

## 9704 - 75 Avenue NW

### Position of Administration: Support



## Summary

Bylaw 21053 proposes a rezoning from the Small Scale Residential Zone (RS) to the Small-Medium Scale Transition Residential Zone (RSM h12.0) to allow a range of small to medium scale housing.

Public engagement for this application included a pre-application notice (from the applicant), a mailed notice, site signage, and information on the City's webpage. Administration did not receive any responses.

Administration supports this application because it:

- Contributes to The City Plan's big city move of having a rebuildable city.
- Supports District Plan policies to allow additional scale in urban mix areas and supports urban structure transition between corridors and urban mix areas.
- Is compatible with surrounding land uses.

## Application Details

This application was submitted by Situate Inc. on behalf of Daniel Garth and Veronica Ry.

The proposed Small-Medium Scale Transition Residential Zone (RSM h12.0) would allow development with the following key characteristics:

- A range of residential built forms including row housing and multi-unit housing.
- A minimum density of 45 dwellings/ha.
- A maximum height of 12.0 m.
- A maximum site coverage of 60%.

## Site and Surrounding Area

	Existing Zoning	Current Development
<b>Subject Site</b>	Small Scale Residential Zone (RS)	Single detached housing
<b>North</b>	Medium Scale Residential Zone (RM h16.0)	Undeveloped
<b>East</b>	Small Scale Residential Zone (RS)	Single detached housing
<b>South</b>	Parks and Services Zone (PS)	Ecole Joseph Moreau School
<b>West</b>	Small Scale Residential Zone (RS)	Single detached housing



*View of Site Looking northwest from 75 Avenue and 97 Street.*

## Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because it complies with The City Plan and District policy, is a standard zone and there

were no responses to the engagement methods utilized at the outset of this application. The basic approach included:

### **Pre-Application Notice (from applicant), October 31, 2024**

- Notification radius: 60 metres
- Number of recipients: 39
- Number of responses (as reported by the applicant): 1
- Comments received (as reported by the applicant):
  - Inquiry was regarding the proposed rezoning of a property to the north, not the subject site.

### **Mailed Notice, November 7, 2024**

- Notification radius: 60 metres
- Recipients: 50
- Responses: 0

### **Site Signage, November 6, 2024**

- One rezoning information sign was placed on the property oriented on the corner so as to be visible from 75 Avenue and 97 Street.

### **Webpage**

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

### **Notified Community Organizations**

- Ritchie Community League

No comments were received by the city from members of the community.



## Application Analysis



*Site analysis context*

### The City Plan

The subject property is identified as within a redeveloping area under The City Plan. The proposed rezoning contributes to the Big City Move to be a rebuildable city.

### District Plans

This 404 m<sup>2</sup> corner site is located within the Scona District Plan, is identified as Urban Mix, and is located south of and across the alley from the 76 Avenue Secondary Corridor. Urban mix includes housing, shops, services and offices in one land use category. This provides opportunities for a mix of housing types close to businesses and services that meet the daily needs of residents. It includes stand alone residential and commercial development as well as mixed use development.

District land use policies for Urban Mix that have been considered for this rezoning application include:

2.5.2.6 Consider additional scale in locations that meet at least two of the following criteria:

- a. In a Node or Corridor Area or within 100 m of a Node or Corridor Area.
- b. Within 400 m of a Mass Transit Station.
- c. Along an Arterial Roadway or Collector Roadway.
- d. At a corner site or adjacent to a park or open space.
- e. Adjacent to a site zoned for greater than Small Scale development.

2.1.1.4 Transition from taller buildings from within nodes and corridors to shorter ones in Urban Mix areas outside of nodes and corridors.

The proposed rezoning, which would facilitate a marginal increase in development scale, meets three of the additional scale criteria, specifically, the subject property is within 100 m of the 76 Avenue Secondary Corridor, is a corner site adjacent to the Ecole Joseph Moreau School, and is adjacent to (across the alley from) a site zoned RM h16.0. Additionally, it supports the urban structure policy which seeks to guide height transitions between land use areas, in this case between corridors to urban mix.

### Land Use Compatibility

The RS Zone provides residential development opportunities that range from one single detached dwelling to multi-unit housing. The RSM h12.0 Zone provides residential development opportunities that range from row housing to multi-unit housing. The proposed zone allows for a greater height and increased site coverage, and may act as a transition zone from larger scale residential development.

	<b>RS Current</b>	<b>RSM h12.0 Proposed</b>
<b>Typical Uses</b>	Residential (2) Commercial (5) Community (3) Agricultural (1) Signs (3)	Residential (2) Commercial (5) Community (3) Agricultural (1) Signs (3)
<b>Maximum Height</b>	10.5 m	12.0 m
<b>Minimum Front Setback</b> (75 Avenue)	3.0 m	3.0 m
<b>Minimum Interior Side Setback</b>	1.2 m for single detached or semi-detached housing 1.5 m for row housing or multi-unit housing	1.2 m for single detached or semi-detached housing 1.5 m for row housing or multi-unit housing
<b>Minimum Flanking Side Setback</b> (97 Street)	1.2 m except 2.0 m when a main entrance of a principal building faces a flanking side lot line	2.0 m

<b>Minimum Rear Setback (Alley)</b>	10.0 m	5.5 m
<b>Maximum Site Coverage</b>	45%	60%
<b>Density</b>	1- 5* dwellings *based off of 75 m <sup>2</sup> site area per dwelling	Minimum Density: 45 Dwellings/ha = 1 No maximum

Due to the smaller site size, Administration notes that the development cannot achieve a maximum 60% site coverage (242.3 m<sup>2</sup>) where minimum setbacks are provided. Any attempt to maximize site coverage would require consideration of a variance to one or more of the minimum required setbacks at the development permit stage. The applicant is aware of this impact. Approximately 191.4 m<sup>2</sup> or 47.4% site coverage can be achieved where minimum setbacks are provided on this site.

### **Mobility**

ETS community route 525 operates near the rezoning site providing transit users with access to Bonnie Doon Mall for connections to the broader transit network. The future mass transit network in the area is anticipated to include a future Bus Rapid Transit route on 82 Avenue that will operate from West Edmonton Mall to Bonnie Doon Mall via 82 Avenue.

Upon redevelopment of the site, the existing vehicular access to 97 Street must be removed and the new vehicular access shall be from the abutting lane.

### **Utilities**

A sanitary service connection is available to the site. No storm service currently exists to the site. Either Low Impact Development (LID) must be utilized with the proposed development, or a storm service will be required.

There is a deficiency in on-street fire protection adjacent to the property in terms of hydrant spacing. The developer will be required to address this deficiency at the development permit stage. An Infill Fire Protection Assessment (IFPA) to be performed by Edmonton Fire Rescue Services (EFRS) was requested; however, the results are not yet known. The results may 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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Branch: Development Services

Section: Planning Coordination