mixed use development. The proposed MU h12.0 f3.0 Zone would allow for standalone residential, commercial and mixed use development in alignment with the District Plan and Policy.

Land Use Compatibility

When compared with the existing RS Zone, the proposed MU h12.0 f3.0 Zone would allow for an expanded list of uses, 1.5 metres increase in height, reduced front, rear and flanking setbacks, and increased interior setback.

	RS Current	MU h12.0 f3.0 Proposed
Typical Uses	Residential Limited commercial	Commercial Limited Residential

Maximum Height	10.5 m	12.0 m
Maximum Floor Area Ratio	N/A	3.0 - 4.0
Maximum Site Coverage	45%	N/A
Minimum Front Setback (87 Avenue NW)	4.5 m	1.0 m - 3.0 m
Minimum Interior Side Setback	1.2 m - 1.5 m	3.0 m
Minimum Flanking Side Setback (145 Street)	1.2 m - 2.0 m	1.0 m - 4.5 m
Minimum Rear Setback (Alley)	10.0 m	0.0 m - 1.0 m



Site analysis context

The subject site is located on a corner lot, at the edge of the neighbourhood and abutting a small scale residential development on the east. With a maximum height of 12.0 metres and a Floor Area Ratio of 3.0, the proposed MU h12.0 f3.0 Zone allows for a slightly larger structure than permitted under the existing RS Zone.

The subject site is surrounded by roadways on three sides. These roadways act as a buffer and help to reduce the impact of the proposed redevelopment. Additionally, to mitigate the impacts of the proposed redevelopment on the abutting site, the proposed MU h12.0 f3.0 Zone requires an interior setback of 3.0 metres, which is greater than what is required in the existing RS Zone. Therefore, the proposed MU h12.0 f3.0 Zone would have minimal impact on the abutting property and is appropriate for this location.

Mobility

Upon redevelopment, the existing vehicular access from 145 Street NW will be removed leaving the abutting alley south of the site as the main vehicular access. This rezoning is anticipated to have minimal impact on the transportation network.

The rezoning area is located next to a future district connector bike route along 87 Avenue NW, and near an existing district connector route along 142 Street NW. Edmonton Transit Service operates frequent bus service nearby on 145 Street NW and 87 Avenue NW. Local bus service is also available on 145 Street NW. The site is less than 50 metres walking distance from bus stops on 145 Street NW/87 Avenue NW.

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.

Edmonton Fire Rescue Services has performed a risk-based Infill Fire Protection Assessment and determined that upgrades to water infrastructure are not required provided future development applications for the site do not exceed a Required Fire Flow (RFF) of 215L/s. This could potentially be re-evaluated 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: Abhimanyu Jamwal

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination