

15030, 15035, 15060 & 15065- 125 Street NW, 15035 - 127 Street NW, & 12540 - 151 Avenue NW

Position of Administration: Support



Summary

Charter Bylaw 20947 proposes a rezoning from the Business Employment Zone (BE) to the Urban Facilities Zone (UF) and the Neighbourhood Parks and Services Zone (PSN), to allow for large scale facilities that provide community services as well as smaller scale parks and amenities. Bylaw 20946 proposes to close portions of 151 Avenue NW and 125 Street NW within the site. A new

road, 150 Avenue NW, will be dedicated through subdivision to maintain the connection between 125 Street NW and 127 Street NW.

Public engagement for this application included a mailed notice and site signage. Two people were heard from, with questions only.

Administration supports this application because it:

- Provides institutional uses at a location served by an arterial road.
- Will establish missing pedestrian connections across 127 Street NW.
- Is compatible with other designated land uses along the 127 Street NW corridor.
- Aligns with objectives of The City Plan by facilitating the intensification of non-residential areas to efficiently use existing infrastructure.

Application Details

This application was submitted by EINS Development Consulting Ltd. on behalf of the Arabian Muslim Association.

Rezoning

The proposed UF Zone would allow for a maximum height of 16.0 m, setbacks of 6.0 m facing a street and 4.5 m facing abutting sites, and uses including schools, community services, parks and child care services.

The proposed PSN Zone allows limited development on parkland, however the intent of the proposed PSN area is to retain an existing tree stand.

Road Closure

The proposed road closure and new road dedication would remove an L-shaped portion of 151 Avenue NW and 125 Street NW located in the middle of the site and replace it with a new portion of 150 Avenue NW along its southern boundary. The road within the L-shaped road closure area has never been constructed and currently exists as road right-of-way only. The new road dedication of 150 Avenue NW will be constructed when the site develops, completing the connection between 125 Street NW and the arterial 127 Street NW.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	(BE) Business Employment	Undeveloped
North	(PU) Public Utility	Power transmission lines
East	(PSN) Neighbourhood Parks & Services	Tree stand, greenway
South	(UF) Urban Facilities (RSM h12) Small-Medium Scale Transition Residential	Chin Yin Buddhist Society Row housing
West	(RSF) Small Scale Flex Residential	Single Detached Housing



View of the southern, undeveloped portion of the site, facing east from 127 Avenue NW



View of the northern portion of the site, facing east from 127 Street NW



View of the powerline right-of-way north of the site, facing east from 127 Avenue NW

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the advance notifications raised limited responses. Also, the proposed land uses are compatible with the surrounding area and consistent with the existing development along 127 Street NW. The basic approach included:

Mailed Notice, April 3, 2023

- Notification radius: 100 metres
- Recipients: 170
- Responses: 2
 - Questions only

Site Signage, April 9, 2023

- One rezoning information sign was placed on the property facing 127 Street NW.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Big Lake, Caernarvon, Castle Downs, Carlisle, Cumberland/Oxford, and Dunluce Community Leagues
- Castle Downs Recreation Society Area Council

Comments heard

- Questions about the intent for the site, as well as the road closure and its impact on future connectivity between 125 Street NW and 127 Street NW.

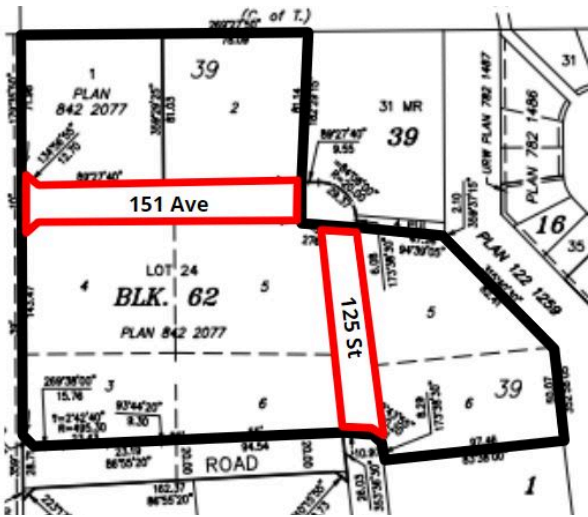
Application Analysis



Aerial image of the surrounding context, including an existing, UF zoned parcel that is intended for consolidation with the rezoning site.

The proposed road closure and rezoning are the final steps in a project to establish a single, contiguous parcel that includes UF zoned lands northwest of the site. The existing UF parcel was rezoned in April, 2023 as the initial step towards consolidation, and the final intended UF parcel boundaries are shown in the heavy black outline below.

A concurrent subdivision application has been received to facilitate the parcel consolidation and dedication of the new road at 150 Avenue NW that will maintain connectivity between 125 Street NW and 127 Street NW. The subdivision also includes a servicing agreement that will ensure offsite requirements such as a controlled pedestrian crossing at 127 Street and 150 Avenue NW are constructed at the time of development. It also facilitates the dedication of a small non-credit municipal reserve parcel that will square-off a protected tree stand northeast of the site and is proposed to be zoned PSN.



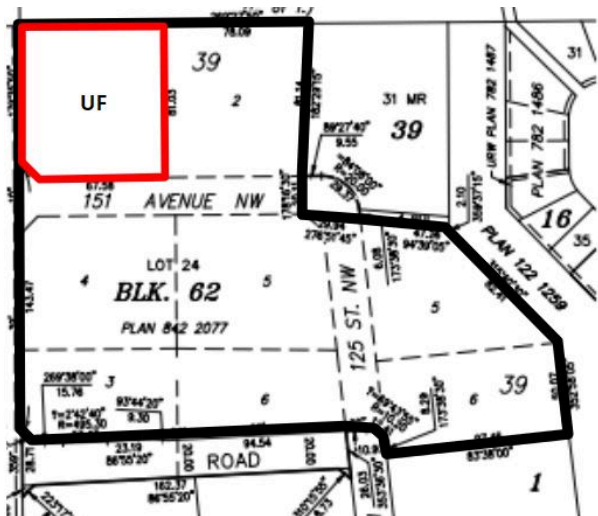
Proposed road closure area (151 Ave & 125 St)



New road dedication (150 Ave)



Non-credit Municipal Reserve (MR) to be retained from the road closure



Existing UF parcel to be consolidated with site

The City Plan

The proposed rezoning, road closure, road dedication, and site consolidation align with objectives of The City Plan by facilitating the intensification of non-residential areas that are supported by mass transit, and by efficiently using existing infrastructure. Furthermore, the proposed site generates new opportunities to transform and sustain institutional areas of the City over the long term.

Northwest District Plan

At the time this report was written, the District Policy and District Plans had 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 . The site is designated as 'urban mix' within the Northwest District Plan. Should this application be approved, and the Northwest District Plan is approved on third reading, an administrative amendment will be brought forward at a later date to update the land use designation from 'urban mix' to 'urban service' on *Map 6: Land Use Concept to 1.25 Million* to ensure alignment between the Northwest District Plan and the proposed zoning.

The urban service designation is for areas that support publicly and privately owned facilities for the use of: schools or utility, emergency, institutional, community services, and cemeteries. The urban service designation aligns with the proposed rezoning.

Land Use Compatibility

The purpose of the proposed UF zone is to provide large facilities that provide institutional, community, or recreational services. The site meets the general intent of the UF zone as it is located along 127 Avenue NW, an arterial roadway which serves a range of existing institutional uses. Examples include the Chin Yin Buddhist Society and Edmonton Islamic Academy south of the site.

127 Street NW separates the Baranow and Cumberland neighbourhoods, and the proposed rezoning accommodates institutional uses in Baranow that are compatible with the existing residential development in Cumberland, while contributing to the activation of undeveloped lands along this arterial road. There are no pedestrian crossings across 127 Street NW between 145 Avenue NW and 153 Avenue NW, however a controlled crossing will be required at 150 Avenue NW when the site develops, adding a missing connection across the arterial road.

The maximum height and setback requirements for portions of the site that face 127 Street NW will remain unchanged under the proposed rezoning, and the maximum floor area ratio in the existing BE zone will be removed. Setback distances facing existing development to the south are simplified with a single 4.5 metre requirement, as compared to several setback requirements in the BE zone.

	BE Current	PSN Proposed	UF Proposed
Maximum Height	16.0 m	14.0 m	16.0 m
Setback abutting a street (127 Street NW)	6.0 m	6.0 m	6.0 m
Maximum Floor Area Ratio	1.6	N/A	N/A
Setback abutting a site (Existing development to the south)	0.0 m facing institutional uses 6.0 m facing residential row housing	4.5 m in all cases	4.5 m in all cases

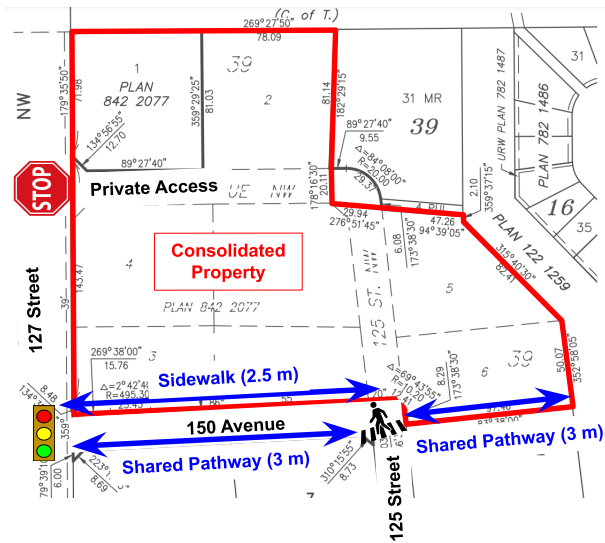
Mobility

Administration reviewed a Transportation Impact Assessment (TIA) in support of this application. The TIA analyzes the overall mobility impacts associated with the intended development of a Kindergarten to Grade 6 private school of up to 2,000 students, and provides recommendations for how access into the Baranow neighbourhood via 127 Street NW must be reconfigured to support both the school site and general neighbourhood traffic.

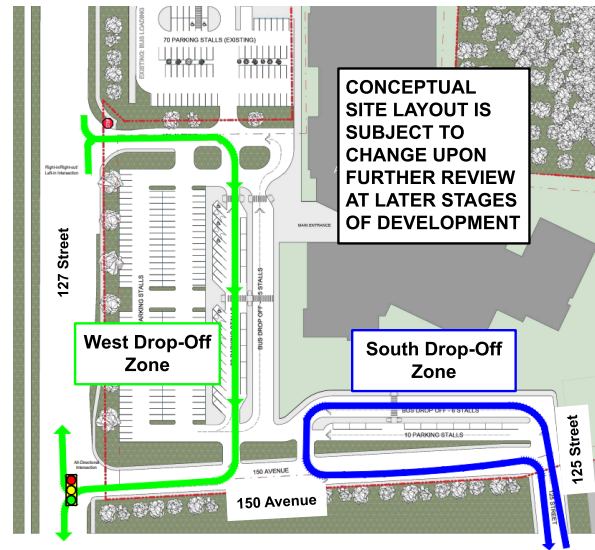
To support the development of the school and allow for a larger development site, a new east-west public road (150 Avenue NW) will be constructed. This new roadway will functionally replace the 151 Avenue NW road right-of-way which was only partially constructed and is proposed to be closed. Upon development of the private school, the existing access to 127 Street NW at 151 Avenue NW will become a stop-controlled private access for the school, and this intersection will be reconfigured to permit only right-in, right-out, and left-in movements via 127 Street NW; westbound left turn movements will not be permitted. The new 150 Avenue NW and 127 Street NW intersection will be fully signalized and have all-directional access for Baranow. A new northbound right turn bay and a southbound left turn bay will also be constructed.

150 Avenue NW will be designed to support private school pick-up / drop-off operations and multimodal connectivity into the neighbourhood. The new road will feature a 2.5 m wide sidewalk on the north side and a 3.0 m wide shared pathway on the south side. The shared pathway will extend eastward past 125 Street NW within a 6.0 m wide public access easement to

connect with an existing north-south shared pathway and the Caernarvon neighbourhood. This shared pathway crossing at 125 Street NW will include the installation of a pedestrian crossing signal and zebra crosswalk markings.



Infrastructure required at the time of development



Proposed drop-off zone circulation

The TIA recommends that school pick-up/drop-off activity be separated into two drop-off zones at the west and south sides of the site in order to more evenly distribute traffic, as shown conceptually in the figure above. On the west side, vehicles will enter the site from 127 Street NW via 151 Avenue NW and exit at 150 Avenue. On the south side, vehicles will enter the school site from 125 Street NW via the existing 148 Avenue NW and 127 Street NW signalized intersection, and be directed to exit back onto 127 Street NW at the same intersection. This will be reviewed in more detail at the development permit stage upon submission of more detailed site plans.

Edmonton Transit Service (ETS) operates local bus service on 127 Street, west of the rezoning site. This route connects transit riders to Northgate Transit Centre. The nearest in-use bus stop is located near the intersection of 127 Street and 151 Avenue. Additional rapid transit service is available within the Cumberland Neighbourhood along 148 Avenue at 127 Street, just a short walk from the rezoning site.

Open Space

The site is adjacent to a treestand and walkway that connects the north and south parts of the Baranow neighbourhoods.

As part of this application, an undeveloped road will be closed. A small portion of this road directly abuts the treestand, and is currently treed. This part of the road right-of-way will be retained by the City, and is proposed to be consolidated with the existing parkspace and zoned (PSN) Neighbourhood Parks and Services Zone.

Utilities

The existing sewer systems within 125 Street NW have available capacity to accommodate the development under the proposed rezoning. Consolidation of the individual parcels within the rezoning area and the remnant parcel at the northeast corner of 151 Avenue NW and 127 Street NW is required to prevent isolation of individual parcels from public sewers, at the time of future development. The applicant/owner will be responsible for all costs associated with providing the required sewers and water supply including any changes to the existing water infrastructure required by the proposed zoning.

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Approved By: Tim Ford

Branch: Development Services

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