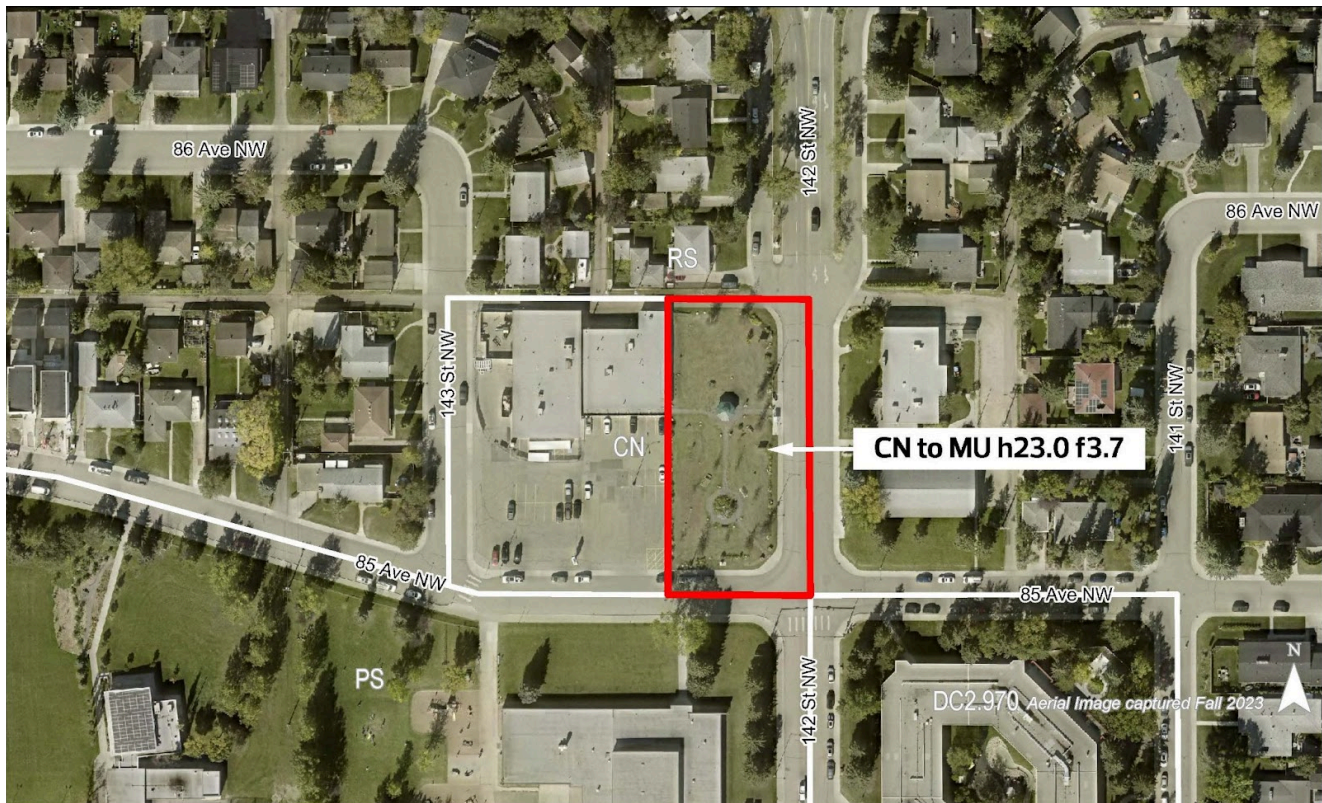


8510 - 142 Street NW

Position of Administration: Support



Summary

Bylaw 20998 proposes a rezoning from the Neighbourhood Commercial Zone (CN) to the Mixed Use Zone (MU h23.0 f3.7) to allow for medium scale mixed use development.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. Approximately 19 people were heard from, with 3 in support, 15 in opposition and 1 requested for more information on the proposal. Most concerns were related to potential increase in traffic and parking congestion in the area.

Administration supports this application because it:

- Is compatible with the surrounding land use.
- Is located within a Local Node and provides housing diversity.

- Aligns with the direction from the City Plan to enable 15-minute districts that allows people to easily complete their daily needs.

Application Details

This application was submitted by Clarity Development Advisory on behalf of Beljan Development.

Rezoning

The proposed Mixed Use Zone (MU h23.0 f3.7) would allow development with the following key characteristics:

- A maximum height of 23.0 metres (approximately 6 storeys).
- A maximum floor area ratio of 3.7.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Neighbourhood Commercial Zone (CN)	Open Space/Park
North	Small Scale Residential Zone (RS)	Single Detached Housing
East	Small Scale Residential Zone (RS)	Church
South	Parks and Services	Laurier Heights School
West	Neighbourhood Commercial Zone (CN)	Commercial Strip Mall



View of the site looking northwest from 142 Street NW



View of the site looking north from 85 Avenue NW

Community Insights

This application was brought forward to the public using a broadened approach. This approach was selected because the subject site is located in an area where previous rezoning application prompted extensive public response and there is a concern from the public regarding transportation issues. The broadened approach included:

Mailed Notice, September 9, 2024

- Notification radius: 120 metres
- Recipients: 279
- Responses: 19
 - In support: 3 (16%)
 - In opposition: 15 (79%)
 - Mixed/Questions only: 1 (5%)

Site Signage, September 16, 2024

- One rezoning information sign was placed on the property so as to be visible from 142 Street NW and 85 Avenue NW

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Laurier Heights Community League

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

Opposition:

- The proposed development will increase the traffic congestion in the area, specifically around the school (11x).
- The area is already experiencing lack of parking. The proposed development will increase the parking congestion in the area (7x).
- The proposed height (6 storeys) is too tall for the neighbourhood and it will block sunlight and cast shadow on the surrounding properties (7x).
- The proposed development will lead to loss of green space and will negatively impact the local biodiversity (7x).
- Future construction, uses permitted in the proposed zone and additional traffic will increase the noise pollution in the area (7x).
- The proposed development will add more cars on the street. It will impact the safety of children going to and from school (adjacent to the subject site), and put them at risk (6x).
- The proposed development will reduce the property value of surrounding properties (6x).
- The application proposes additional density which will put strain on existing infrastructure and services in the area (5x).

- Future construction, loss of green space and additional traffic will increase the air pollution in the neighbourhood (5x).
- The proposed development will change the existing character of the neighbourhood (4x).
- The approval of the proposed rezoning will set a precedent for future oversized buildings throughout the neighbourhood (4x).
- Current height (12 metres) restriction should be maintained (3x).
- The proposed development will disrupt the community activities.
- The types of uses that fall under the umbrella of Major Indoor Entertainment use are not compatible with the surrounding land use.
- The proposed rezoning allows for a large building which will intensify urban heat wave effects and temperatures in densely developed urban areas are higher than those with fewer large buildings.
- There are already too many skinnies being built in the area.
- The goal of a walkable city is not possible due to weather conditions.
- The province is providing more funding for private schools and taking money from the public school boards. It seems unlikely that Laurier Heights school will be able to handle the significant increase of students.
- The proposed height will result in complete obstruction of view of the abutting commercial property from 142 Street NW.
- The proposed development may result in parking overflow onto the abutting commercial strip mall, which will interfere with the businesses operating there.
- The proposed development should be limited to one storey.
- A 3 storey standalone residential or commercial building would be acceptable.

Support:

- The proposed development can provide some basic commercial amenities and diverse housing options which the neighbourhood severely lacks (3x).
- The proposed development will be a community hub, it will create a pedestrian-friendly environment, encourage social interactions, support more local businesses and improve the neighbourhood (2x).
- The site is an ideal location for mixed use development and additional density. It is located next to existing commercial space, near the neighbourhood entrance and close to the school and Canterbury Foundation, providing safe access for seniors and students (2x).
- The neighbourhood is a destination for people biking or walking through the river valley. There is plenty of street parking for people who drive, a bus stop abutting the site for people who take transit and the area is highly walkable and bikeable.
- The proposed rezoning allows for more housing which will result in a net good.

- Long term planning of a community that prioritises amenities to its citizens and access to better transit should be of utmost importance.
- More mixed use spaces are needed in the neighbourhood that residents can walk to.

Mixed/Questions:

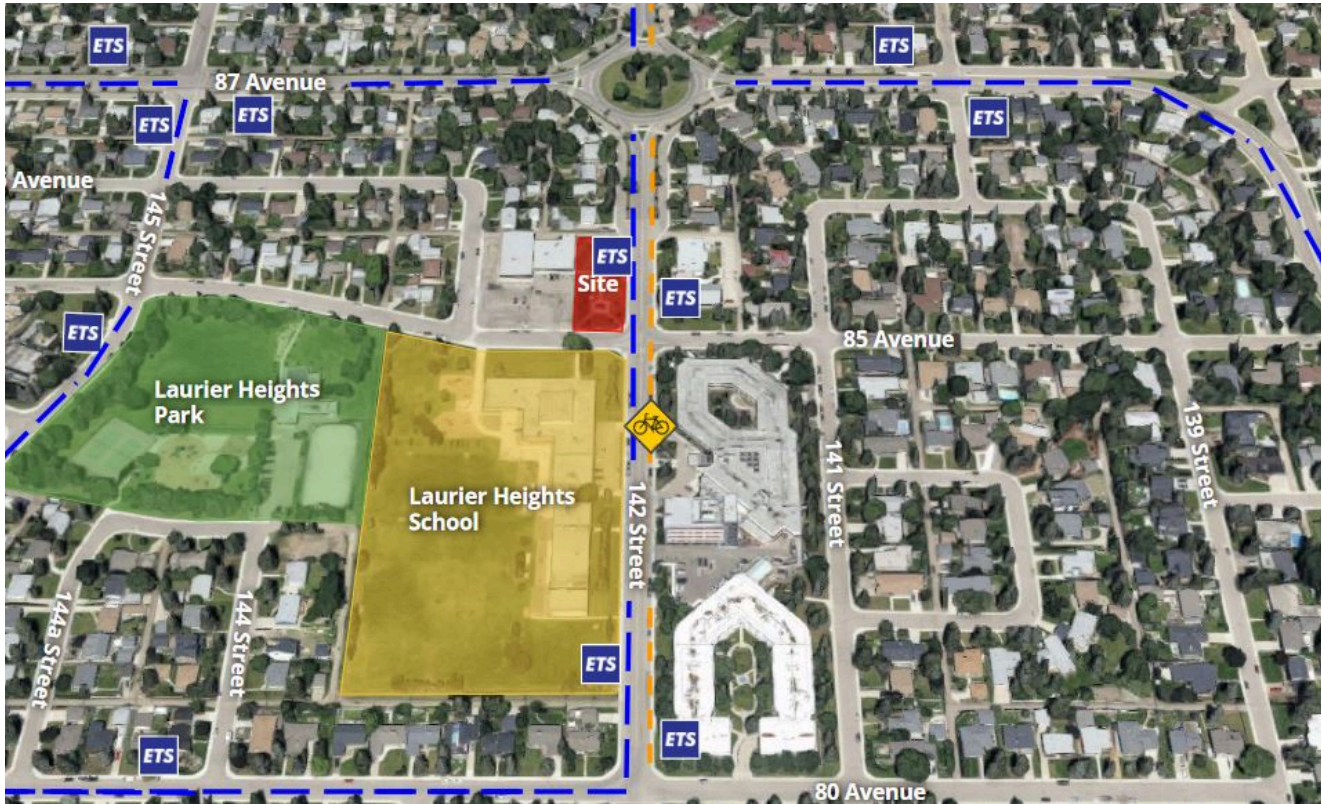
- Need more information on the proposal.

Application Analysis

Land Use Compatibility

When compared with the existing CN Zone, the proposed MU h23.0 f3.7 Zone would allow for an increase in height, Floor Area Ratio, similar interior & rear setback, and possible increase in setbacks from streets.

	CN Current	MU h23.0 f3.7 Proposed
Typical Uses	Commercial Limited Residential	Commercial Limited Residential
Maximum Height	12.0 m	23.0 m
Maximum Floor Area Ratio	2.0	3.7 - 4.7
Minimum Setback Abutting Street (85 Avenue NW & 142 Street NW)	0.0 m - 3.0 m	0.0 m - 4.5 m + 4.5 (minimum setback for portions of development greater than 16.0 m in height)
Minimum Interior Side Setback	0.0 m	0.0 m
Minimum Rear Setback (Alley)	0.0 m - 1.0 m	0.0 - 1.0 m + 3.0 m for portions of development greater than 16.0 m in height



Site analysis context

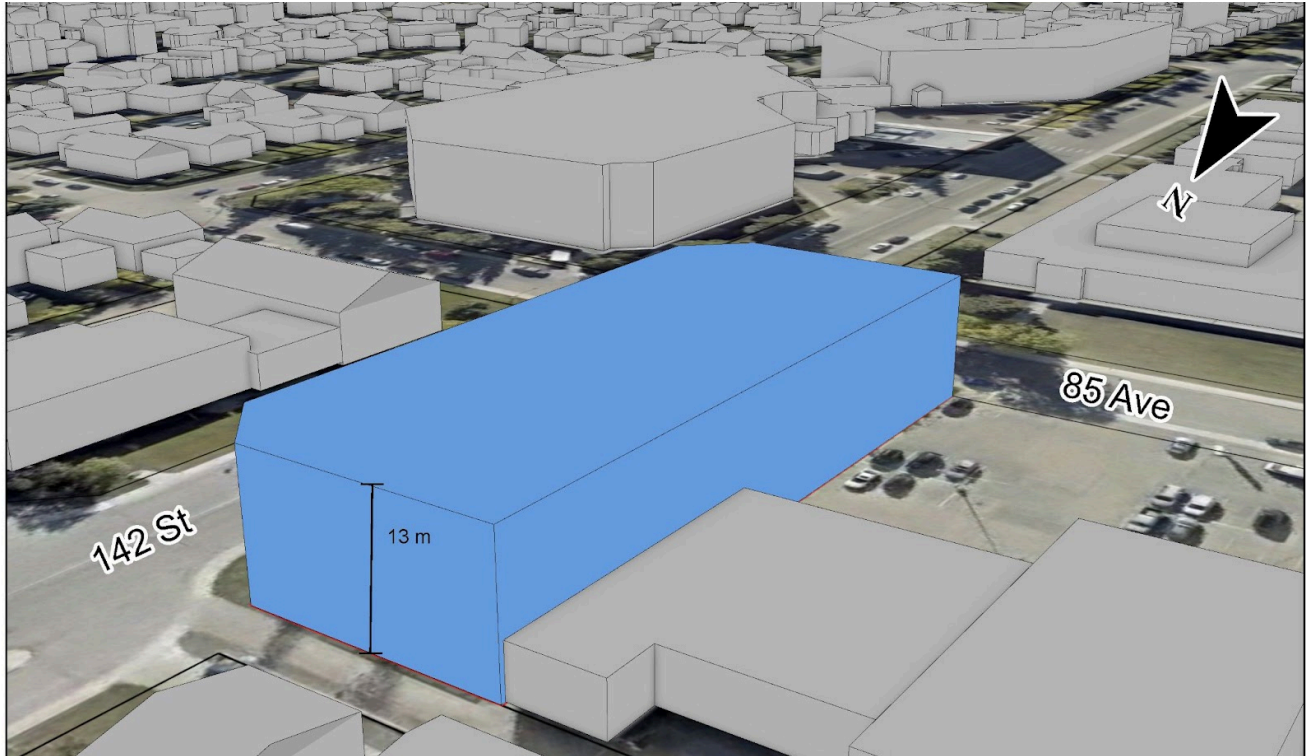
The subject site is approximately 2,172 m² in area, currently houses a park/open space, and is located on a corner lot, along a collector road (142 Street NW) and abuts a commercial strip mall on the west, which is also zoned CN. The proposed MU h23.0 f3.7 Zone would allow for mid-rise development (6 storey), which will facilitate transition from proposed mid-rise to small scale development in the west. Also, bus service and the current district connector bike route is in close proximity to the site (see the 'Mobility' section for more information).

With a maximum height of 23.0 metres and a Floor Area Ratio of 3.7, the proposed MU h23.0 f3.7 Zone allows for a larger structure than permitted under the existing CN Zone. The subject site is surrounded by roadways on three sides. These roadways act as a buffer and help to reduce the impact of the proposed development. In further comparison with CN Zone, the MU h23.0 f3.7 Zone requires additional setback/stepback of 3.0 metres and 4.5 metres from the alley and streets, respectively for the portions of development greater than 16.0 m in height, which can help to mitigate the impacts of the proposed development on the adjacent properties. Additionally, the uses proposed under the MU h23.0 f3.7 Zone are identical to the existing CN Zone, except, MU h23.0 f3.7 Zone allows indoor self storage, major indoor entertainment and more housing options. Therefore, site location and required setbacks/stepbacks makes the proposed MU h23.0 f3.7 Zone appropriate at this location.

Sun Shadow Analysis

A mid-rise building of this size will also produce a shadow which will impact surrounding properties. However, the additional setback/stepback requirement and the location of the site at the intersection of 85 Avenue NW and 142 Street NW will help to absorb some of the shadow impacts during the summer solstice and equinoxes. In general, shadow impacts of this nature

should be anticipated in Local Nodes where land use policy supports taller development of this size. A full Solar/Shadow Analysis can be found in Appendix 1.



3D Model of proposed MU h23.0 f3.7 Zone showing maximum floor area ratio, minimum setbacks and reduced height

The City Plan

As per The City Plan, Local Nodes are not identified geographically at the City-wide scale. However, the plan indicates that Local Nodes are expected to emerge and flourish as neighbourhoods change over time.

Additionally, proposed rezoning aligns with the big city move 'A Community of Communities' by enabling 15-minute districts that allow people to easily complete their daily needs.

District Plans

The subject site is located within the Jasper Place District Plan and is designated 'Urban Mix', which includes housing, shops, services and offices in one land use category. It includes stand alone residential and commercial development as well as mixed use development. The proposed MU h23.0 f3.7 Zone allows for standalone residential and commercial development as well as mixed use development.

Similar to The City Plan, District Plans do not identify Local Nodes geographically at the City-wide scale. District Policy for Local Nodes offers the following description:

"Local Nodes are places in Urban Mix areas, separate from other Nodes and Corridors, that act as focal points for the neighbourhoods where they are located. They must include commercial uses and should also include another community use, such as a park, community hall, religious assembly or school. They

are integrated within their neighbourhood and feature strong active transportation connections and transit service.”

The subject site is located in close proximity to a commercial strip mall, community hall, park, school, church, transit service and current district connector bike route. Therefore, it is reasonable to say that the subject site is located within a Local Node. The following District Policy that applies to Local Node suggests that mid-rise development should be considered at this location:

2.4.5.3 - Support Mid Rise development along Arterial Roadways and Collector Roadways at Local Nodes where the site size and context allow for appropriate transition to surrounding development.

Therefore the proposed rezoning is consistent with this District Policy for Local Nodes (see the land use compatibility section for more information).

Environment

Prior to the development of the property, the applicant will be required to provide following information:

- Further assessment and/or delineation is required of a Remedial Action Plan (RAP) for the property prior to approval of a development permit.
- A final remediation report and/or Risk Management Plan prior to release of drawings for Building Permit application review as a condition of the development permit process.

Mobility

Administration reviewed a Transportation Impact Assessment (TIA) submitted in support of this application. The TIA includes a detailed review of the potential impacts to the nearby Laurier Heights School and confirms that the existing mobility network can accommodate the proposed development. Upon development, the owner will be required to reconstruct the abutting east-west alley to a commercial alley standard, and install stop signs at the east end of the alley and the south end of the service road.

142 Street NW is a district connector bike route and currently operates as a shared street with no dedicated cycling facility. ETS operates numerous bus routes near the rezoning site on 87 Avenue and 142 Street, and a bus stop is located directly adjacent to the site on 142 Street. A range of service levels are available on these corridors, including frequent, local and school special bus routes.

Utilities

Sanitary and storm service connections are available to the site. Onsite stormwater management will be required with the proposed development.

There is a deficiency in on-street fire protection adjacent to the property in terms of hydrant spacing. The developer will be required to contact the Edmonton Fire Rescue Services (EFRS) to address this deficiency. EFRS will perform an Infill Fire Protection Assessment 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

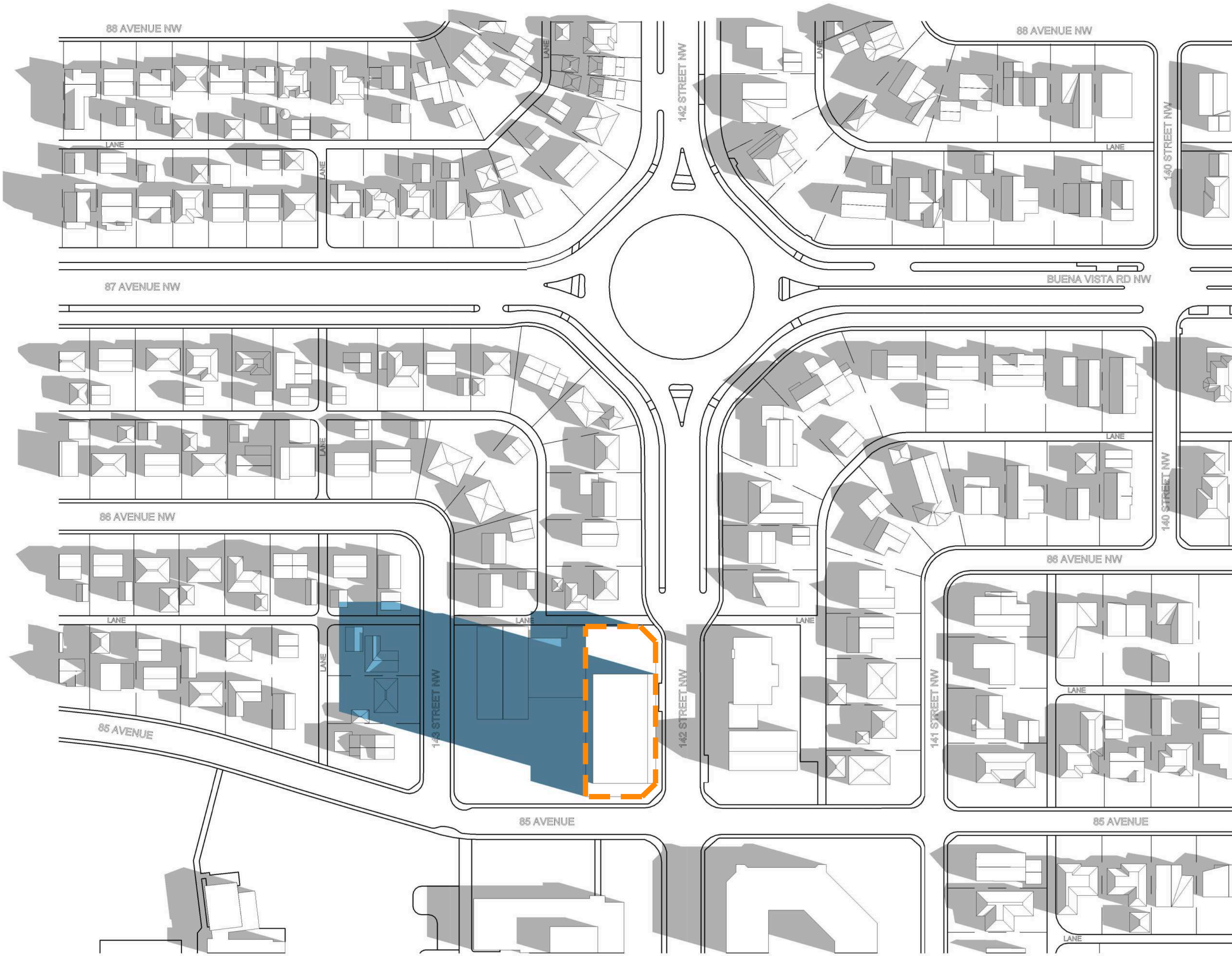
1. Sun/Shadow Analysis

Written By: Abhimanyu Jamwal

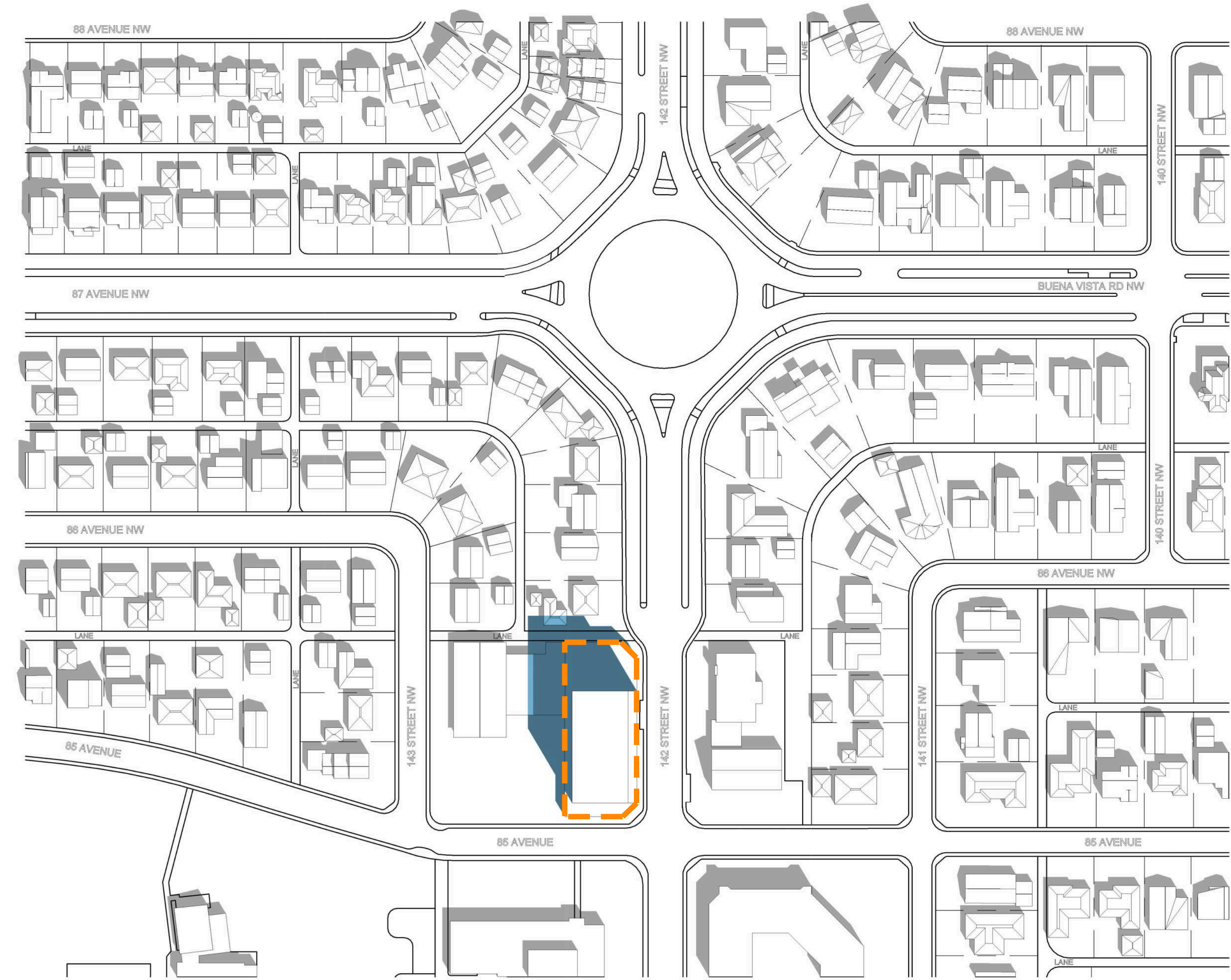
Approved By: Tim Ford

Branch: Development Services

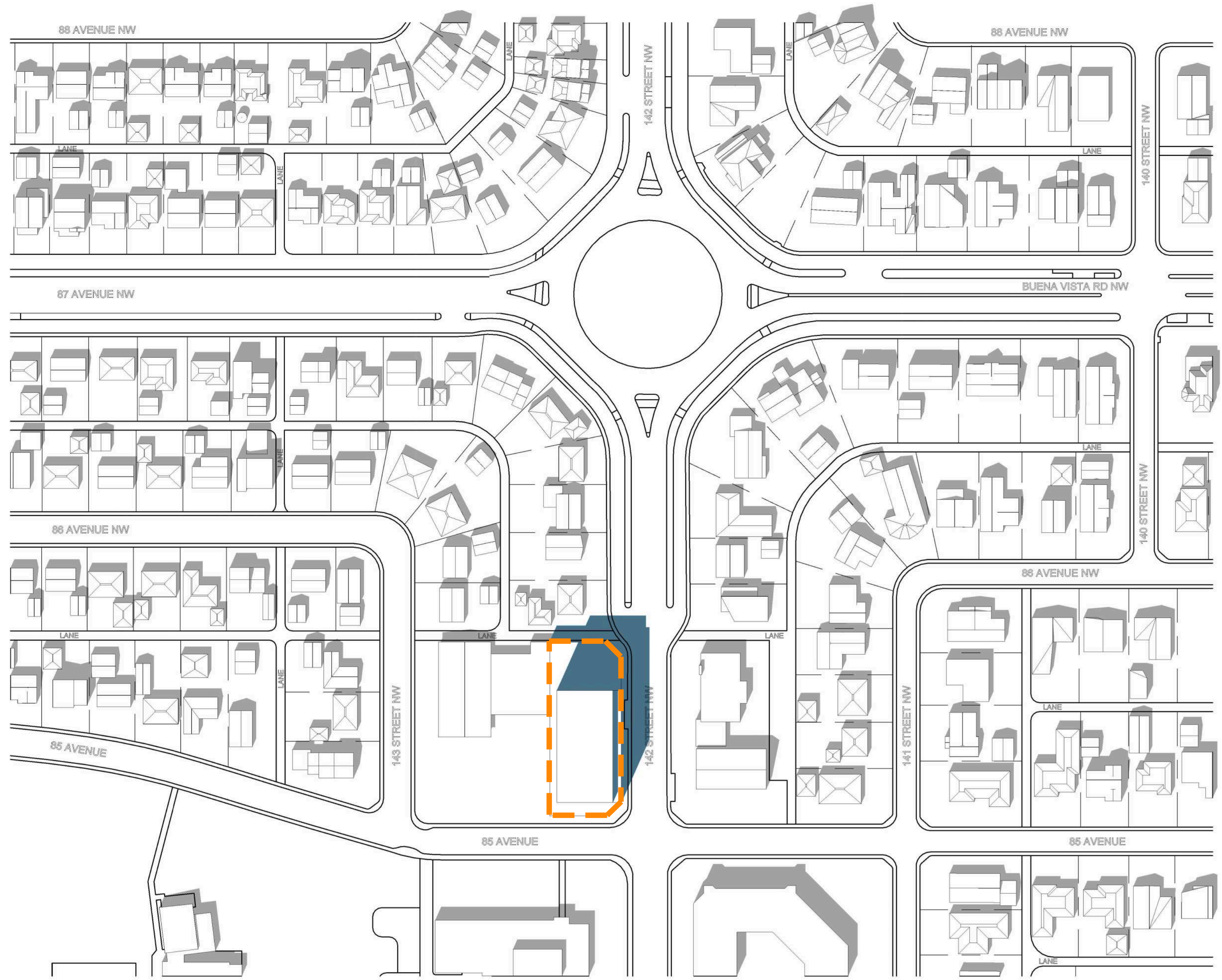
Section: Planning Coordination



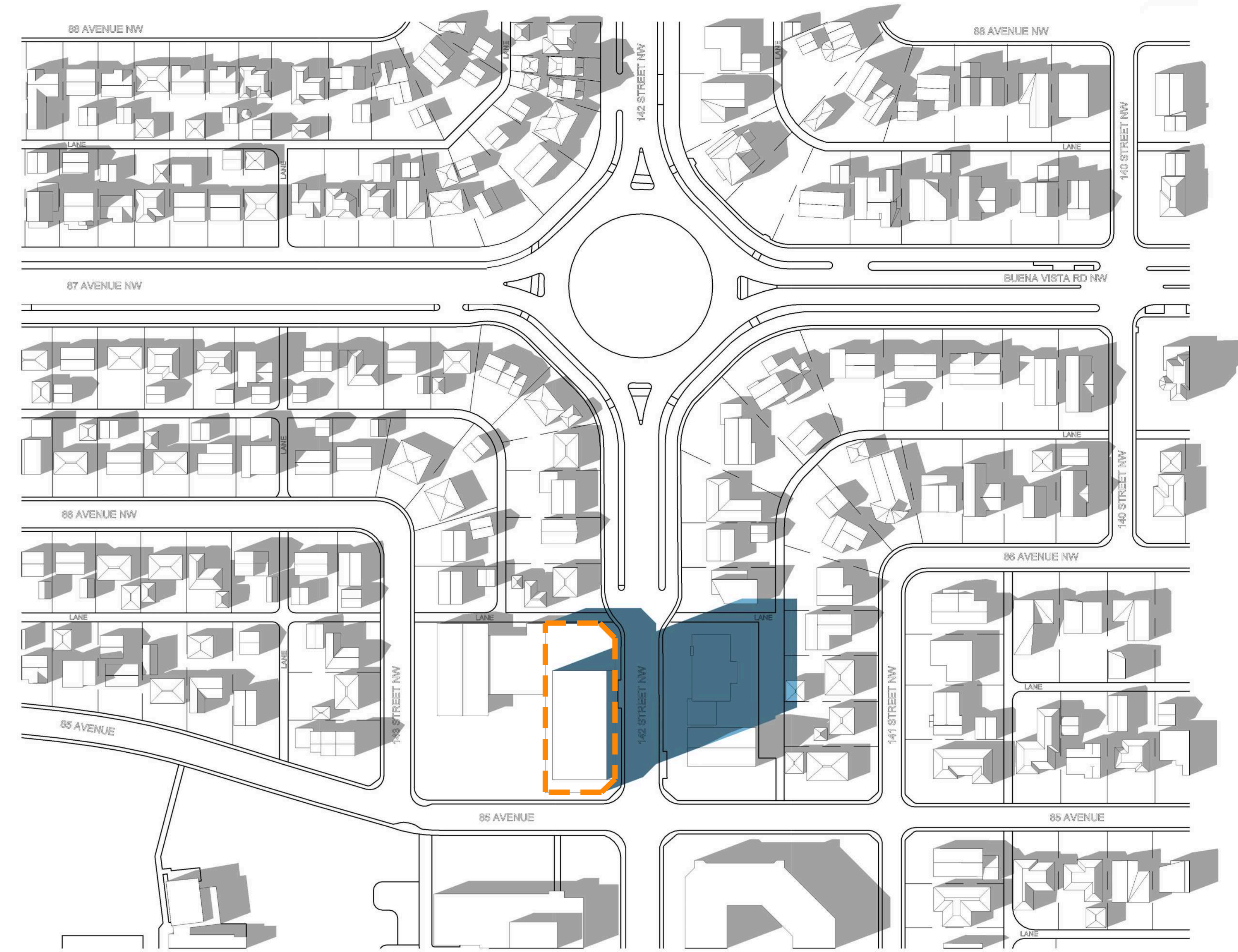
 NORTH
SPRING/ FALL EQUINOX
MARCH/ SEPTEMBER 21 @ 9AM



 NORTH
SPRING/ FALL EQUINOX
MARCH/ SEPTEMBER 21 @ 12PM



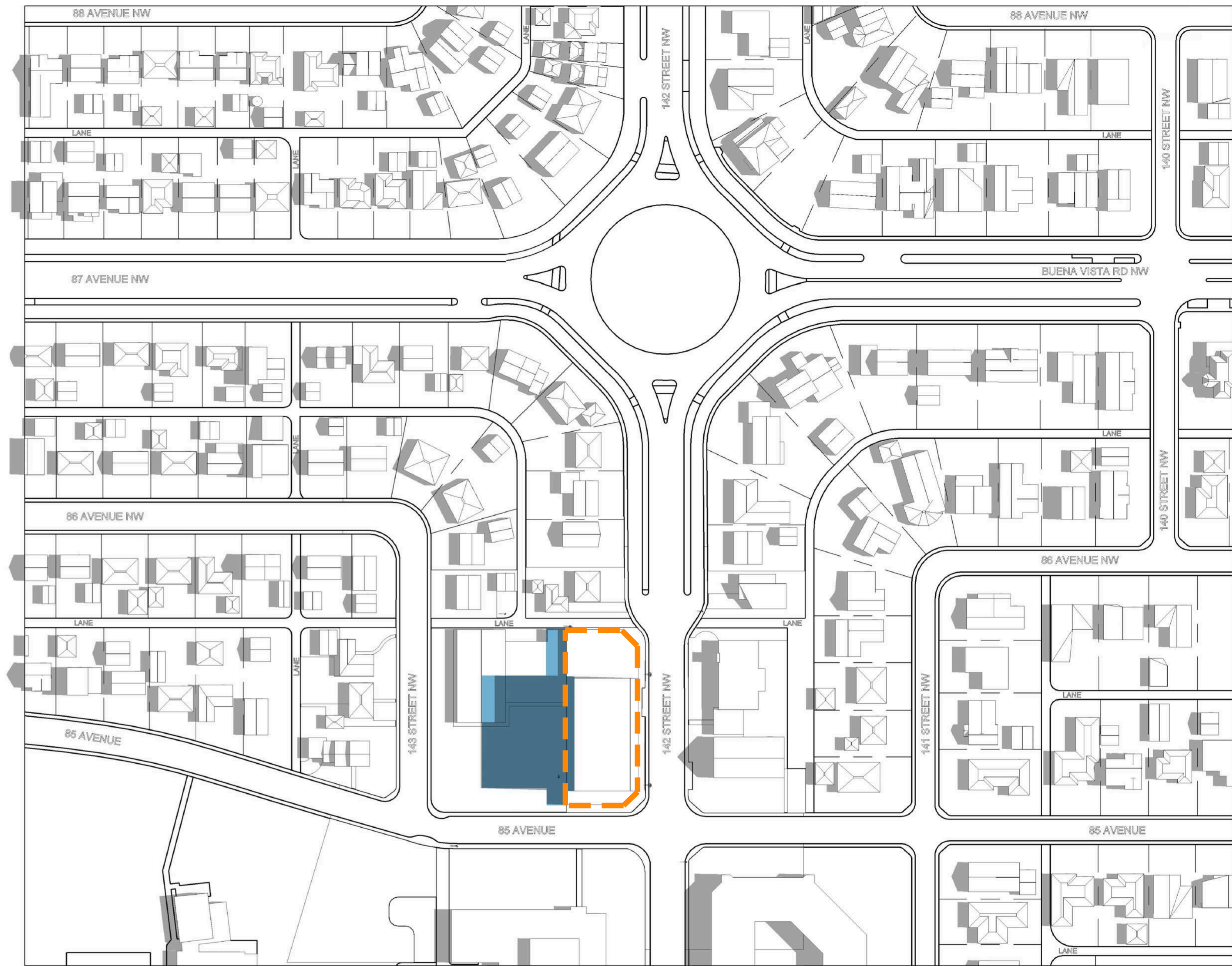
▲ NORTH
 SPRING/ FALL EQUINOX
 MARCH/ SEPTEMBER 21 @ 3PM



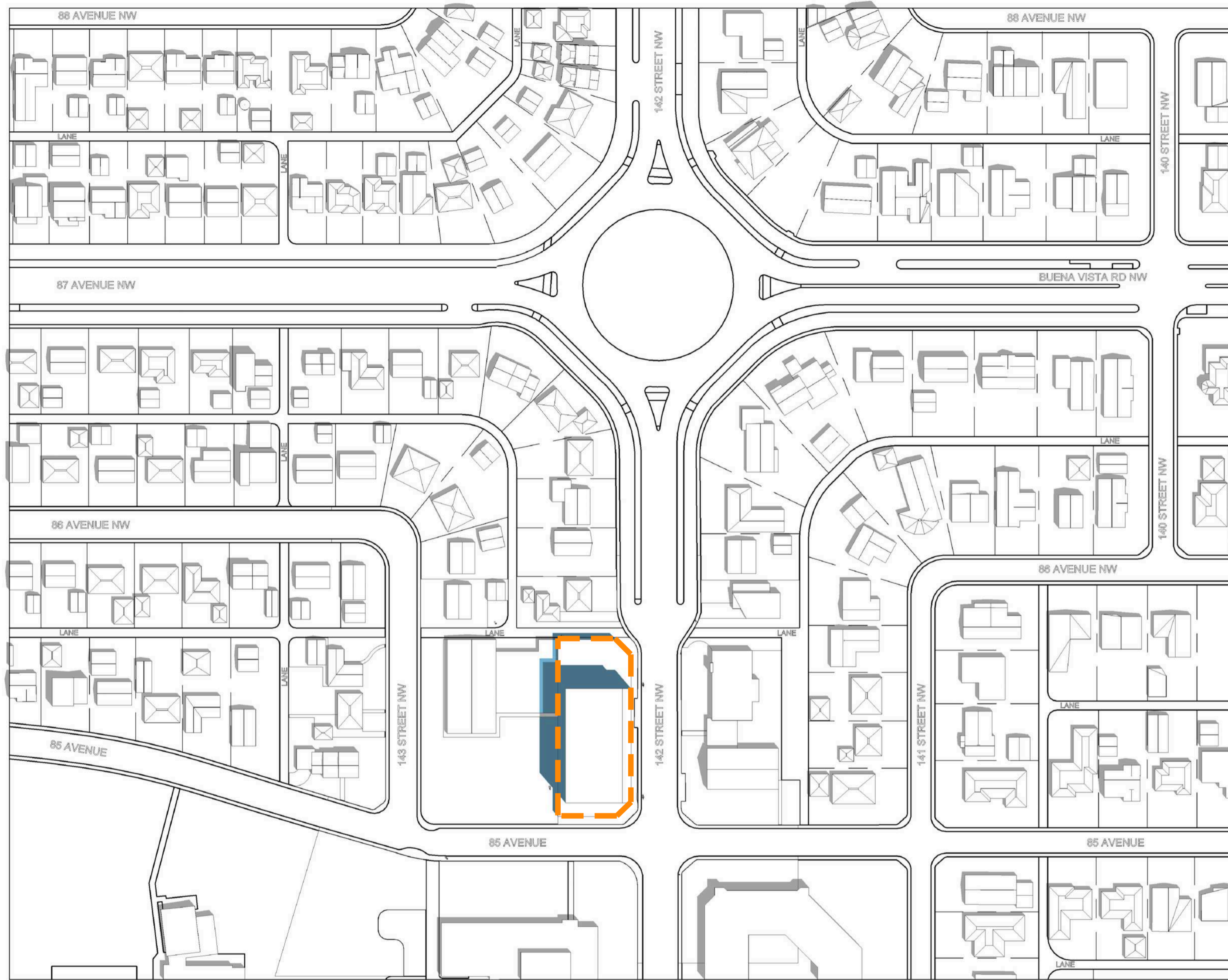
▲ NORTH
 SPRING/ FALL EQUINOX
 MARCH/ SEPTEMBER 21 @ 6PM



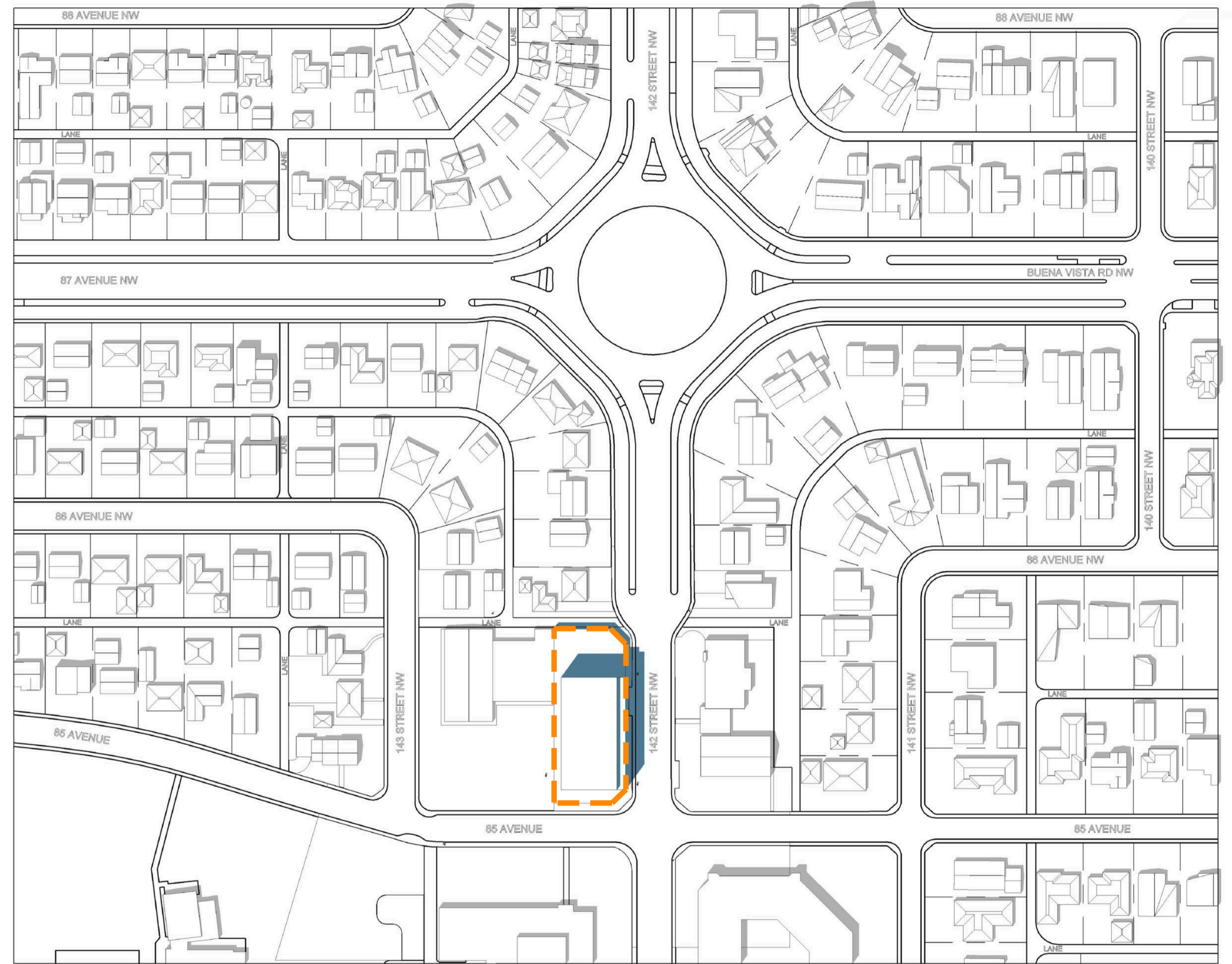
 NORTH
SUMMER SOLSTICE
JUNE 21 @ 6AM



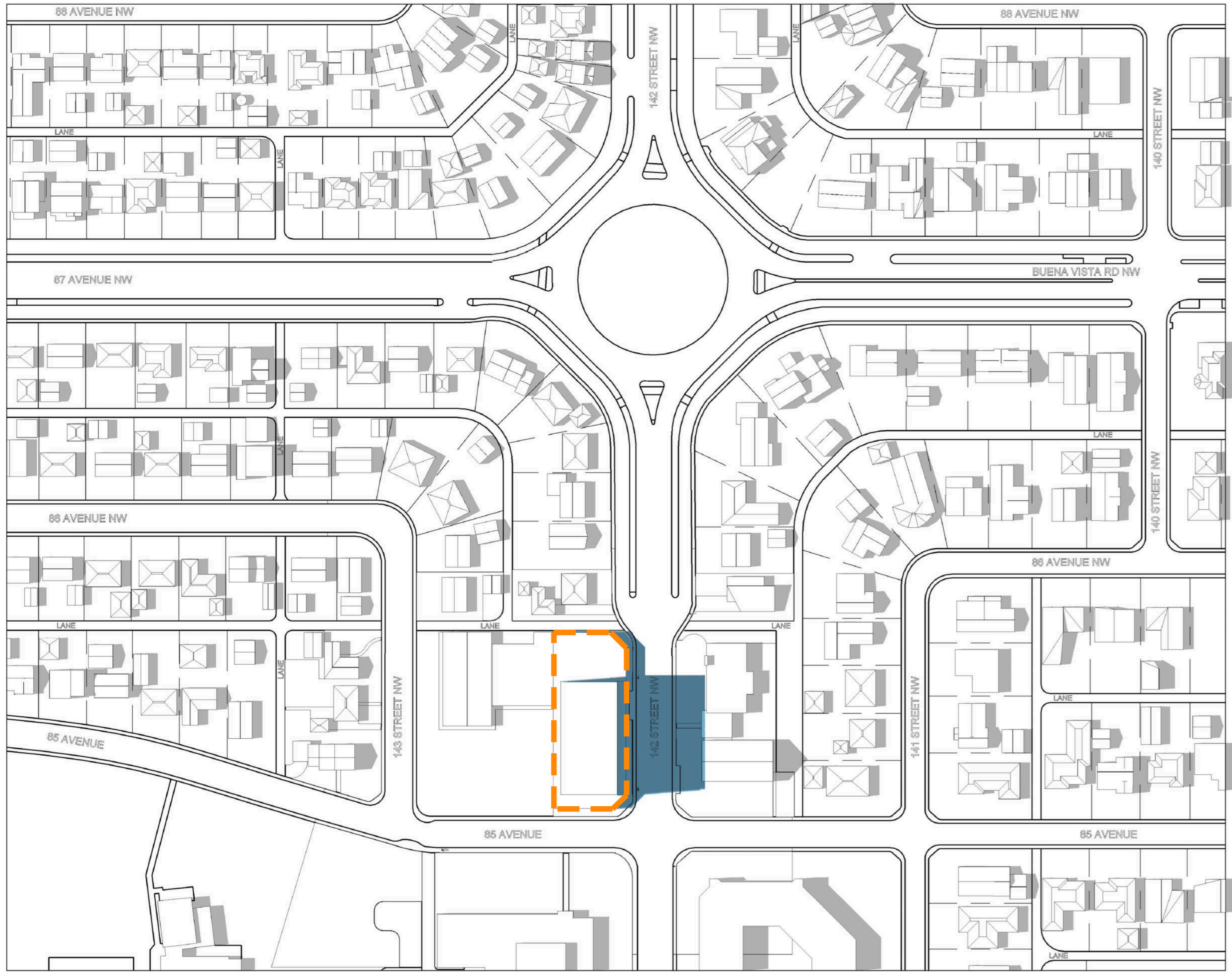
 NORTH
SUMMER SOLSTICE
JUNE 21 @ 9AM



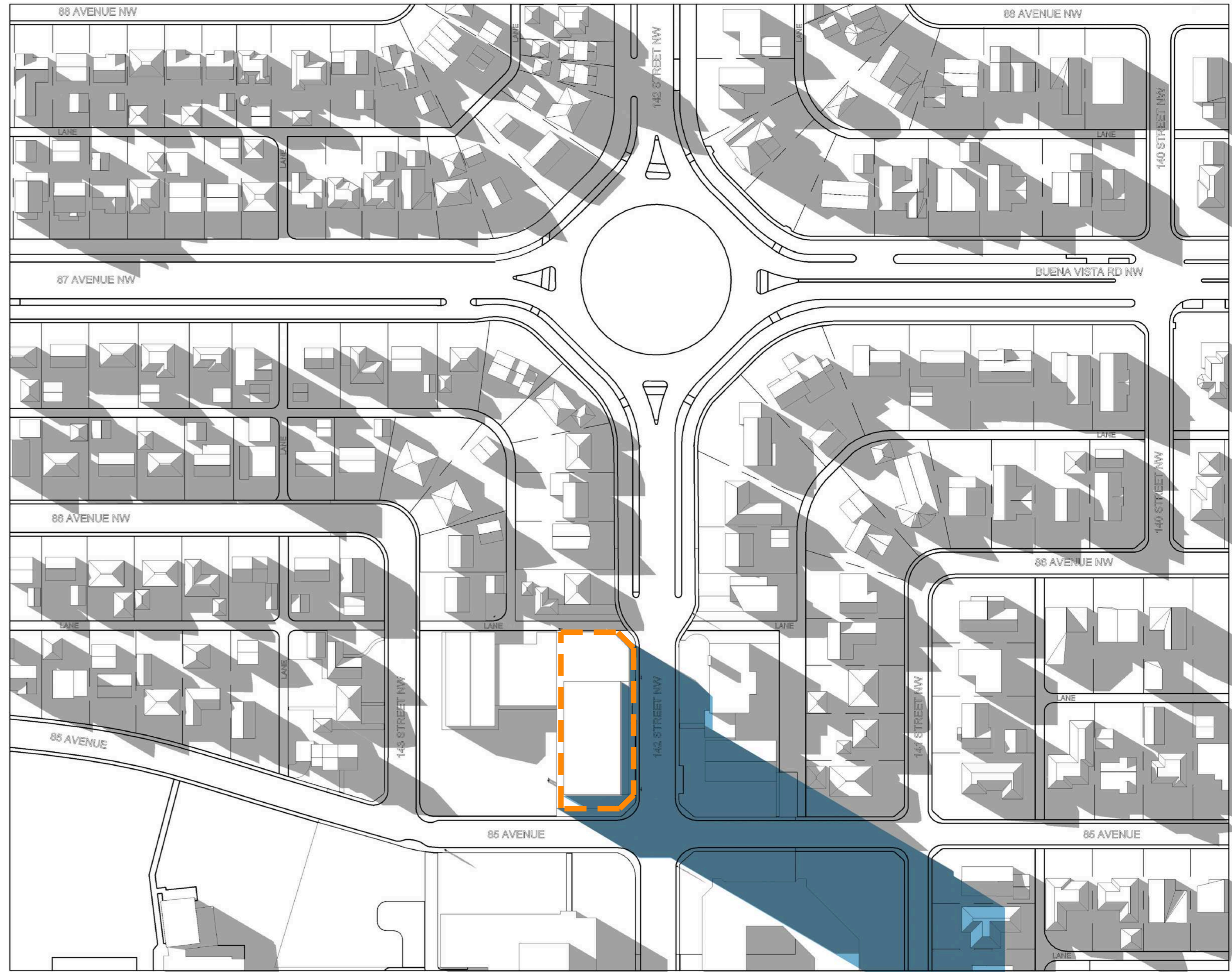
▲ NORTH
SUMMER SOLSTICE
JUNE 21 @ 12PM



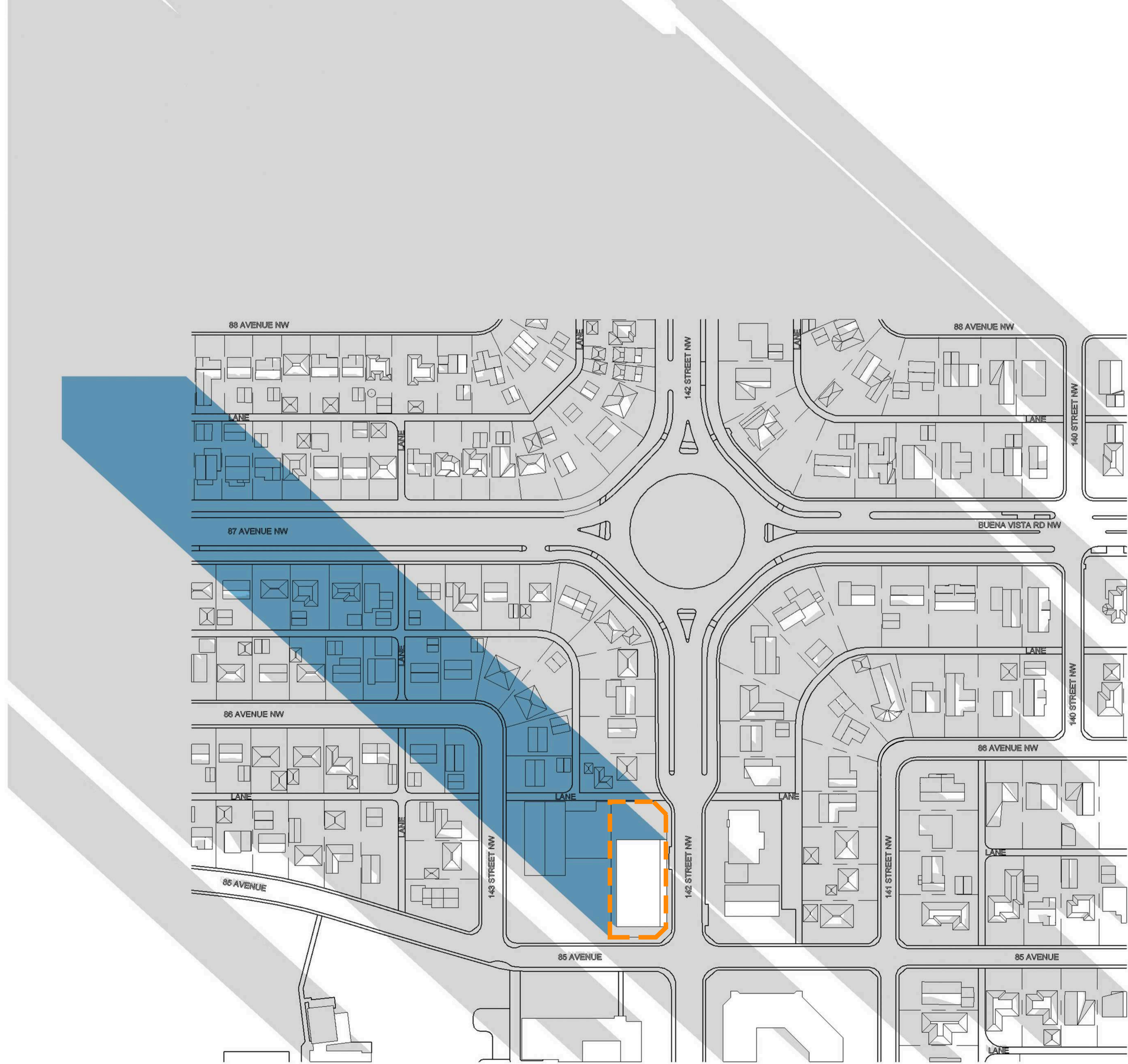
▲ NORTH
SUMMER SOLSTICE
JUNE 21 @ 3PM



▲ NORTH
SUMMER SOLSTICE
JUNE 21 @ 6PM



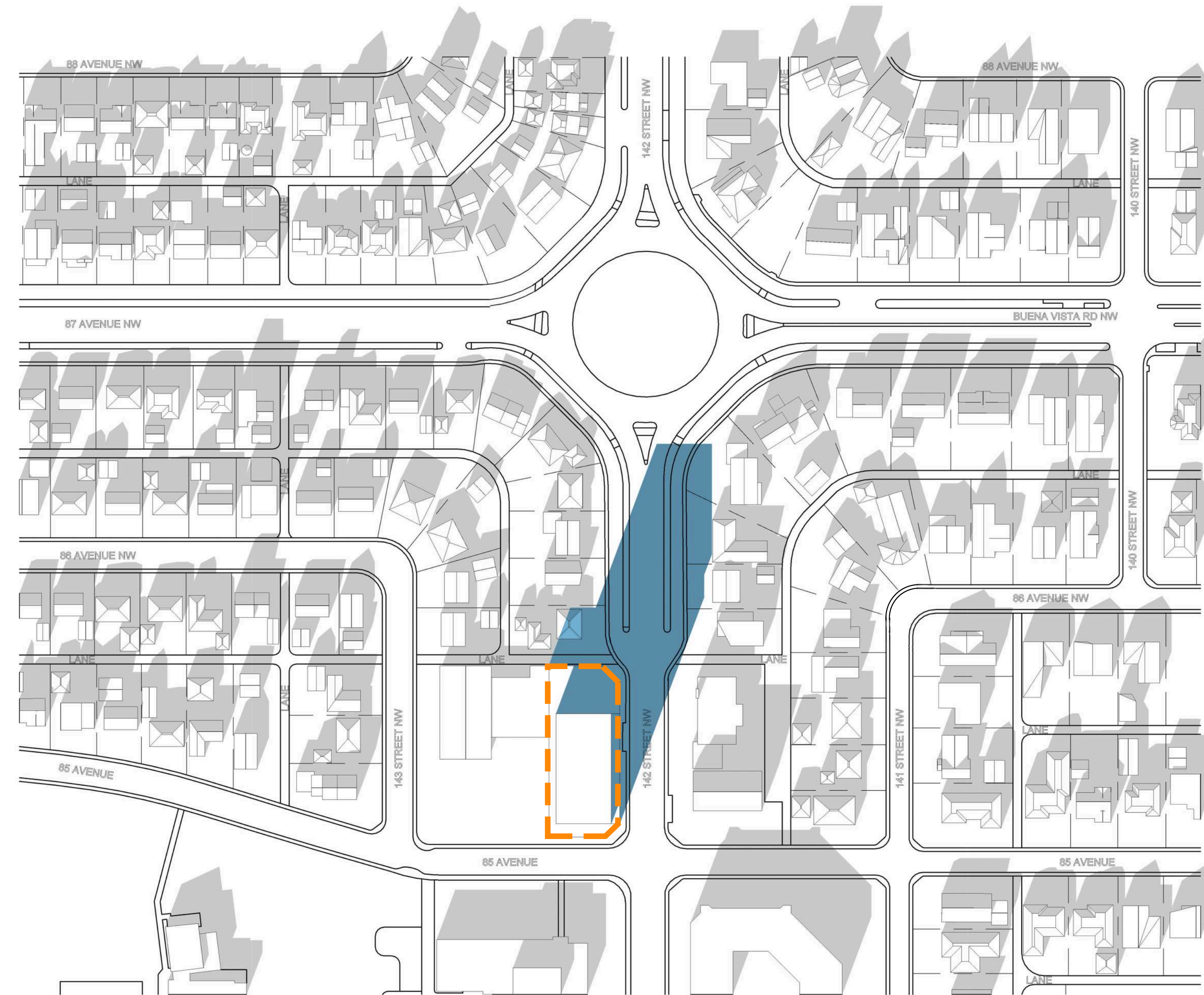
▲ NORTH
SUMMER SOLSTICE
JUNE 21 @ 9PM



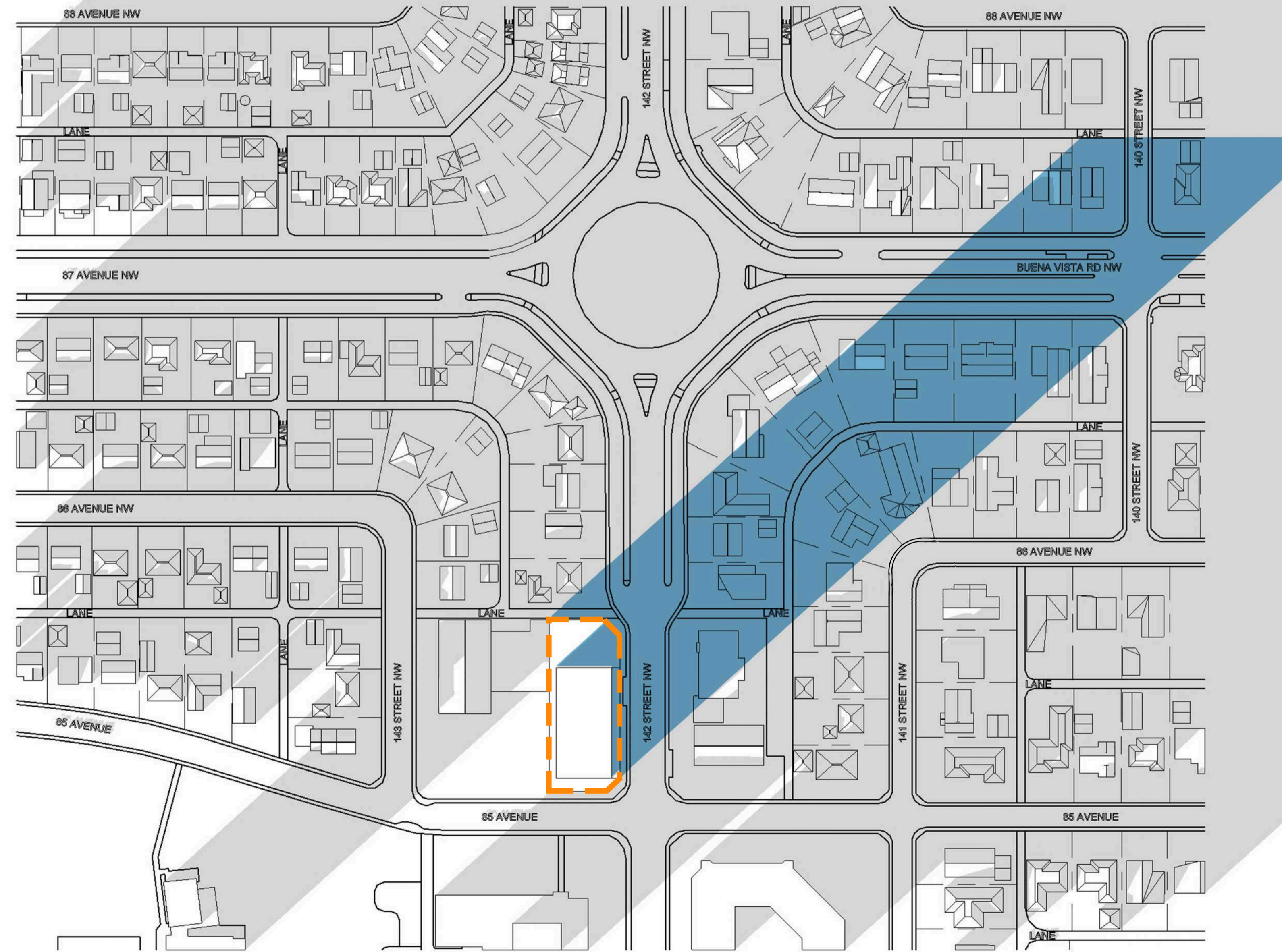
 NORTH WINTER SOLSTICE
DECEMBER 21 @ 9AM



 **WINTER SOLSTICE**
NORTH DECEMBER 21 @ 12PM



 **NORTH** **WINTER SOLSTICE**
DECEMBER 21 @ 3PM



 NORTH WINTER SOLSTICE
DECEMBER 21 @ 6PM