

11012 - 5 Avenue SW

Position of Administration: Support



Summary

Bylaw 20942 proposes a rezoning from the Rural Residential Zone (RR) to the Small Scale Flex Residential Zone (RSF) to allow for a range of small scale housing.

Public engagement for this application included a mailed notice and information on the City's webpage. One response was received in opposition. Most concerns were related to the potential impact on the character of the neighbourhood, loss of greenspace, increased density, traffic congestion, and reduced property values.

Administration supports this application because it:

- Enables small scale residential housing opportunities compatible with the existing and planned land uses.
- Aligns with the Richford Neighbourhood Area Structure Plan.

Application Details

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

Rezoning

The proposed Small Scale Flex Residential Zone (RSF) would allow development with the following key characteristics:

- Detached, attached and multi-unit residential housing with limited commercial opportunities.
- A maximum height of 12 metres (approximately 3 storeys).

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Rural Residential Zone (RR)	Single detached housing
North	<ul style="list-style-type: none">• Neighbourhood Commercial Zone (CN)• Direct Control Zone (DC2 184)• River Valley Zone (A)• Medium Scale Residential Zone (RM h16.0)	Low rise commercial, row housing, treed area, single detached housing
East	Rural Residential Zone (RR)	Single detached housing
South	Agriculture Zone (AG)	Vacant land, Edmonton Rugby Park
West	Neighbourhood Commercial Zone (CN)	Vacant land



View of the site looking northwest from 5 Avenue SW

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 few responses were received from the mailed notice. The basic approach included:

Mailed Notice, March 28, 2024

- Notification radius: Custom (minimum of 60 metres, slightly expanded)
- Recipients: 31
- Responses: 1
 - In opposition: 1

Webpage

- edmonton.ca/rezoningapplications

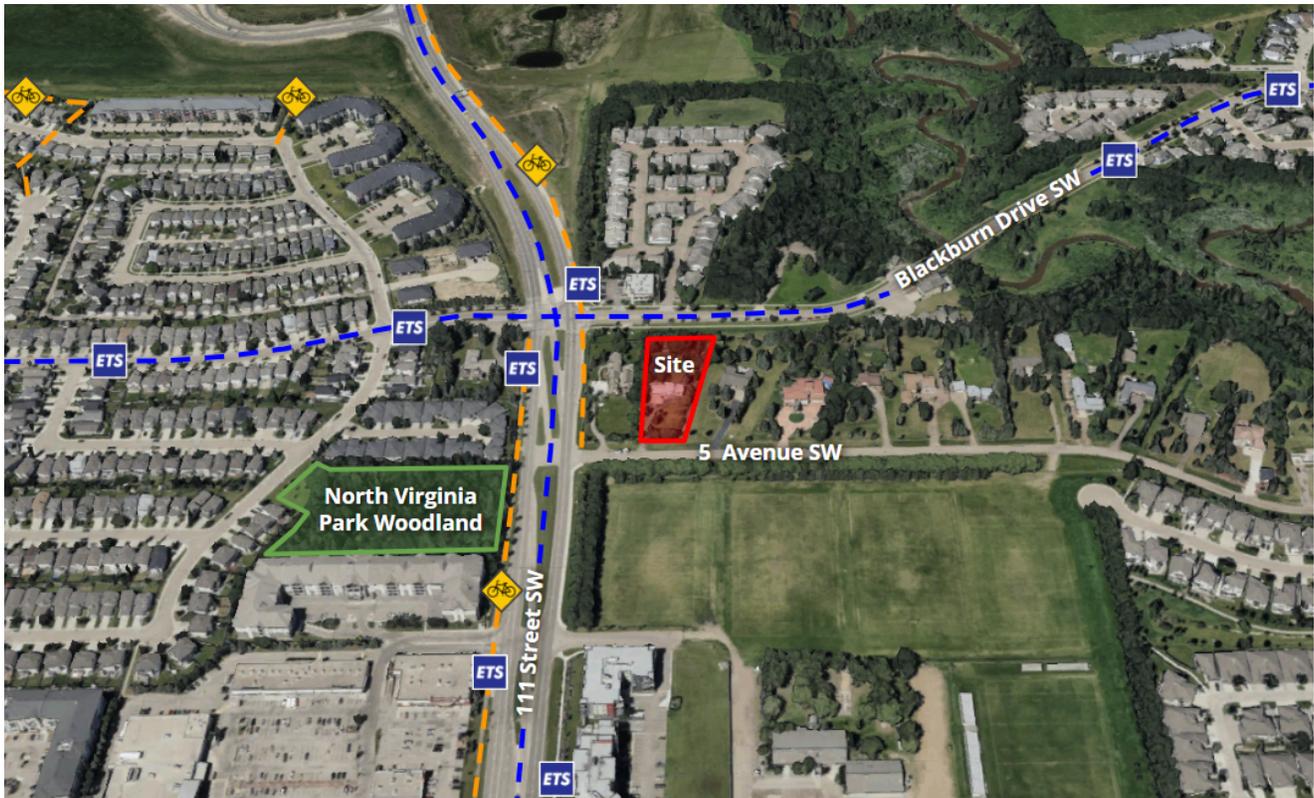
Notified Community Organizations

- Blackmud Creek Community League

Common comments heard:

- Concern that redevelopment will result in a reduction in greenspace and impacts to wildlife.
- Concern that the additional density will increase traffic congestion and noise pollution.
- Concern that the rezoning will impact the residential character of the area, property values, and the overall desirability of the neighbourhood.

Application Analysis



Site analysis context

The City Plan

The subject site is located in a developing area as identified in the The City Plan, and is expected to contribute to Edmonton's growth between the 1 and 1.25 million population markers. The proposed rezoning aligns with the policies for accommodating growth through the compact development of new and existing neighbourhoods including all future growth for an additional 1 million people within Edmonton's existing boundaries.

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.

This site is subject to the Southwest District Plan where it is designated as Urban Mix, and applies an Area Specific Policy to the Richford neighbourhood that states that further planning direction should be obtained from the Richford Neighbourhood Area Structure Plan.

The proposed rezoning supports the District General Policy for Urban Mix areas by providing opportunities for a mix of housing types close to businesses and services that meet the daily needs of residents.

Neighbourhood Area Structure Plan

The subject site is identified as part of the Low Density Residential area in the Richford Neighbourhood Area Structure Plan. While the Richford NASP specifically states that the Rural Residential properties should be consolidated prior to redevelopment, the intent behind this is to ensure comprehensive redevelopment of these properties occurs. The Rural Residential properties are transected by a pipeline corridor (between the third and fourth lot east of 111 Street SW), which creates two distinct blocks of Rural Residential properties.

The western block, where this site is located, comprises two Rural Residential lots with a recently rezoned commercial property fronting onto 111 Street SW. This area has limited development potential beyond consolidating the two Rural Residential lots to create a more comprehensive residential proposal.

As the proposed Small Scale Flex Residential Zone (RSF) conforms with the Low Density Residential classification in the land use concept of the NASP, it is reasonable to expect this site to be redeveloped at a higher density to establish a transition between the commercial property and the other Rural Residential lots.

Land Use Compatibility

Development under the RSF zone will provide opportunities for a range of small scale residential development and built forms compatible with the surrounding low density development and the development outcomes of the Richford NASP.

The RR and RSF zones both enable small scale residential development and have a maximum height of 12 metres. Although the RSF zone allows for a greater range of small scale residential development at a higher density compared to the RR zone, this site will provide a transition between future commercial development to the west and the existing Rural Residential development to the east.

	RR Current	RSF Proposed
Typical Uses	Small scale residential and agriculture	Small scale residential
Maximum Height	12.0 m	12.0 m
Minimum Lot Area	1.0 ha	N/A
Minimum Lot Width	N/A	7.5 m

Minimum Front Setback (5 Avenue SW)	7.5 m	3.0 m - 4.5 m
Minimum Interior Side Setback	5.0 m	0 - 1.5 m
Minimum Rear Setback	7.5 m	1.2 m - 6.0 m
Maximum Site Coverage	N/A	55%
Maximum Number of Dwellings	Three	N/A

Mobility

Upgrades to 5 Avenue SW between 111 Street SW and the site's east property line will be required in order to convert the road from a rural to urbanized standard, including a sidewalk on the north side.

ETS currently operates local bus service along 111 Street which connects transit users to the Century Park Transit Centre. The closest rapid bus service is at Ellerslie Road and 111 Street, approximately 750 m away. Nearby within the Blackburne community within 450 m walking distance, On Demand Transit brings users to Century Park Transit Centre and Leger Transit Centre.

Utilities

The applicant has submitted a Drainage Servicing Report that has been reviewed and accepted by Development Services for the purpose of supporting this rezoning application.

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 is discussed in the accepted Drainage Servicing Report.

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. At the Development Permit stage, the developer will be required to submit documentation that demonstrates that the fire flows and water servicing to the Site will be

adequate for the proposed development. 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.

Appendices

1. Context Plan Map

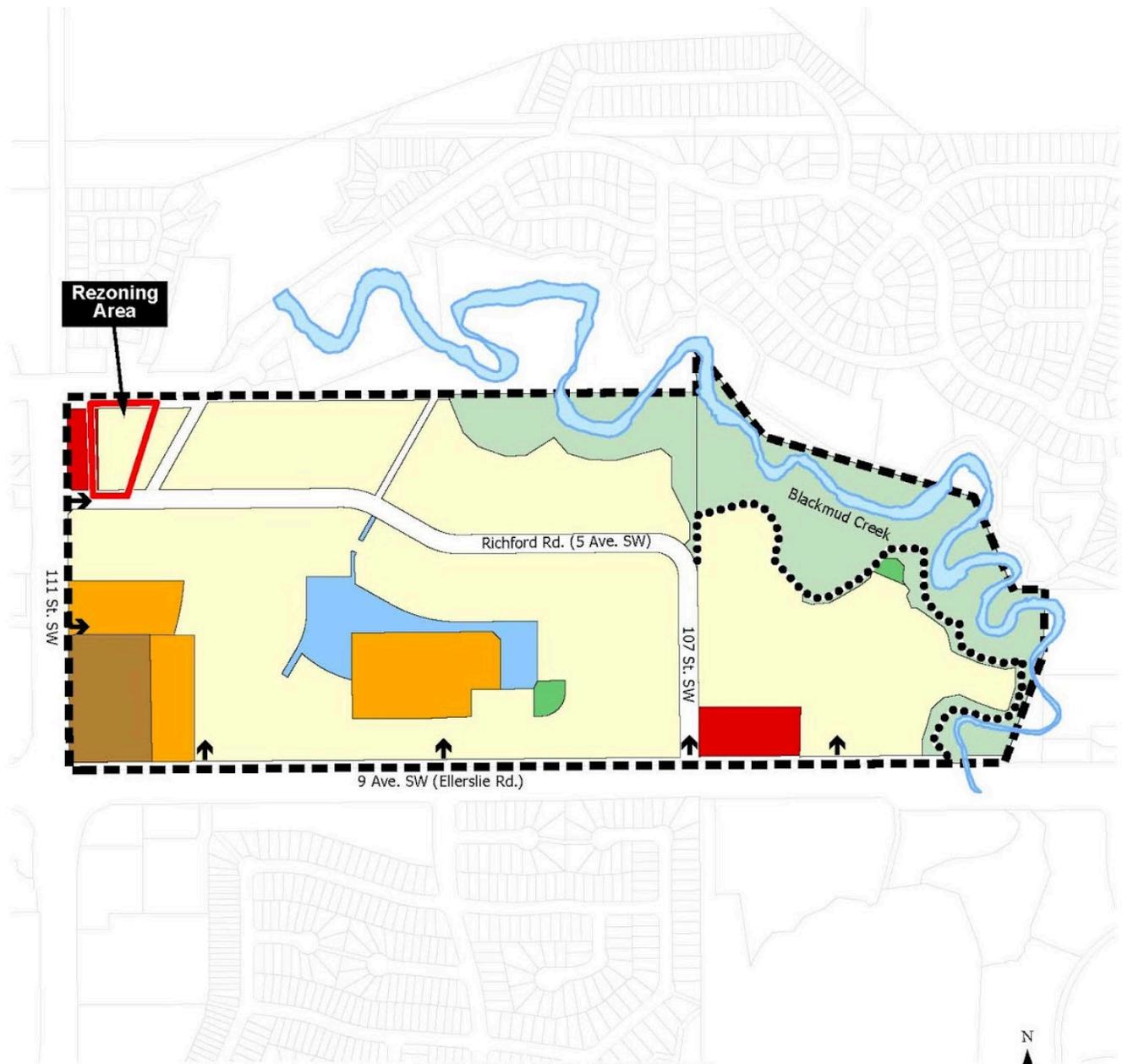
Written By: Katherine Pihooja

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

Context Plan Map



**PROPOSED AMENDMENT TO
BYLAW 19649
RICHFORD
Neighbourhood Area Structure Plan
(as amended)**



- | | |
|--------------------------------|-------------------------------|
| Low Density Residential | Park (Municipal Reserve) |
| Medium Density Residential | Blackmud Creek |
| High Density Residential | Boundary of Richford N.A.S.P. |
| Commercial | Top of Bank Walk (R.O.W.) |
| Stormwater Management Facility | |

Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.