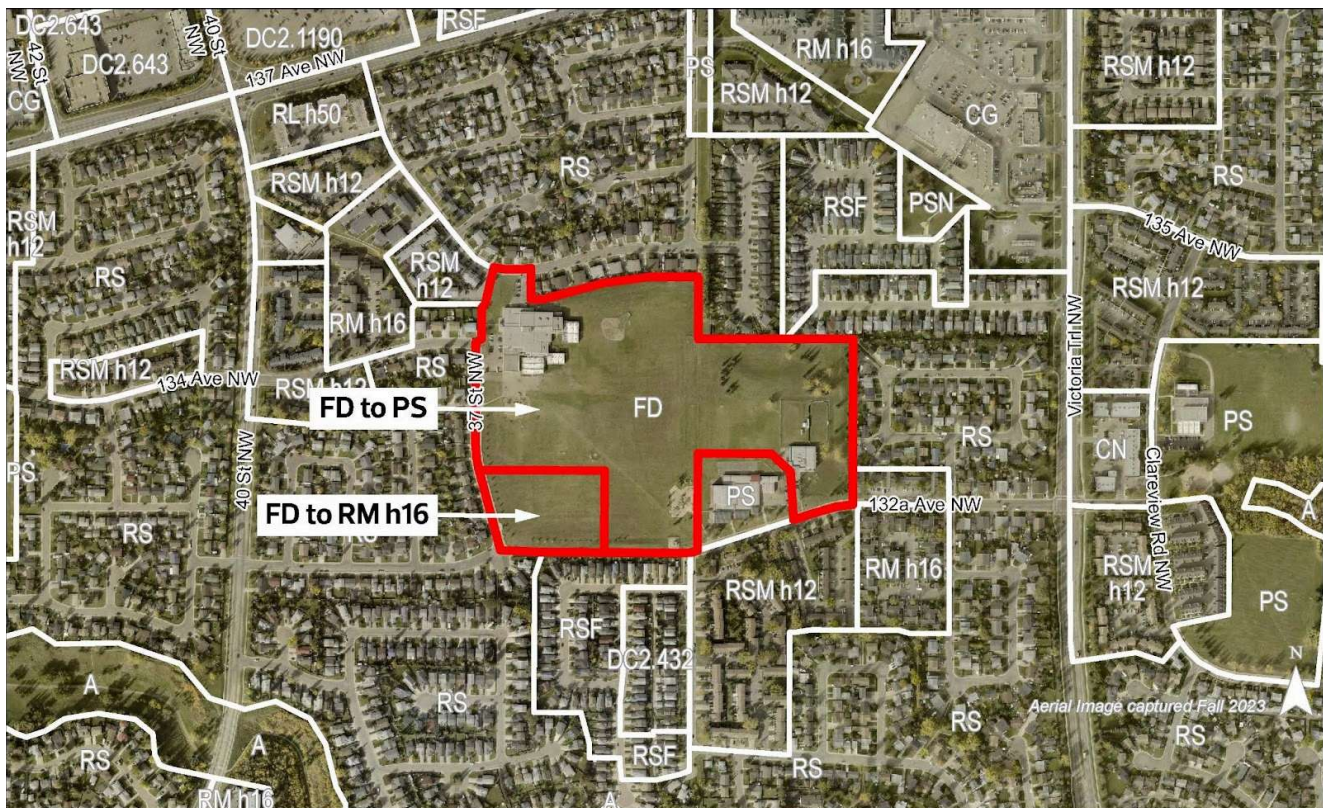


## 13207 - 37 Street NW, 3711 - 135 Avenue NW, 3210, 3238, 3250, 3330 & 3340 - 132A Avenue NW

### Position of Administration: Support



### Summary

Bylaw 20951 proposes a rezoning from the Future Urban Development Zone (FD) to the Medium Scale Residential Zone (RM h16) and Parks and Services Zone (PS) to allow for medium scale housing and larger scale parks and amenities.

A separate Council report entitled "Belmont Municipal Reserve Removal" (FCS02654) is being advanced concurrently with this Bylaw. The *Municipal Government Act* requires City Council to hold a public hearing on removing the Municipal Reserve designation before developing the site for an alternate use.

Public engagement for this application included a pre-application notice (from the applicant), a mailed notice, site signage, information on the City's webpage, and an Engaged Edmonton webpage. Administration heard from ten people, all of whom were in opposition. Most concerns were related to a loss of greenspace, traffic and parking congestion, increased crime and decrease in property values.

Administration supports this application because it:

- Creates a diversity of housing choices.
- Is compatible with surrounding land uses.
- Contributes to The City Plan's Big City Move, Inclusive and Compassionate, by providing an opportunity for affordable housing, and reducing the number of Edmontonians who are in core housing need.
- Contributes to The City Plan's Big City Move, A Rebuildable City, by contributing to the target of providing 50 percent of new units through city wide infill.
- Is in alignment with *City Policy C583A: Developing Surplus School Sites*, which prioritizes access to affordable housing, increased housing choice and the integration of housing, services and amenities.

## Application Details

This application was submitted by the City of Edmonton Real Estate Branch on behalf of the Housing Action Team.

## Rezoning

The proposed Medium Scale Residential Zone (RM h16) and Parks and Services Zone (PS) would allow development with the following key characteristics:

- RM h16:
  - Medium scale housing, including multi-unit housing in the form of row housing and/or apartment housing.
  - Maximum building height of 16 m (approximately four storeys).
  - Maximum Floor Area Ratio 2.3.
  - Minimum density of 45 dwellings per hectare.
- PS:
  - Community uses, including parks, schools, and child care services.
  - Maximum building height of 16.0 m (approximately four storeys).

## Site History

The City received 20 surplus school sites from the Edmonton Public School Board in 2009 after they were no longer required for schools. In 2015, City Council identified 14 surplus school sites for affordable housing. The development of these sites is guided by policy C583A, which prioritizes access to affordable housing, increased housing choice and the integration of

housing, services and amenities.

## Site and Surrounding Area

	Existing Zoning	Current Development
<b>Subject Site</b>	Future Urban Development Zone (FD)	St. Elizabeth Seton Catholic School, South Clareview Community League, and open space
<b>North</b>	Small Scale Residential Zone (RS) Small Scale Flex Residential Zone (RSF)	Single and semi-detached housing
<b>East</b>	Small Scale Residential Zone (RS) Small-Medium Scale Transition Residential Zone (RSM h12)	Single detached housing Row housing
<b>South</b>	Parks and Services Zone (PS) Small Scale Residential Zone (RS) Small Scale Flex Residential Zone (RSF) Small-Medium Scale Transition Residential Zone (RSM h12)	Belmont Public School Single detached housing Single detached housing Row housing
<b>West</b>	Small Scale Residential Zone (RS)  Small-Medium Scale Transition Residential Zone (RSM h12)	Single and semi-detached housing Row housing



*View of the site looking northeast from 37 Street NW and 132A Avenue NW*

## Community Insights

This application was brought forward to the public using a broadened approach. This approach was selected because the proposed rezoning generated a modest amount of community feedback and comments. The broadened approach included:

### Pre-Application Notice (from applicant), April 16, 2024

- Notification radius: 120 metres
- Number of recipients: 114
- Number of responses (as reported by the applicant): 0

### Mailed Notice, May 13, 2024

- Notification radius: 120 metres
- Recipients: 136
- Responses: 8
  - In opposition: 8 (100%)

### Engaged Edmonton Webpage, May 21, 2024 to June 2, 2024

- Visited the page: 119
- Submitted a question or forum response: 2
  - In opposition: 2 (100%)

### Site Signage, May 17, 2024

- One rezoning information sign was placed on the property so as to be visible from 37 Street NW and 132A Avenue NW.

### Webpage

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

### Notified Community Organizations

- South Clareview Community League
- Clareview and District Area Council

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

- Concern over increased traffic and parking congestion. (8)
- Concern over the loss of green space. (7)
- Concern over safety and increased crime. (6)

- Concern over an increase in density. (4)
- Concern over a loss in property values. (3)

A full “What We Heard” Public Engagement Report is found in Appendix 1.

## Application Analysis



Site analysis context

## The City Plan

This application supports The City Plan’s goal to accommodate 50% of new homes through infill, and infill is expected to be constructed at a variety of scales in areas like Belmont.

In alignment with the Big City Move to be a Rebuildable City, repurposing a planned school building envelope for affordable multi-unit housing reflects shifting needs and opportunities that have emerged since the neighbourhood was initially planned. The proposal aligns with policies to enable all districts to achieve more income-diverse neighbourhoods and a greater mix of land uses, and ensure all districts meet or exceed regional density targets as they redevelop over time.

The City Plan envisions a future where nobody is in core housing need and less than 35% of average household expenditures are spent on housing and transportation, as part of its Big City Move to be an Inclusive and Compassionate City. The proposed rezoning enables the future provision of affordable housing under *City Policy C583A: Developing Surplus School Sites*, contributing to the objectives of The City Plan to pursue partnerships to end poverty and streamline the provision of affordable housing in all neighbourhoods.

## District Plans

At the time of the writing of 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.

The site is within the boundaries of the Northeast District Plan, which designates it as Urban Service and Open Space. Although the proposed RM h16 rezoning does not match the purpose of the Urban Service land use designation, a policy exception (E.1 Belmont - Land Use (Surplus School Site)) provides additional direction stating:

*"The 14.4 hectare subject site includes 4.1 hectares dedicated to three school sites. One of the school sites was declared surplus by local school boards in 2009. It was approved for residential development by City Council in 2015. Small Scale and Low Rise residential development are appropriate for the surplus school site."*

In accordance with this policy exception, the proposed rezoning aligns with the policies of the Northeast District Plan.

## City Policy C583A

Approved in 2015, *City Policy C583A: Developing Surplus School Sites* provides guidelines for the development of identified surplus school sites, including Belmont. The guidelines include the following principles:

- **Access to affordable housing:** Surplus school sites provide a valuable opportunity for increasing Edmontonians access to affordable housing, while utilizing existing infrastructure in established neighbourhoods.
- **Increase housing choice:** Development on the surplus school sites will align with the City Plan objective to establish housing for a range of household types and sizes, excluding single detached housing, and provide access to affordable housing in neighbourhoods where it may be limited.
- **Integrate housing, services and amenities:** Ensure housing services and amenities are available to support the needs of residents and the community, where possible.

The development of this site prioritizes access to affordable housing, increased housing choice and the integration of housing services and amenities.

## Land Use Compatibility

The southwest corner of the site has been deemed surplus for school site development. If approved, the rezoning of this portion of the site will allow for the development of multi-unit housing up to 16.0 m (approximately 4 storeys) in height. The RM h16 zone is compatible with the adjacent low density residential zones to the south and west, and will provide an appropriate transition at a scale that is sensitive to the surrounding neighbourhood.

This site is an appropriate location for multi-unit housing, as future residents will have easy access to open space provided by Belmont Park, as well as commercial opportunities offered by

Clareview Town Centre and Belmont Town Centre, which are approximately 600 metres northwest and northeast respectively, from the site.

The proposed rezoning of the remainder of the site to PS is appropriate as it would align the zoning with its current use as school and park space.

	<b>FD Current</b>	<b>PS Proposed</b>	<b>RM h16 Proposed</b>
<b>Typical Uses</b>	Park School Agriculture	Park School Child Care Service	Residential
<b>Maximum Height</b>	12.0 m	16.0 m	16.0 m
<b>Minimum Density</b>	N/A	N/A	45 du/ha
<b>Minimum Number of Dwellings</b>	N/A	N/A	63
<b>Maximum Floor Area Ratio</b>	N/A	N/A	2.3
<b>Minimum Front Setback</b> (37 Street NW)	7.5 m	6.0 m	4.5 m
<b>Minimum Interior Side Setback</b>	7.5 m	4.5 m	3.0 m
<b>Minimum Flanking Side Setback</b> (132A Avenue NW)	7.5 m	6.0 m	4.5 m
<b>Minimum Rear Setback</b>	7.5 m	4.5 m	3.0 m

## Mobility

A Transportation Impact Assessment (TIA) was completed as part of this application. The TIA found that 40 Street, 132 Avenue, and 134 Avenue will continue to operate at acceptable service levels with the additional traffic from the proposed development. The TIA noted that there is a missing active modes link along 132A Avenue (which is an ETS-only roadway between 37 Avenue and 34 Avenue). A shared pathway was recommended along 132A Avenue to provide that missing link. The site access will be to 37 Street and will be reviewed at the development permit stage to reduce impacts to surrounding infrastructure.

With future stages of the development process, the owner will be required to construct a shared pathway along the north side of 132A Avenue and install stop signs at the intersection of 40 Avenue and 132 Avenue in the east/west directions. ETS operates a local bus route adjacent to the rezoning site which connects transit users to the Clareview Transit Centre for connection to the larger city wide network.

## Open Space

The subject site was deemed surplus to municipal requirements in 2009 by City Council and identified for affordable housing. The subject site is designated Municipal Reserve and this designation is required to be removed for the proposed development. Redevelopment of this site shall consider field impacts and identify appropriate relocation or realignment opportunities to ensure programming needs are maintained.

St Elizabeth Seton Catholic School and South Clareview Community League will be rezoned from Future Urban Development Zone (FD) to Parks and Services Zone (PS) to allow the school and community league uses to continue as permitted.

## Utilities

The proposed rezoning is not anticipated to have a significant impact on the existing sanitary sewer systems in the area.

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 the site is functionally compliant with the municipal standards for hydrant spacing. 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.



## Appendices

### 1. “What We Heard” Public Engagement Report

Written By: Andrea Wadsworth

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

# What We Heard Report

## Belmont

### LDA24-0150

Edmonton

## Public Engagement Feedback Summary

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<b>Project Address:</b>	13207 - 37 Street NW
<b>Project Description:</b>	<p>The City is reviewing an application to rezone the Belmont Surplus School Site located at 13207 - 37 Street NW from the Future Urban Development Zone (FD) to the Medium Scale Residential Zone (RM h16) to allow for the development of multi-unit housing in the form of row housing and/or apartment housing. Key characteristics of the proposed RM h16 zone include:</p> <ul style="list-style-type: none"><li>• A maximum height of 16 metres (approximately four storeys)</li><li>• A maximum Floor Area Ratio of 2.3</li><li>• A minimum density of 45 dwellings per hectare</li></ul>
<b>Engagement Format:</b>	Online Engagement Webpage - Engaged Edmonton: <a href="https://engaged.edmonton.ca/belmontsurplus">https://engaged.edmonton.ca/belmontsurplus</a>
<b>Engagement Dates:</b>	May 21, 2024 - June 2, 2024
<b>Number Of Visitors to Engaged Edmonton page:</b>	Visited the page - 119 Submitted a question or forum response - 2

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### About This Report

The information in this report includes summarized feedback received between May 21, 2024 - June 2, 2024 through online engagement via the Engaged Edmonton platform and emails submitted directly to the file planner.

The public feedback received will be considered during the planning analysis to ensure the review of the application takes local context into consideration and is as complete as possible. It will also be used to inform conversations with the applicant about potential revisions to the proposal to address concerns or opportunities raised.

This report is shared with all web page visitors who provided their email address for updates on this file. This summary will also be shared with the applicant and the Ward Councillor, and will be an Appendix to the Council Report should the application proceed to a Public Hearing.

The planning analysis, and how feedback informed that analysis, will be summarized in the City's report to City Council if the proposed rezoning goes to a future City Council Public Hearing for a decision. The City's report and finalized version of the applicant's proposal will be posted for public viewing on the City's public hearing agenda approximately three (3) weeks prior to a scheduled public hearing for the file.

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## Engagement Format

The Engaged Edmonton webpage included an overview of the application, information on the development and rezoning process, a brief history of the surplus school sites across the City and contact information for the file planner. Two participation tools were available for participants: the 'Ask a Question' and 'Share Your Thoughts'. The 'Ask a Question' tool allowed participants to ask questions directly to the project team. Once answered, the question and response would both either be shared publicly on the Engaged Edmonton page, or sent privately back to the participant. The 'Share Your Thoughts' tool allowed participants to share feedback on an open forum. They could also respond to and 'like' the comments of others, allowing participants to engage in conversation with each other.

The comments are summarized by the main themes below, with the number of times a similar comment was made by participants recorded in brackets following that comment. The questions asked and their answers are also included in this report.

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## Feedback Summary

This section summarizes the main themes collected on Engaged Edmonton, as well as emails and phone calls received by the planner.

Number of Responses:

In Support: 0

In Opposition: 10

The most common **concerns** heard were:

**Loss of Greenspace:** The community is concerned that the proposed development will take away greenspace. The field is well used by surrounding residents and provides open space for school children and families for their recreational activities.

**Increased Traffic and Parking Congestion:** School traffic is already a concern in the neighbourhood, and the addition of a multi-unit building will only make traffic and parking worse.

**Density:** This is already a high density neighbourhood, and the addition of a four storey building will change the character of the neighbourhood.

**Increased Crime:** Additional low income housing will bring vandalism, trespassing, theft, graffiti and drug deals.

**Decrease in Property Values:** The proposed development will lower property values.

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## What We Heard

The following section includes a summary of collected comments with the number of times a comment was recorded in brackets (comments received once do not have a number).

## Reasons For Opposition

### Greenspace

- The field is used by community members for recreational purposes. (4)
- Construction will take away the open field for the children at both schools in the area.
- The proposed development will take space away from the children's playground.
- The current zoning is adequate as it provides an open space for families for their leisure activities.

### Traffic/Parking

- Concerned with increased traffic and congestion. (5)
- Street parking is already filled up because of school traffic. (2)
- The one road for this area will not be able to handle all the additional vehicles that a multifamily building will bring.

### Density

- Concerned with more high density. (2)
- This is already a high density neighbourhood with low income housing from COVIDA on the next block.
- The proposed addition of a four story building will ultimately change the character of the neighborhood.

### Other

- Concerned with safety and increased crime. (6)
- There are enough low income rentals in the area already and more are not needed. (4)
- Concerned with property values decreasing. (3)
- Concerned with impacts of construction (safety, noise, and disturbance). (2)
- The proposed site is too small for the type of housing you are wanting to build.
- There is not enough room to park vehicles or have a proper sidewalk built.
- Concerned with privacy.
- The website registration is a deterrent for voicing concerns.
- Low income renters moving in and out of the neighbourhood causes problems.
- Find some other place to put these people please.

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## Questions & Answers

- 1. First I would like to know how this will affect the traffic in this area since there is only 1 way in and out. Second, how will this extra traffic once they start developing wear on our already bad roads in this neighborhood.**

As part of this application, a Transportation Impact Assessment (TIA) was submitted for review. This report includes traffic counts and projections of traffic volumes that this development could generate. It also identifies any upgrades or improvements that would be required with site

development. This report is currently being reviewed by the City's Transportation Engineers.

**2. I would like more information on what they are planning on doing to 132 ave from Victoria Trail to 40 st for the rezoning.**

The City's Transportation Engineers are currently reviewing the projected traffic impacts of this application. At this time, it has been determined that these improvements will be required:

- A shared pathway will be constructed on the north side of 132 A Avenue between 37 Street and 34 Street.
- Stop signs will be installed at the intersection of 40 Street and 132 Avenue on the east/west legs of the intersection.

**2. I did have some other concerns after speaking with some neighbours to find that some are unaware (did not receive a letter) or believe that they do not have an opinion because they rent. Are there any other channels the city will use to try and notify residents again?**

Feedback from property owners and renters are considered equally, and we welcome feedback from all residents in the area.

The City's Zoning Bylaw requires that notifications be sent to property owners and tenants within 60 metres of a rezoning site. In this case, we expanded that notification radius to 120 metres of the site. A rezoning sign has been posted on the site with details of the application, my contact information, and the contact information of the applicant.

Information about the application has been posted online, and feedback on the application can be shared on this webpage until June 2nd: [engaged.edmonton.ca/belmontsurplus](http://engaged.edmonton.ca/belmontsurplus). Once a public hearing date has been scheduled, another letter will be sent to owners and tenants within 120 metres of the site.

Please feel free to share my contact information or the applicant's ([affordablehousing@edmonton.ca](mailto:affordablehousing@edmonton.ca)) with anyone who is interested in the application.

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### Next Steps

The public feedback received will be considered during the planning analysis and will be included in the administration report for City Council. The administration report and finalized version of the applicant's proposal will be posted for public viewing on the [City's public hearing agenda](#) website approximately three (3) weeks prior to a scheduled public hearing for the file.

When the applicant is ready to take the application to Council (the Administration makes a recommendation of Support or Non-Support):

- Notice of Public Hearing date will be sent to surrounding property owners, residents, and applicable nearby Community Leagues and Business Associations.
- Once the Council Public Hearing Agenda is posted online, members of the public may register to speak at Council by completing the form at [edmonton.ca/meetings](http://edmonton.ca/meetings) or calling the Office of the City Clerk at 780-496-8178.
- Members of the public may listen to the Public hearing on-line via [edmonton.ca/meetings](http://edmonton.ca/meetings).
- Members of the public can submit written comments to the City Clerk ([city.clerk@edmonton.ca](mailto:city.clerk@edmonton.ca)).

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If you have questions about this application please contact:

Andrea Wadsworth

780-496-8159

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