

8371 - 120 Street NW

Position of Administration: Support



Summary

Bylaw 21032 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, information on the City's webpage. Eight people were heard from, with approximately 25% in support and 63% in opposition. Most concerns were related to parking, and a desire to see family oriented buildings be included in the building.

Administration supports this application because it:

- Aligns with The City Plan and the Central District Plan.
- Provides additional housing options within the Windsor Park neighbourhood in proximity to transit, active modes, open space, and amenities.
- Is compatible in scale with the existing and planned development.

Application Details

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

- A maximum height of 16.0 metres (approx. 4 storeys).
- A maximum Floor Area Ratio of 2.3.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Small Scale Residential Zone (RS)	Single detached housing
North	Small Scale Residential Zone (RS)	Single detached housing
East	Small Scale Residential Zone (RS)	Single detached housing
South	Small Scale Residential Zone (RS)	Single detached housing
West	Small Scale Residential Zone (RS)	Single detached housing



View of the site from the northwest at the intersection of 120 Street NW and the service road adjacent to 87 Avenue NW

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the application aligns with the Scona District Plan, a standard residential zone is proposed, and the number of responses to the mailed notice and site signage. The basic approach included:

Mailed Notice, September 17, 2024

- Notification radius: 60 metres
- Recipients: 35
- Responses: 8
 - In support: 2 (25%)
 - In opposition: 5 (63%)
 - Questions only: 1 (12%)

Site Signage, September 22, 2024

- One rezoning information sign was placed on the property so as to be visible from 87 Avenue NW and 120 Street NW.

Webpage

- edmonton.ca/rezoningapplications

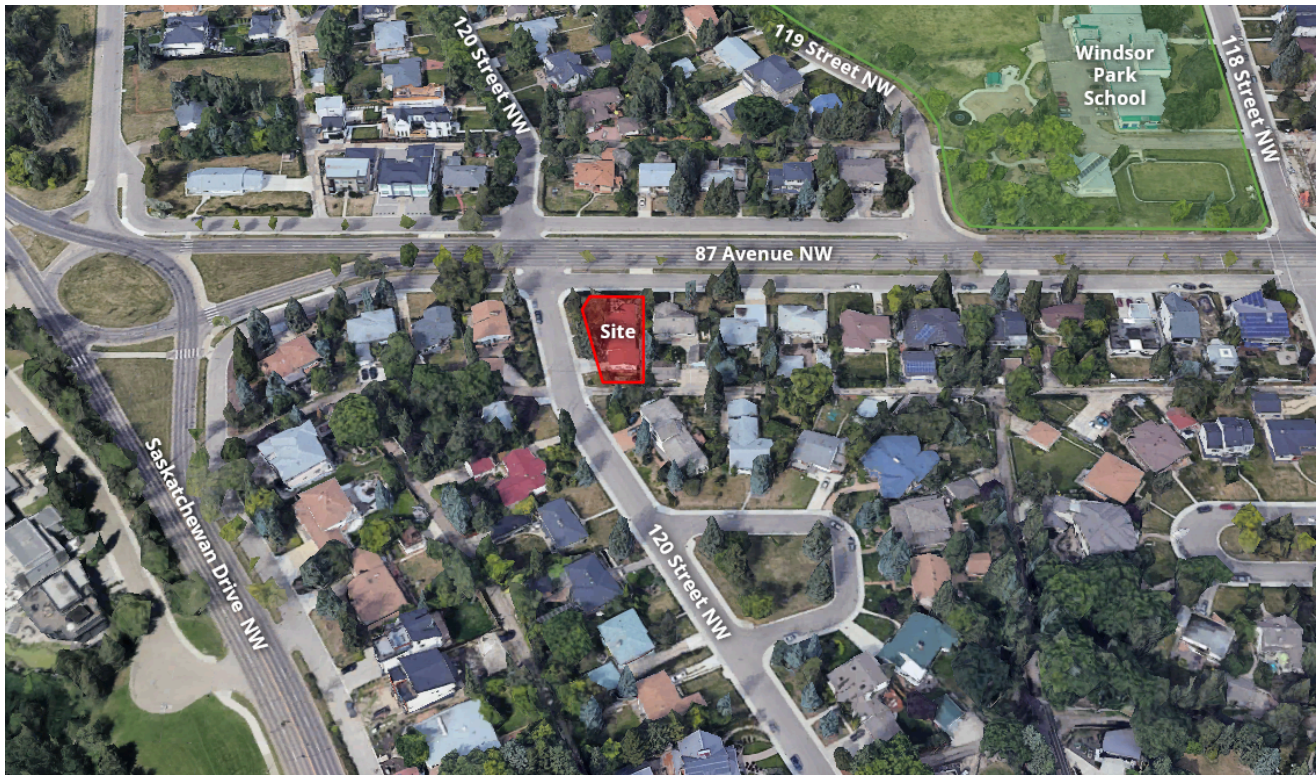
Notified Community Organizations

- Windsor Park Community League
- Central Area Council of Community Leagues

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

- Traffic and parking concerns. (4)
- Future development should include three bedroom/family units. (2)
- Windsor Park is taking on a disproportionate number of high density developments compared to other neighbourhoods in the City.
- Lack of parking enforcement in the neighbourhood to resolve parking issues related to the University of Alberta and nearby churches.
- The City should determine what can actually be built on this property before recommending support to Council.
- The size of the proposed building is out of context with this part of the neighbourhood.
- Setbacks are so small that existing properties are damaged by new development.
- Concerns about damage and loss of trees due to redevelopment.
- A row-house on this site would be more appropriate for this site.
- Site is not located in the major node and should be refused.

Application Analysis



Site analysis context

The City Plan

By increasing residential density this application contributes to the Big City Move ‘Rebuildable City’ by helping meet the targets of 50 percent new dwellings constructed through infill.

District Plans

The site is within the Scona District Plan which identifies the site as Urban Mix. The property is located approximately two blocks from the University-Garneau major node. Normally, small scale development would be supportable at this location, however; the District Policy allows additional scale to be considered when two of the criteria below are met. As this site is a corner lot located on an arterial roadway with a service road, this property satisfies two of the required criteria as shown in the below table.

As a result consideration can be given to low rise development at this location.

Policy 2.5.2.6 Criteria for Consideration of Additional Scale	Analysis	Policy Alignment
a. In a Node or Corridor Area or within 100 metres of a Node or Corridor Area	The University-Garneau Major node is located approximately 230 metres away from the site.	X

b. Within 400 metres of a Mass Transit Station	The Health Sciences/Jubilee LRT stop is located more than 400 metres to the east of the site.	X
c. Along an Arterial Roadway or a Collector Roadway	87 Avenue NW is an arterial roadway.	✓
d. At a corner site or adjacent to a park or open space.	The site is a corner lot.	✓
e. Adjacent to a site zoned for greater than Small Scale development	Surrounding properties are zoned Small Scale Residential Zone (RS)	X

Land Use Compatibility

The RM h16.0 Zone is considered compatible with the primarily small-scale residential development of the immediate area. 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.

	RS Current	RM h16.0 Proposed
Typical Uses	Residential	Residential with limited commercial opportunities on the ground floor
Maximum Height	10.5 m	16.0 m
Site Coverage	45%	N/A
Maximum Floor Area	N/A	2.3
Minimum Front Setback (87 Avenue)	4.5 m	3.0 m
Minimum Interior Side Setback	1.5 m	3.0 m
Minimum Flanking Side Setback (120 Street)	2.0 m	3.0 m

Minimum Rear Setback (Alley)	10.0 m Principle Building 1.2 m Accessory Building	3.0 m
Density	Minimum Dwellings: N/A Maximum Dwellings: 9	Minimum Dwellings: 10 Maximum Dwellings: N/A

Mobility

The rezoning site is well connected to infrastructure and services that support all modes of transportation. District connector bike routes are located along Saskatchewan Drive NW and Groat Road NW. ETS operates numerous bus routes near the rezoning site on 87 Avenue. There is a range of transit services available along this corridor, including local, crosstown and community bus routes. A bus stop is located adjacent to the rezoning site on the service road median.

This application has been flagged for Safe Mobility review and will be evaluated for potential crossing improvements at 87 Avenue and 120 Street implemented through the Safe Crossings program.

Upon redevelopment, vehicular access will be restricted to the abutting alley and the existing access from 120 Street will be removed. This rezoning is anticipated to have minimal impact on the transportation network.

Utilities

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.

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

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