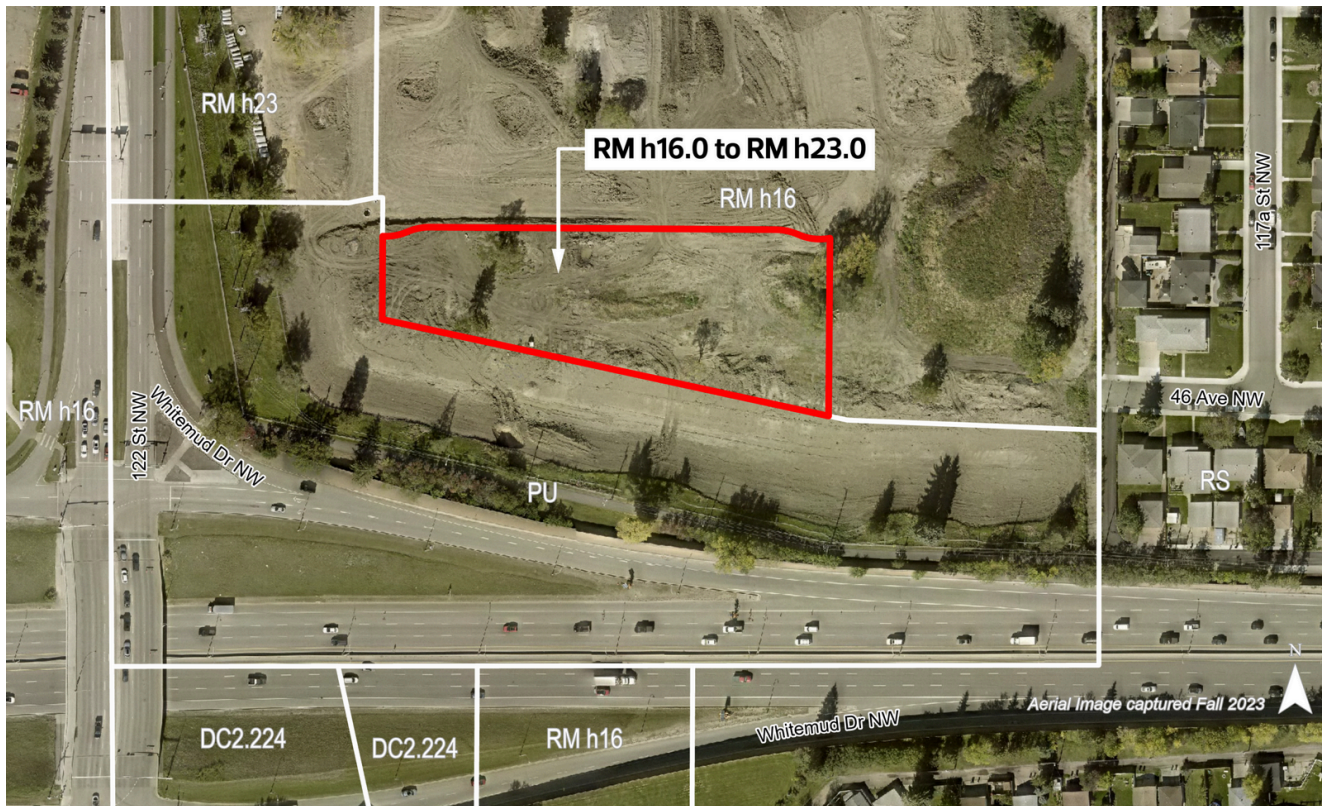


12007 - 47 Avenue NW

Position of Administration: Support



Summary

Bylaw 21074 proposes a rezoning from the Medium Scale Residential Zone (RM h16.0) to the Medium Scale Residential Zone (RM h23.0) to allow for medium scale housing.

Public engagement for this application included a mailed notice, site signage and information on the City's webpage. No public feedback was received.

Administration supports this application because:

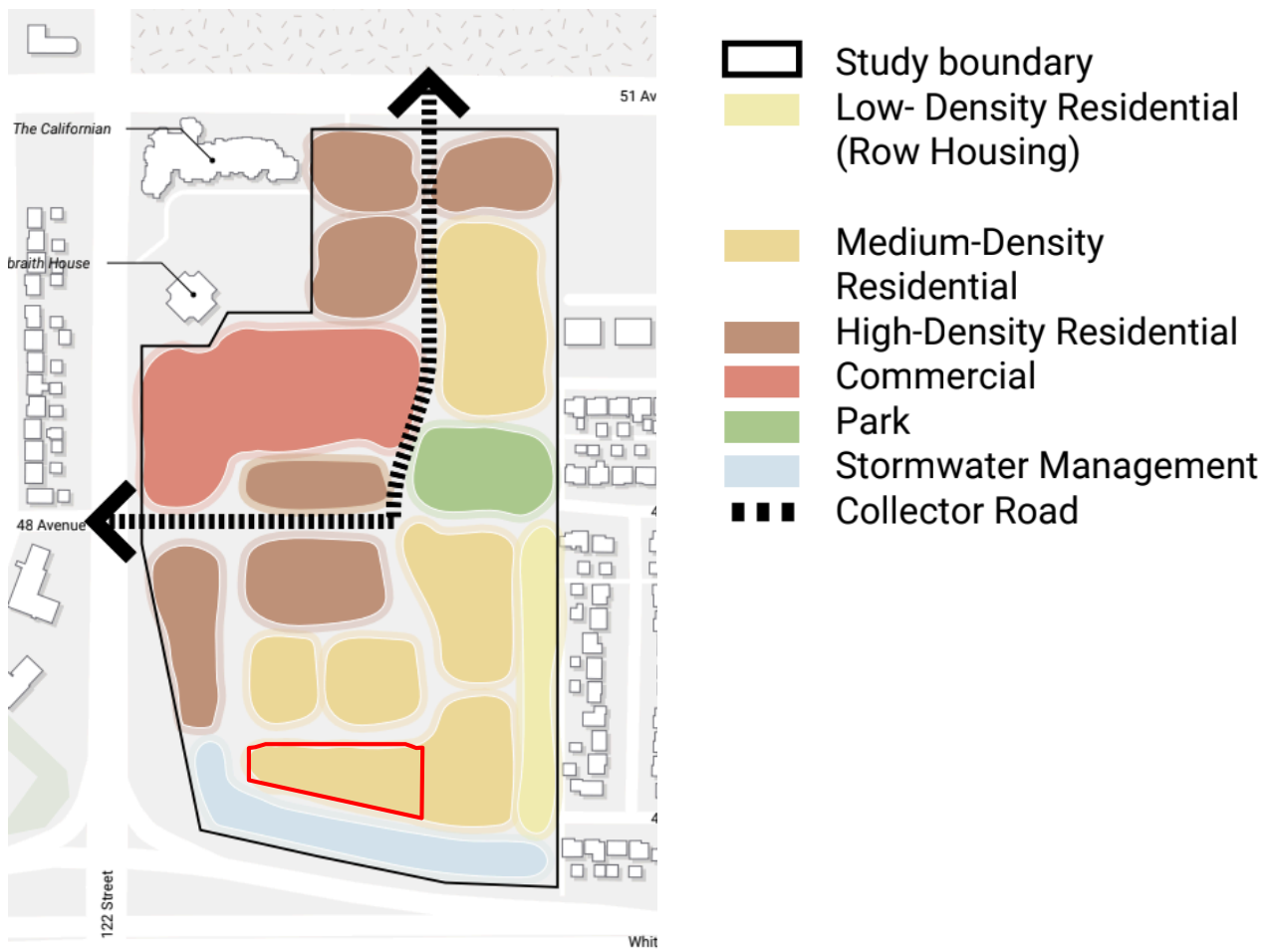
- The proposed zoning is compatible with the planned surrounding land uses.
- It aligns with the Michener Park Redevelopment Master Plan and Design Guidelines.
- It will help facilitate the comprehensive redevelopment of a large, vacant site.

Application Details

This application was submitted by S2 Architecture on behalf of Abbey Lane Homes. The proposed Medium Scale Residential Zone (RM h23.0) would allow development with the following key characteristics:

- A maximum height of 23.0 metres (approx. 6 storeys).
- A maximum Floor Area Ratio of 3.0.
- Limited commercial opportunities at ground level.

The application covers a portion of a comprehensive redevelopment site for the Michener Park lands, which was initially rezoned in July 2022. The full redevelopment, as shown below in an excerpt from the Michener Park Redevelopment Master Plan and Design Guidelines (MPRMP), is for low to high density residential, commercial, park and stormwater management facility uses across the site.



Michener Park Redevelopment Master Plan and Design Guidelines (MPRMP) Land Use Concept with the subject site identified in red

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Medium Scale Residential Zone (RM h16.0)	Vacant land
North	Medium Scale Residential Zone (RM h16.0)	Vacant land
East	Medium Scale Residential Zone (RM h16.0) & Public Utility Zone (PU)	Vacant land
South	Public Utility Zone (PU)	Vacant land
West	Medium Scale Residential Zone (RM h16.0)	Vacant land



View of the site from the east at the terminus of 46 Street NW

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the rezoning area is part of a larger redevelopment project where adjacent properties are currently vacant, with no responses received to the initial mailed notice. The basic approach included:

Mailed Notice, November 2024

- Notification radius: 120 metres
- Recipients: 6

- Responses: 0

Note: the mailed notice was given to Canada Post to deliver prior to the labour stoppage on November 15, 2024, but was not delivered until Canada Post resumed delivery services in late 2024. As a result, this notice was also emailed to residents who had contacted the City on applications in this area previously, the University of Alberta Properties Trust, the president of the Malmo Community League, and the president of the Southwest Area Council of Community Leagues directly on November 27, 2024.

Site Signage, December 16, 2024

- One rezoning information sign was placed on the property so as to be visible from 47 Avenue NW

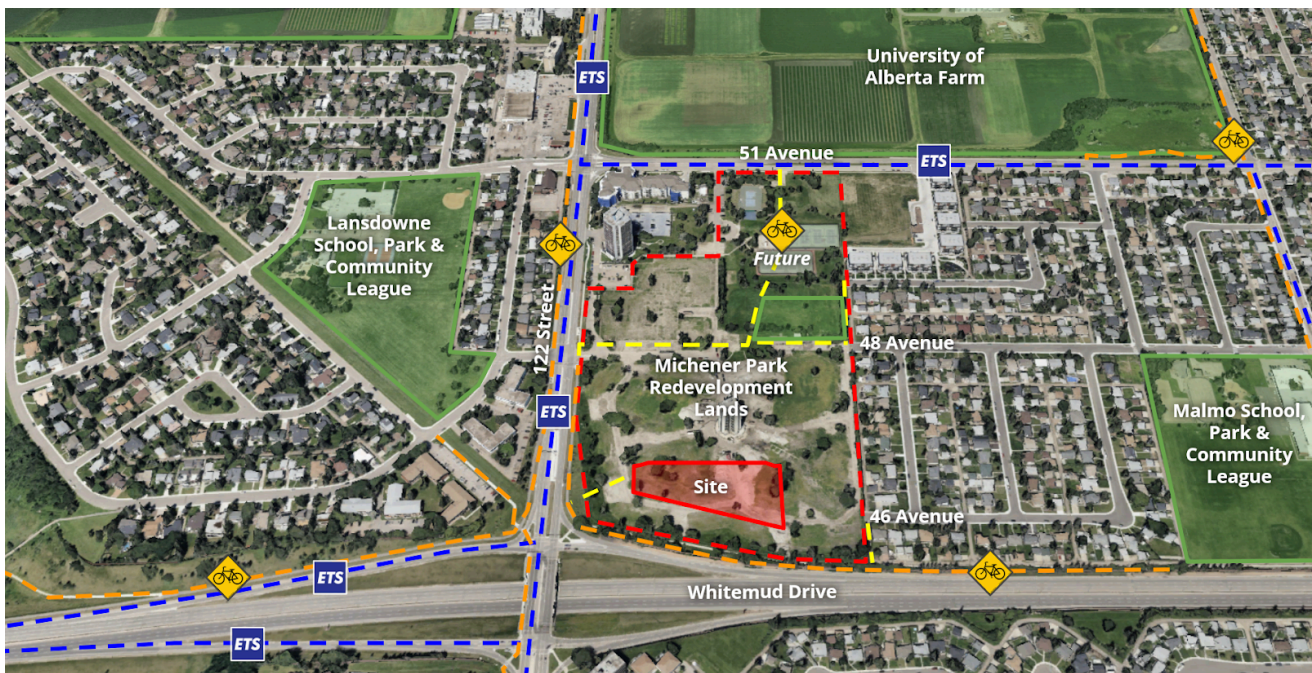
Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Malmo Community League
- Southwest Area Council of Community Leagues

Application Analysis



Site analysis context

The City Plan

By increasing residential density close to District Mass Transit on 122 Street NW, this application contributes to the Big City Moves of 'A Rebuildable City' and 'A Community of Communities' by

helping meet the targets of 50 percent new dwellings constructed through infill, and helping meet the target of having 50 percent of trips made by transit and active transportation.

District Plans

The site is within the Scona District Plan. While the rezoning site is identified as Urban Mix and not within a node or corridor area, the broader Michener Park Redevelopment itself aligns with the definition of a Local Node within the District Policy and is partially located within the 51 Avenue Secondary Corridor.

While the surrounding lands are vacant, the comprehensive design outlined within the Michener Park Redevelopment Master Plan and Design Guidelines (MPRMP) establishes a mix of uses including residential, commercial and parks. While policies surrounding local nodes support mid-rise development adjacent to Arterial and Collector roads, the site context for Michener Park is unique due to it being a wholesale redevelopment of a large site. As a result, the site can appropriately transition medium rise development to adjacent uses due to it being surrounded by other medium density developments, and a stormwater management facility that separates the site from Whitemud Drive.

Further to this, the Urban Mix designation is intended to accommodate housing, shops, services, and offices. The proposed RM h23.0 Zone allows for stand alone residential with limited opportunities for commercial development at the ground floor which aligns with the Urban Mix land use designation.

Michener Park Redevelopment Master Plan and Design Guidelines

The MPRMP is a non-statutory plan, administered by the University of Alberta Land Trust, that was created alongside the initial rezoning of the area in 2022 to facilitate the comprehensive redevelopment of these lands. This plan calls for the site to be medium-density residential with high-density residential lands to the north and west.

Allowing for the proposed increase in scale at this location generally aligns with the policies and guidance outlined in the plan as the site is adjacent to an open space, in a stormwater management facility, and Whitemud Drive directly to the south. This location also aligns with the direction to create appropriate separation of high and medium density sites from existing low density residential uses to the east.

Land Use Compatibility

The Medium Scale Residential (RM) Zone is intended to allow for varying scales of medium density development which means the majority of development regulations within the zone are consistent regardless of the zone's associated height and Floor Area Ratio (FAR) modifiers. As the current and proposed zone for the site is the RM Zone, this application can be summarised as a proposed increase in height to 23.0 metres (from 16.0 meters), and an increase in Floor Area Ratio (FAR) to 3.0 (from an FAR of 2.3) to allow for the development of a larger residential building.

As the RM h23.0 zone is intended to be used adjacent to other medium density uses such as the surrounding RM h16.0 zoned sites or the PU zone to the south, this application would have minimal impacts on abutting properties or the established single family homes to the east.

Mobility

The rezoning site is well-connected to active transportation options including existing district connector bike routes along 122 Street and along Whitemud Drive. The owner will be required to construct a shared pathway connecting to 122 Street, and the Michener Park Redevelopment Master Plan and Design Guidelines (MPRMP) envisions 48 Avenue NW as a pedestrian-oriented, main street collector roadway.

As area development progresses, the 48 Avenue NW and 122 Street NW intersection to the west will be fully signalized, and the 48 Avenue NW and 120 Street NW intersection to the east will be constructed as a single lane roundabout. A shared pathway will also be available along the east side of 120 Street NW between 48 Avenue NW and 51 Avenue NW.

ETS currently operates local and crosstown bus routes near the site on 122 Street NW. Bus service will continue to operate on the periphery of the neighbourhood in the future and will not operate on internal Michener Park roads. The area redevelopment master plan supports high quality pedestrian connectivity from the internal site to bus stops on 122 Street NW.

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.

Development allowed under the proposed zone would be required to include on-site stormwater management techniques utilizing an engineered 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.

Low Impact Development (LID) is recommended for the development allowed under the proposed zone. Details of any proposed LID would be reviewed at the Development Permit stage.

The applicant/owner will be responsible for all costs associated with infrastructure changes required by this application.

Written By: Andrew Sherstone

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination