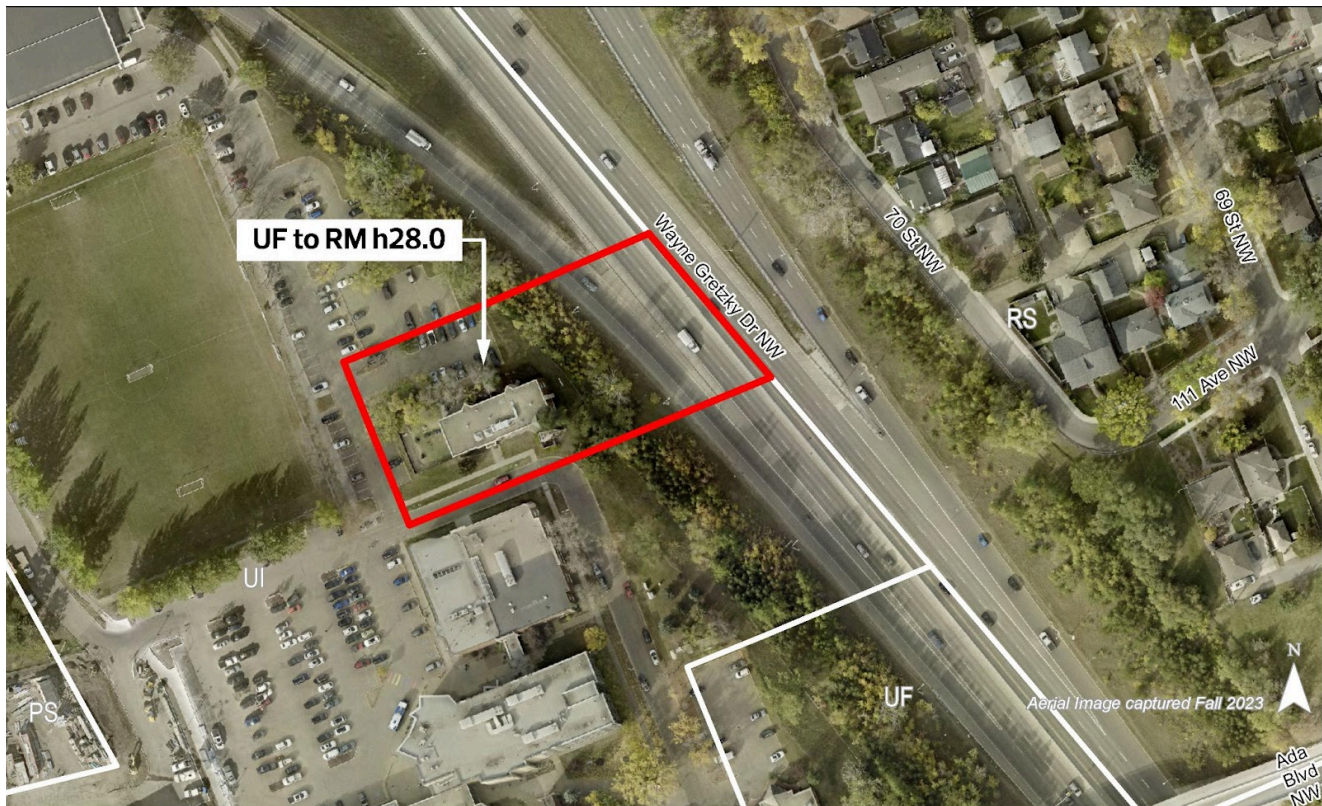


7100 Ada Boulevard NW Position of Administration: Support



Summary

Bylaw 20931 proposes a rezoning from the Urban Facilities Zone (UF) to the Medium Scale Residential Zone (RM h28.0) to allow for medium scale housing.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. Two people were heard from, with both in general support with conditions. Most concerns were related to parking with respect to the residential parking program and the provision of non-residential uses within the development.

Administration supports this application because it:

- Contributes to The City Plan's Big City Move to be a rebuildable city by adding new infill units.
- Is compatible with surrounding land uses.

Application Details

This application was submitted by Stantec Consulting Ltd. on behalf of Ever Red Real Estate Developments Ltd. The proposed Medium Scale Residential Zone (RM h28.0) would allow development with the following key characteristics:

- Medium scale housing to a maximum building height of 28.0 m (approximately 8 storeys).
- A minimum density of 90 dwellings/unit.
- A maximum floor area ratio (FAR) of 3.8 with opportunity for bonus FAR.
- Opportunity for limited commercial uses, to a maximum of 300 m² per individual establishment, on the ground floor of a residential building.
- Opportunity for community uses.

Site and Surrounding Area



View of site looking northwest

This approximately 0.3 ha site is surrounded by Concordia University lands to the north, south and west. To the east is Wayne Gretzky Drive. The site is accessed through university lands via 73 Street to the west or from Ada Boulevard to the south.

	Existing Zoning	Current Development
Subject Site	Urban Facilities Zone (UF)	Two storey building with a child care services use

North	Urban Institution Zone (UI)	Concordia University lands - parking lot
East	Small Scale Residential Zone (RS)	Single detached housing, across Wayne Gretzky Drive in the Bellevue neighbourhood
South	Urban Institution Zone (UI)	Concordia University lands - library and private road
West	Urban Institution Zone (UI)	Concordia University - playing field and parking lot



View of site looking northeast

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because a standard zone is proposed, there was minimal response to the notification that went to a broader catchment area, and a letter of support from the abutting landowner (Concordia University) was received with the application. The basic approach included:

Mailed Notice, May 30, 2024

- Notification radius: all properties within the boundaries of 112 Avenue, Wayne Gretzky Drive, Ada Boulevard and 74 Street.
- Recipients: 106
- Responses: 2 Mixed
 - The two who responded were generally supportive of the proposed rezoning provided that the Residential Parking Program is maintained in the neighbourhood and that parking for the site is provided.

- Other concerns were related to confirmation of the site location, desire for commercial on the main floor, and no demolition of historic buildings.

Site Signage, July 31, 2024

- One rezoning information sign has been placed on the property so as to be visible from the abutting roadway to the south.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Bellevue Community League

Application Analysis



Site analysis context

The City Plan

The proposed rezoning contributes to the big city move to create a rebuildable city by adding new infill units.

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 property is located south of the Exhibition District Node within lands identified as Institutional Employment on Map 6 of the North Central District Plan. Institutional Employment areas provide both employment and services for Districts, and in some cases anchor Major Nodes. These uses will integrate with existing and planned transportation networks and the communities that surround them. A residential development on this site could provide housing for surrounding Concordia University students and staff.

District Policy defines Mid Rise as buildings from five to eight storeys in height. A residential building 28.0 m in height is generally described as being eight stories. The proposed zoning restricts the maximum height to 28.0 m.

Land Use Compatibility

The proposed zoning is compatible with surrounding Concordia University lands, zoned Urban Institutional (UI), which allows for additional permitted uses including residential, limited to lodging house, multi-unit housing, row housing, secondary suites and supportive housing. Regulations of the UI Zone include comparable maximum heights:

- A maximum height of 29.0 m for Sub-area 3. (north and south of site)
- A maximum height of 22.0 m for Sub-area 2. (west of site)

	UF Current	RM h28.0 Proposed
Typical Uses	Supportive housing, only in the form of multi-unit housing	Row and multi-unit housing
Maximum Height	16.0 m	28.0 m
Maximum Floor Area Ratio	No regulation	3.8 FAR + opportunity for 1.4 bonus FAR
Minimum Setback (North)	4.5 m	3.0 m

Minimum Setback (South)	4.5 m	3.0 m
Minimum Setback (East - Wayne Gretzky Drive)	6.0 m	4.5 m
Minimum Setback (West)	4.5 m	3.0 m

Mobility

ETS operates local transit service on Concordia University lands as part of an operating agreement. The local route 622 takes transit users to Stadium Transit Centre and LRT Station to connect to the larger city-wide transit network.

Vehicular access to the site will be from the roadways internal to Concordia University. Details will be reviewed at the Development Permit Stage.

The Bike Plan shows a future District Connector through the adjacent Concordia University lands, which would help provide cycling access to the subject site.

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.

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 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.

Written By: Cyndie Prpich

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination