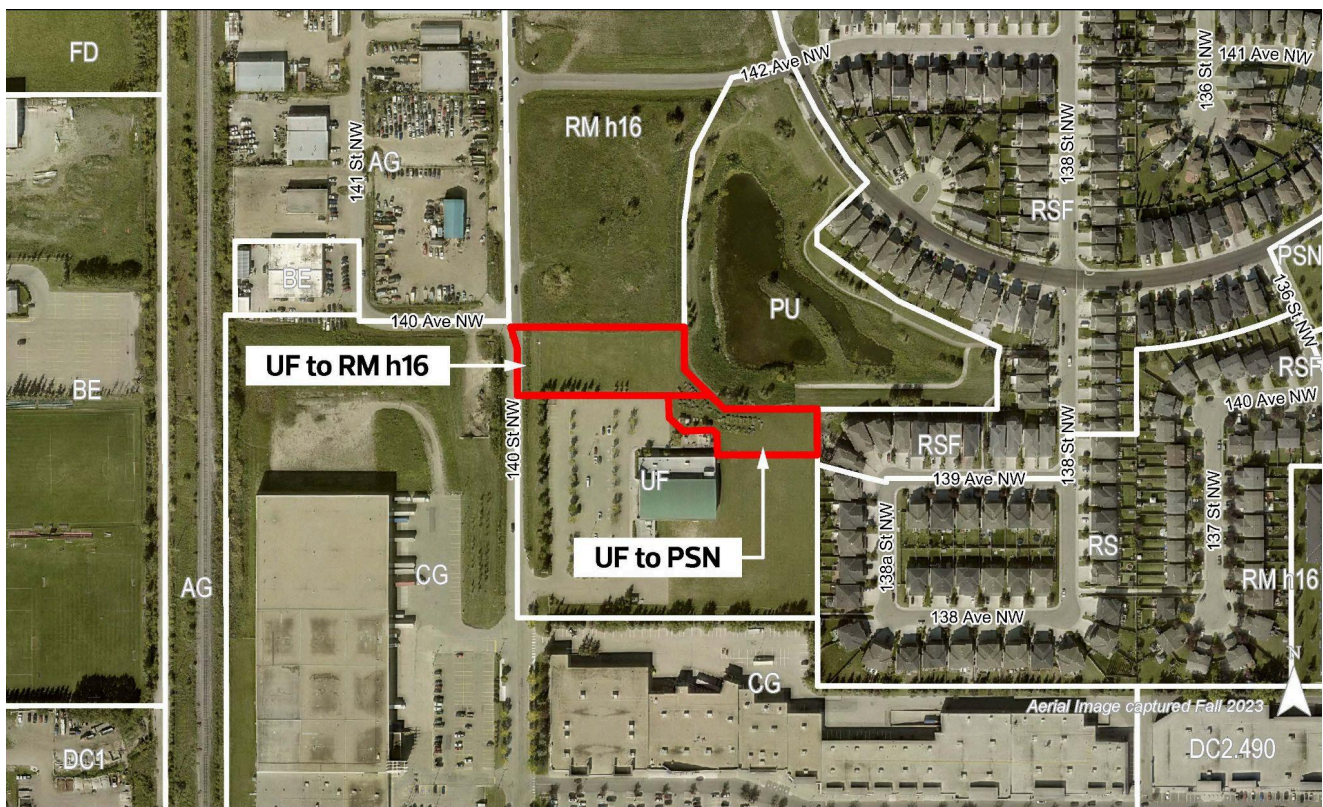


13931 - 140 Street NW Position of Administration: Support



Summary

Bylaw 20904 proposes a rezoning from the Urban Facilities Zone (UF) to the Neighbourhood Parks and Services Zone (PSN) and the Medium Scale Residential Zone (RM h16) to allow for smaller scale parks and amenities and medium scale housing.

Bylaw 20902 and Bylaw 20903 proposes an amendment to the Palisades Area Structure Plan (ASP) and Hudson Neighbourhood Structure Plan (NSP), respectively, to facilitate the proposed rezoning.

Public engagement for this application included a mailed notice, site signage, information on the City's webpage. Three people were heard from, with one in support and two in opposition who shared their concerns related to increased traffic, congestion and an increase in density.

Administration supports this application because it:

- Is compatible with surrounding land uses.
- Allows for the continued development of the Hudson Neighbourhood.
- Aligns with The City Plan's Big City Move A Rebuildable City to have 50% of net new units added through infill city-wide by and policy direction 5.1.1.1 to provide opportunities for people to access, enjoy and connect to open space.

Application Details

This application was submitted by B&A Studios on behalf of The Gateway Alliance Church.

Rezoning

The proposed Neighbourhood Parks and Services Zone (PSN) would allow development with the following key characteristics:

- Parks and Child Care Services.
- A maximum building height of 14.0 metres.

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

- Medium scale housing, including multi-unit housing in the form of row housing and/or apartment housing.
- Maximum building height of 16.0 m (approximately four storeys).
- Maximum Floor Area Ratio 2.3.
- Minimum density of 45 dwellings per net residential hectare.

Area Structure Plan Amendment

Bylaw 20392 proposes to amend Figure 7 - Development Concept and the Land Use and Population Statistics, of the Palisades Area Structure Plan to facilitate the proposed rezoning.

Neighbourhood Structure Plan Amendment

Bylaw 20393 proposed to amend Exhibit 5 - Development Concept, Figure 6 - Pedestrian/Bicycle Circulation Plan and the Land Use and Population Statistics of the Hudson Neighbourhood Structure Plan to facilitate the proposed rezoning.

Site and Surrounding Area

The subject site is located south of 112 Avenue NW and east of 140 Street NW in the southwest portion of the Hudson neighbourhood. The subject site is surrounded by a variety of uses, including commercial site to the west, and religious assembly to the south, a stormwater management facility and single detached housing to east and a vacant lot designated for medium density housing to the north. Transit Service is offered via 137 Avenue NW and Hudson Road NW, while active mode connections are offered east of the site and along 137 Avenue NW.

	Existing Zoning	Current Development
Subject Site	Urban Facilities Zone (UF)	Community Garden/Undeveloped lot
North	Medium Scale Residential Zone (RM h16)	Undeveloped Lot
East	Public Utility Zone (PU) Small Scale Flex Residential Zone (RSF)	Stormwater Management Facility Single Detached Housing
South	Urban Facilities Zone (UF)	Gateway Alliance Church
West	General Commercial Zone (CG)	Commercial Warehouse (Leons Furniture)



Street view of the subject site looking east from 140 Street NW

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because it generated little response to the advance notice and allows for the continued development of the Hudson Neighbourhood.

Mailed Notice, May 2, 2023

- Notification radius: 121 metres
- Recipients: 102
- Responses: 3

- In support: 1
- In opposition: 2

1st Site Signage, May 18, 2023

- One rezoning information sign was placed on the property facing 140 Street NW.

2nd Site Signage, May 2, 2024

- One rezoning information sign was placed on the property facing 140 Street NW.

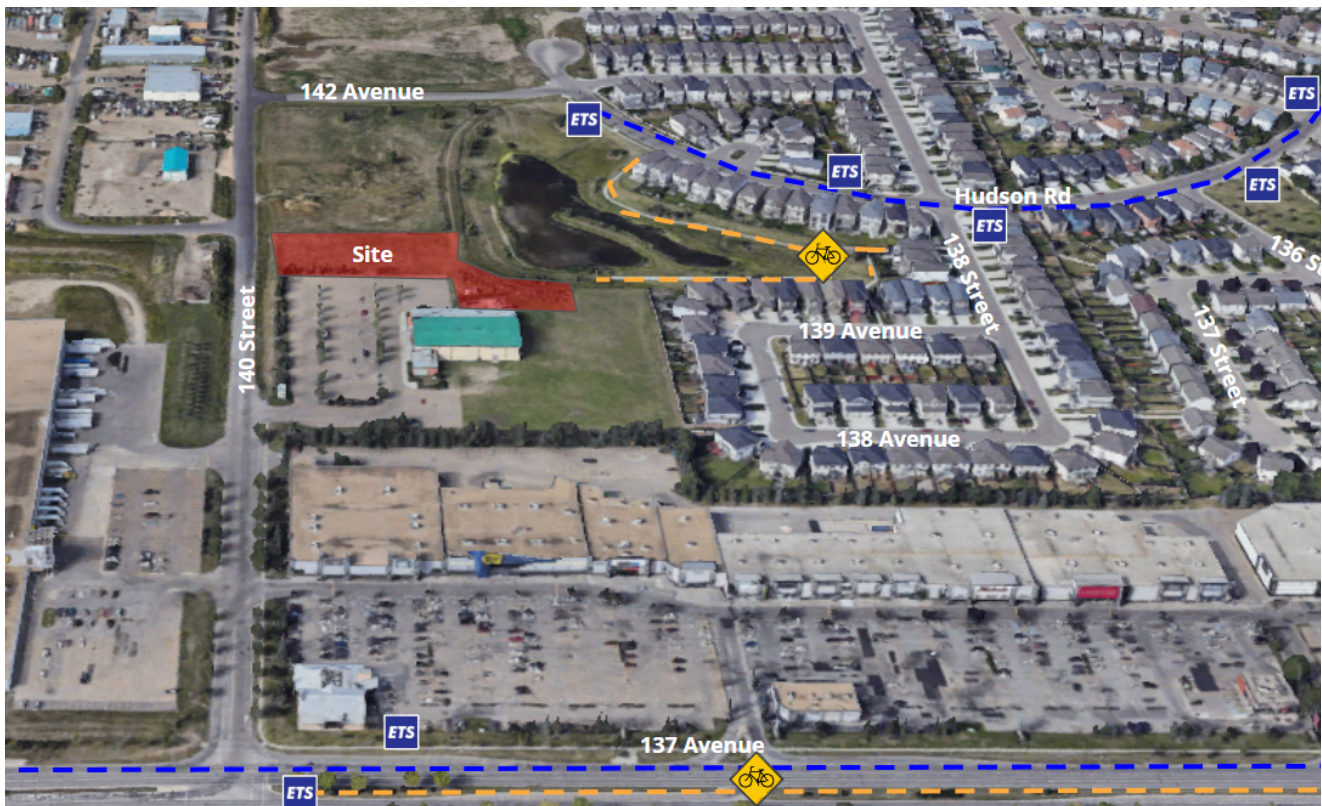
Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Cumberland/Oxford Community League
- Castle Downs Recreation Society Area Council

Application Analysis



Site analysis context

The City Plan

The subject site is in a redeveloping area, as identified in The City Plan. The proposed rezoning aligns with the goals and policies of The City Plan by accommodating all future growth for an additional 1 million people within Edmonton’s existing boundaries. The proposed rezoning is

supported by policies in The City Plan, which continue to allow Edmontonians to live locally and support growth within existing approved neighbourhoods.

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.

This application is in general conformance with the Northwest Edmonton District Plan. The proposed rezoning also conforms to b. of the District Policy 2.5.2.5 which supports low rise development outside of Nodes and Corridors that meet at least one of the following criteria:

- a. On corner sites at the edge of the neighbourhood where the block face fronts onto an Arterial Roadway or Collector Roadway,
- b. On or adjacent to sites zoned for greater than Small Scale development or for commercial or mixed use development and along an Arterial Roadway or Collector Roadway, or
- c. Within 400 metres of Mass Transit Stations and along an Arterial Roadway or Collector Roadway.

Area Structure Plan

This application proposes an amendment to the Palisades Area Structure Plan (ASP), Figure 7 - Development Concept to redesignate lands from Institutional to Residential and Neighbourhood Park uses as well as to change the location of the berm and fence screening.

Changes to Land Use and Population Statistics are summarised in the table below.

Land Use and Population Statistics	Current	Proposed	Difference
Institutional	10.26 ha	9.91 ha	- 0.35 ha
Mixed Use/Commercial/Residential	1.98 ha	2.33	+ 0.35 ha
Parks and Schools	48.67 ha	48.92 ha	+ 0.25 ha
Dwelling Units	6641	6658	+ 17 units
Population	22048	22101	+ 53 population

Neighbourhood Structure Plan

This amendment proposes an amendment to the Hudson Neighbourhood Structure Plan (NSP), Exhibit 5 - Development Concept, to redesignate land uses, from Institutional to Medium Density Residential and to Park uses, and to redistribute the location of the landscape buffer. Exhibit 6, Pedestrian/Bicycle Circulation Plan is also being amended to add two pathway connections to 142 Street, update the landscape buffer and to reflect the active modes connections currently built.

Changes to Land Use and Population Statistics are summarised in the table below.

Land Use and Population Statistics	Current	Proposed	Difference
Institutional	3.37 ha	3.02 ha	- 0.35 ha
Medium Density Residential	6.16 ha	6.51 ha	+ 0.35 ha
Neighbourhood Park	1.50 ha	1.75 ha	+ 0.25 ha
Dwelling Units	839	856	+ 17 units
Population	2792	2845	+ 53 population

Land Use Compatibility

The subject site is currently zoned Urban Facilities Zone (UF). If approved, the RM h16 Zone will allow Medium scale housing, including multi-unit housing in the form of row housing and/or apartment housing and is compatible with the surrounding land uses. The proposed PSN portion of the rezoning is currently being utilized as a community garden and is being dedicated to the City as Municipal Reserve to the City. The proposed PSN Zone will allow for ongoing operation of the community garden, as well as additional community uses, including Parks and Child Care Services.

	UF Current	RM h16 Proposed	PSN Proposed
Typical Uses	Community uses Basic Service uses Commercial uses	Residential Limited Commercial	Park Urban Agriculture Child Care Services

Maximum Height	16.0 m	16.0 m	14.0 m
Minimum Density	N/A	45 du/ha	N/A
Front Setback Range (140 Street)	6.0 m	3.0 - 4.5 m	6.0 m
Minimum Interior Side Setback	4.5 m	3.0 m	4.5
Minimum Flanking Side Setback	6.0 m	3.0 m	6.0 m
Minimum Rear Setback	4.5 m	3.0 m	4.5 m

Mobility

Vehicular access to the residential site shall be from 140 Street NW at the 141 Avenue NW intersection. Upgrades to 140 Street NW between the southerly access to the Gateway Alliance Church and the site's north property line will be required in order to convert the road from a rural to an urban standard. This will include the extension of the sidewalk on the east side. Additional road right-of-way will be required to accommodate the residential landscape buffer (berm and fence) north of the site access.

In order to improve active modes connectivity between 140 Street NW and the interior of the Hudson neighbourhood, two pathways have been added to the NSP on Exhibit 6, Pedestrian/Bicycle Circulation Plan. A 3 m wide shared pathway along the south boundary of the residential site will connect to the existing pathway along the stormwater pond to the east, and a 1.8 m wide walkway will be constructed along the south boundary of the Church to connect to 138 Avenue NW.

ETS operates bus service nearby on Hudson Road NW and 137 Avenue NW. Bus service may also operate adjacent to the site on 140 Street NW in the future, depending on neighbourhood build-out, demand and available funding for transit. With future construction of sidewalk and

shared-use path connections in the area the site will be 350-500m walking distance to nearby bus stops.

A mass transit bus route is anticipated to operate on 137 Avenue NW as part of the future mass transit network associated with the 1.25 million population scenario of the Edmonton City Plan.

Open Space

The proposed Neighbourhood Parks and Services Zone (PSN) will allow for the existing community garden program to continue to function. The proposed PSN will allow for the creation of a 0.245 ha Municipal Reserve parcel that will function as part of park and open space system.

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. Sanitary and stormwater services are available via extension of mains connecting to the existing systems further south within 140 Street NW.

Edmonton Fire Rescue Services has performed a risk-based Infill Fire Protection Assessment and determined that the subject site is reasonably compliant with the municipal standards for firefighting water. 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. Current ASP Land Use and Population Statistics
2. Proposed ASP Land Use and Population Statistics
3. Current NSP Land Use and Population Statistics
4. Proposed NSP Land Use and Population Statistics
5. ASP/NSP/ARP Land Use Concept Map Comparison

Written By: Evan Wong

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

Current ASP Land Use and Population Statistics – Bylaw 18886

THE PALISADES AREA STRUCTURE PLAN LAND USE AND POPULATION STATISTICS BYLAW 18886 (Approved September 8, 2021)

LAND USE	Area (ha)	% of GDA	Units	Population
Gross Area	590.00			
Natural Area	10.87			
Utility Right of Way (Private Corporation)	6.28			
Pipeline Right of Way (Private Corporation)	4.81			
167 Avenue	3.52			
153 Avenue	6.56			
Gross Developable Area	557.96	100.00		
Parks and Schools	48.67	8.72		
Net Developable Area	509.67			
Business Commercial	44.88	8.04		
Business Industrial	5.47	0.98		
Neighbourhood Commercial	4.05	0.73		
Residential*	444.65	79.70	6,641	22,048
Institutional	10.26	1.83		
Mixed Use/Commercial/Residential	1.98	0.4		
Total	509.29	100.00		

Density: 41.1 persons per gross developable hectare

*Includes stormwater management facilities, collector and local roads

Proposed ASP Land Use and Population Statistics – Bylaw 20902

THE PALISADES AREA STRUCTURE PLAN LAND USE AND POPULATION STATISTICS BYLAW 20902

LAND USE	Area (ha)	% of GDA	Units	Population
Gross Area	590.00			
Natural Area	10.87			
Utility Right of Way (Private Corporation)	6.28			
Pipeline Right of Way (Private Corporation)	4.81			
167 Avenue	3.52			
153 Avenue	6.56			
Gross Developable Area	557.96	100.00		
Parks and Schools	48.67	8.76		
Net Developable Area	509.67			
Business Commercial	44.88	8.04		
Business Industrial	5.47	0.98		
Neighbourhood Commercial	4.05	0.73		
Residential*	444.65	79.70	6,658	22,101
Institutional	9.91	1.78		
Mixed Use/Commercial/Residential	2.33	0.42		
Total	509.29	100.00		

Density: 41.1 persons per gross developable hectare

*Includes stormwater management facilities, collector and local roads

Current NSP Land Use and Population Statistics – Bylaw 16660

HUDSON NEIGHBOURHOOD STRUCTURE PLAN LAND USE AND POPULATION STATISTICS BYLAW 16660

	Area (ha)	% of GDA
Gross Area	72.82	
Gross Developable Area	72.82	100.0
Public Elementary/Junior High School Site	5.46	7.5
Catholic Elementary/Junior High School Site	4.05	5.6
Neighbourhood Park	1.50	2.1
Stormwater Management Facilities	6.47	8.8
Circulation	15.12	20.8
Institutional	3.37	4.6
Net Residential Area	36.75	50.4

Residential Land Use	Area (ha)	Dwelling Units	% of Total Units	Population
Low Density Residential	30.63	548	65.4	1,890
Medium Density Residential	6.16	291	34.6	902

Total Residential	36.79	839	100.0	2,792
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Density: 38.3 persons per gross developable hectare

Student Generation	Elementary	Junior High	Senior High
Public	288	116	106
Catholic	151	64	36

Proposed NSP Land Use and Population Statistics – Bylaw 20903

HUDSON NEIGHBOURHOOD STRUCTURE PLAN LAND USE AND POPULATION STATISTICS BYLAW 20903

	Area (ha)	% of GDA
Gross Area	72.82	
Gross Developable Area	72.82	100.0
Public Elementary/Junior High School Site	5.46	7.5
Catholic Elementary/Junior High School Site	4.05	5.6
Neighbourhood Park	1.75	2.4
Stormwater Management Facilities	6.47	8.8
Circulation	15.12	20.8
Institutional	3.02	4.1
Net Residential Area	37.10	50.9

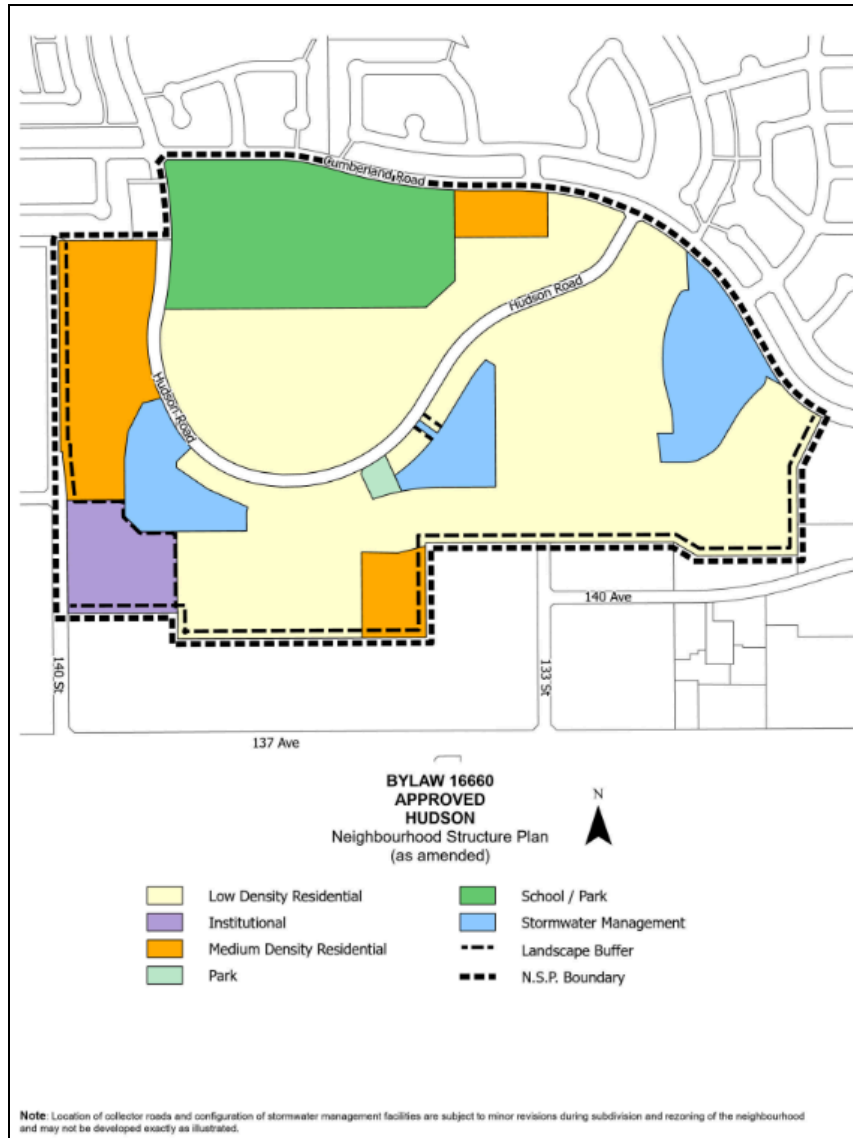
Residential Land Use	Area (ha)	Dwelling Units	% of Total Units	Population
Low Density Residential	30.63	548	64	1,890
Medium Density Residential	6.51	308	36	955

Total Residential	37.14	856	100.0	2,845
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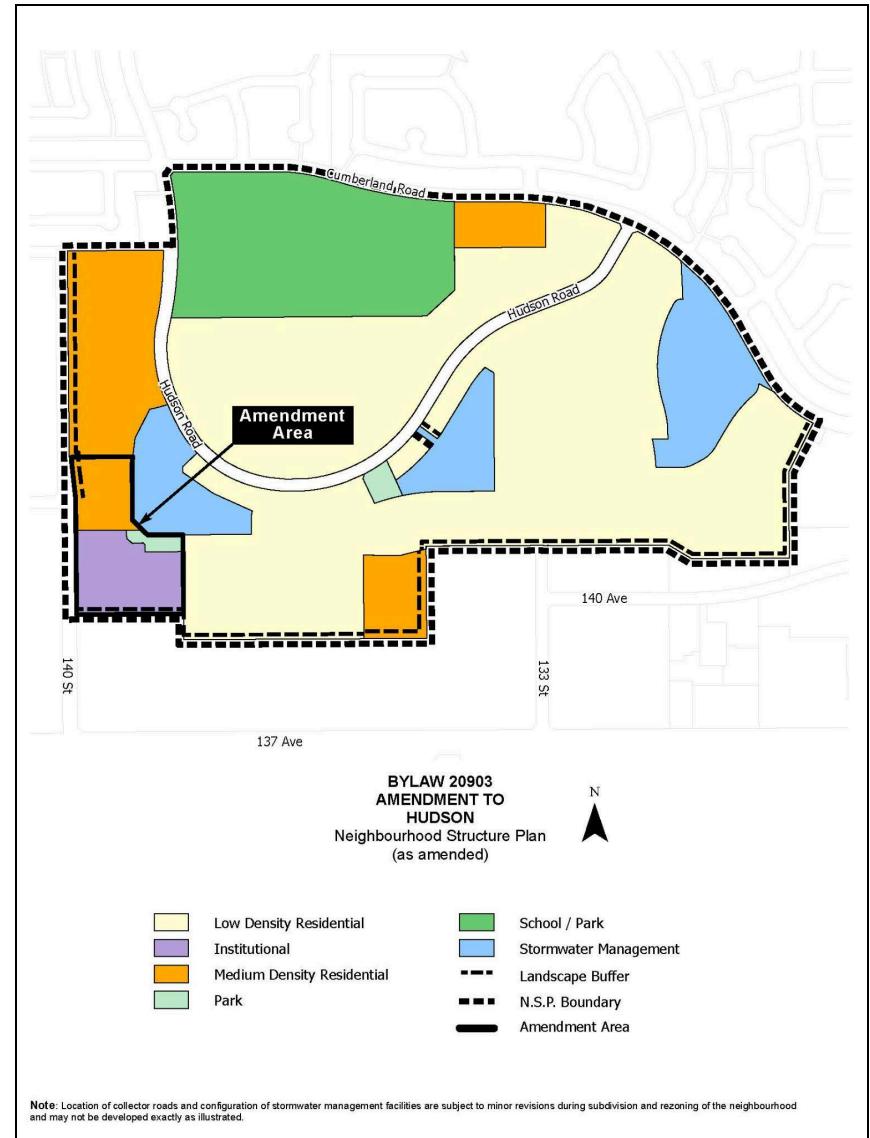
Density: 38.3 persons per gross developable hectare

Student Generation	Elementary	Junior High	Senior High
Public	290	117	107
Catholic	153	65	37

Plan Land Use Concept Map Comparison



Current Land Use Concept Map



Proposed Land Use Concept Map