

## 10816 & 10818 - 72 Avenue NW Position of Administration: Support



### Summary

Bylaw 20960 proposes a rezoning from the Small Scale Residential Zone (RS) to the Medium Scale Residential Zone (RM h16.0) to allow for medium scale housing. Public engagement for this application included a mailed notice, site signage and information on the City's webpage. No feedback was received.

Administration supports this application because it:

- Will facilitate an increase in residential density in a redeveloping area of the City near transit.
- Proposes a scale that is compatible with the surrounding neighbourhood and aligned with direction in the Scona District Plan and District Policy.

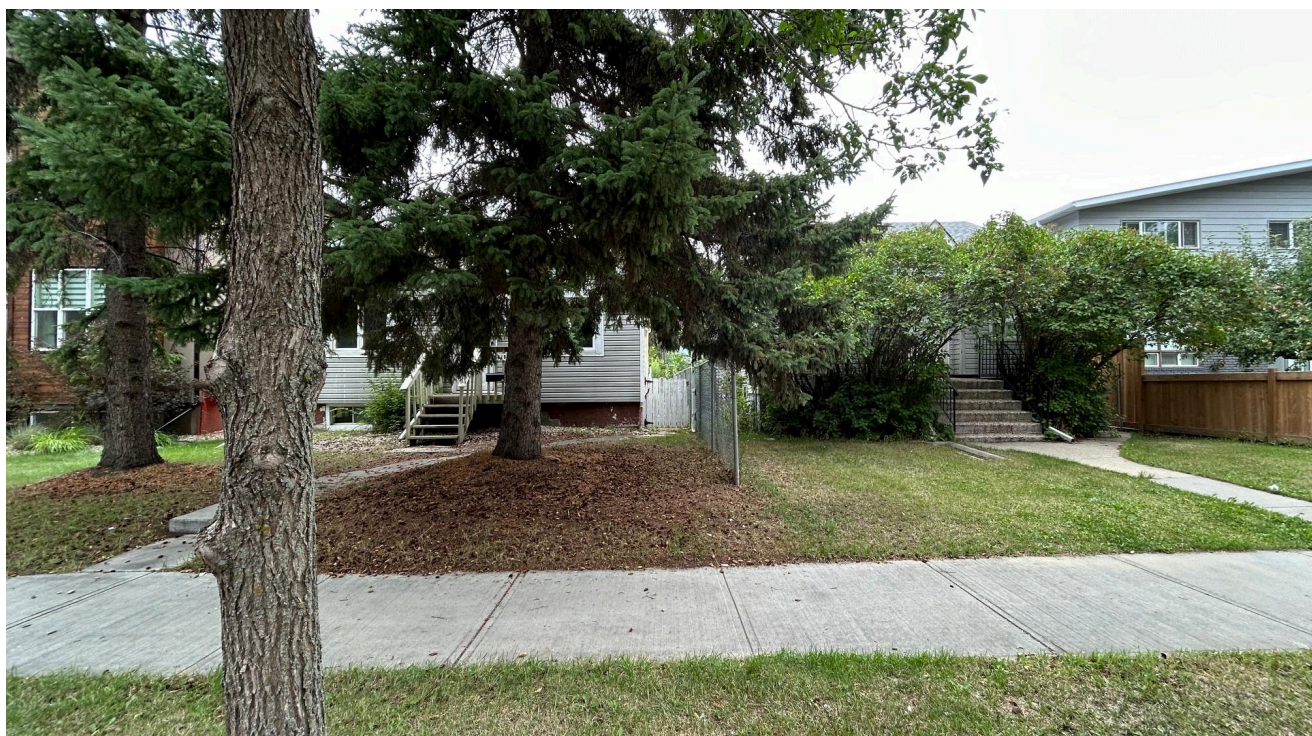
## Application Details

This application was submitted by BM Homes Ltd. on behalf of the landowner. The proposed Medium Scale Residential Zone (RM h16.0) would allow development with the following key characteristics:

- Low rise multi-unit residential development.
- A maximum height of 16.0 metres (approximately 4 storeys).
- Limited commercial opportunities at ground level.

## Site and Surrounding Area

	Existing Zoning	Current Development
<b>Subject Site</b>	Small Scale Residential Zone (RS)	Single detached housing
<b>North</b>	Small Scale Residential Zone (RS)	Single detached housing
<b>East</b>	Small Scale Residential Zone (RS)	Small scale multi-unit housing
<b>South</b>	Direct Control Zone (DC2.720)	Low rise residential building
<b>West</b>	Small Scale Residential Zone (RS)	Single detached housing



*View of site looking north from 72 Avenue NW*



*View of site looking south from rear alley*

## **Community Insights**

This application was brought forward to the public using a basic approach. This approach was selected because there were no responses to the initial mailed notice. The basic approach included:

### **Mailed Notice, July 31, 2024**

- Notification radius: 60 metres
- Recipients: 164
- Responses: 0

### **Site Signage, September 11, 2024**

- One rezoning information sign was placed on the property so as to be visible from 72 Avenue NW.

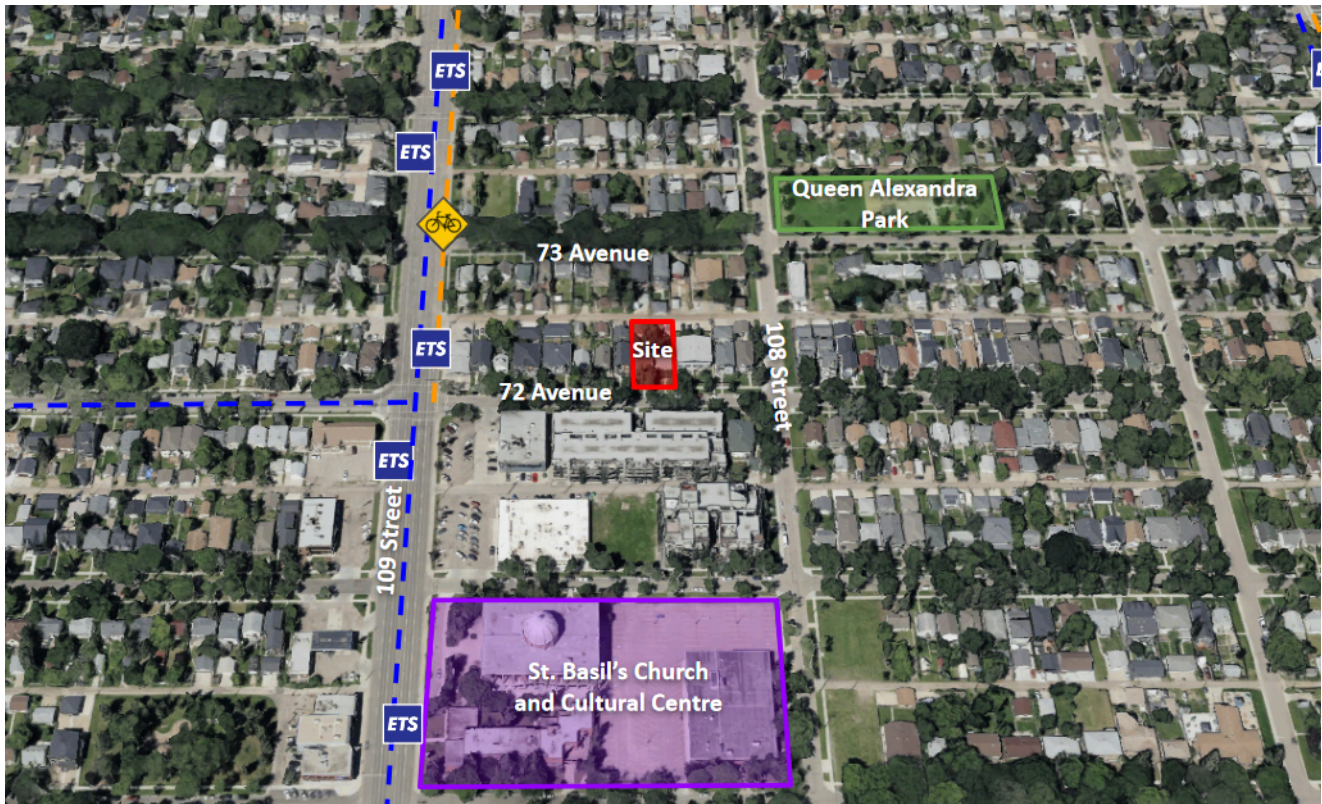
### **Webpage**

- [edmonton.ca/rezoningapplications](https://edmonton.ca/rezoningapplications)

### **Notified Community Organizations**

- Queen Alexandra Community League
- Central Area Council of Community Leagues

# Application Analysis



Site analysis context

## Scona District Plan

At the time of writing this report, 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.

In the Scona District Plan, the site is located in the Urban Mix, just outside of the 109 Street Secondary Corridor. Normally, only small scale development would be supportable at this kind of location; however, the District Policy allows additional scale to be considered, when at least two of the criteria outlined in the table below are met.

District Policy Criteria for Consideration of Additional Height	Analysis	Compliance (Yes or No)
In a Node or Corridor Area or within 100 metres of a Node or Corridor Area	The 109 Street Secondary Corridor covers the south side of 72 Avenue NW, directly across from the site (see image below table) and the site is also within 100 m of 109 Street NW itself.	Yes
Within 400 metres of a Mass Transit Station	There are no transit stations in the vicinity.	No

<b>Along an Arterial Roadway or a Collector Roadway</b>	72 Avenue NW is a local road.	No
<b>At a corner site or adjacent to a park or open space.</b>	The site is mid block and the nearest open space is a block to the northeast.	No
<b>Adjacent to a site zoned for greater than Small Scale development</b>	The zoning of the site directly to the south across 72 Avenue NW allows for low rise residential development, which has been built.	Yes



*Rezoning site in red shown in proximity to the 109 Street Secondary Corridor shaded in yellow*

With this site meeting two of the above criteria, consideration can be given to low rise development at this location.

**Land Use Compatibility**

The RM h16.0 Zone is considered compatible with the mostly small scale residential development in the immediate area. This area also has several small scale multi-unit housing buildings, including an existing 4 dwelling multi-unit housing building directly abutting the site to the east.

Impacts to surrounding properties are mitigated by side setbacks of 3 metres. Alternatively, if the height of the proposed development is 12 metres or less, side setback requirements would be 1.5 metres each.

**Mobility**

Vehicular access to the site will be from the abutting alley, which is currently a gravel surface. The details of any required alley upgrades will be determined at the Development Permit stage. ETS operates numerous bus routes near the rezoning site on 109 Street NW. A range of service levels are available on this corridor, including frequent, local, and OWL bus routes.

## Utilities

Development allowed under the proposed zone will 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. 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.

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Branch: Development Services

Section: Planning Coordination