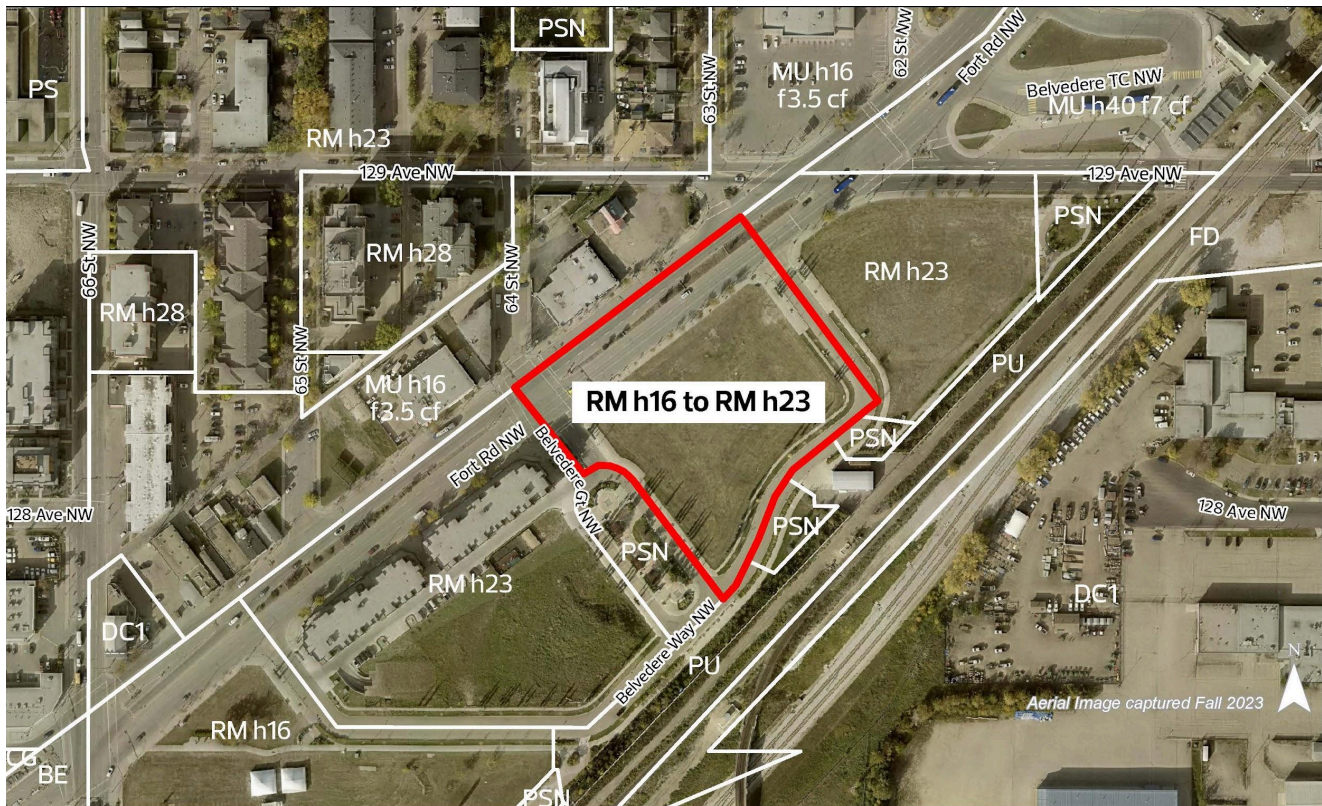


## 404 Belvedere Gate NW Position of Administration: Support



### Summary

Bylaw 21077 proposes a rezoning from the Medium Scale Residential Zone (RM h16) to the Medium Scale Residential Zone (RM h23) to allow for medium scale housing.

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

Administration supports this application because it:

- Aligns with the Northeast District Plan and The City Plan
- Supports additional density within 400 metres of an existing Mass Transit LRT Station and within a Secondary Corridor
- Is compatible in scale with nearby existing and planned residential development

## Application Details

This application was submitted by Green Space Alliance on behalf of Cira Homes. The proposed Medium Scale Residential Zone (RM h23) would allow development with the following key characteristics:

- Multi-unit residential up to 23 metres in height (approximately 6 storeys)
- A minimum density of 75 dwelling units per hectare
- Limited opportunities for commercial and community uses (such as Daycares, Fitness Studios, Professional Offices and Medical Offices)

## Site and Surrounding Area

The rezoning site is located southeast of Fort Road NW in the neighbourhood of Belvedere. It is a vacant lot bounded by Fort Road NW, Belvedere Gate NW and Belvedere Way NW. Located within the Station Pointe area of Belvedere, the site is part of a broader vision for medium scale residential development with commercial at ground level. It is also within 400 metres of key destinations, including Belvedere LRT Station, commercial businesses, St. Francis of Assisi Elementary School and employment areas within Kennedale Industrial.



*View of site from Patrick Dwyer Square Pocket Park, looking north.*





View of site from intersection of Belvedere Way NW and Fort Road NW, looking south.

	Existing Zoning	Current Development
<b>Subject Site</b>	Medium Scale Residential Zone (RM h16)	Vacant Property
<b>Northeast</b>	Medium Scale Residential Zone (RM h23)	Community of Hope Emergency Women's Shelter (Elizabeth Fry Society)
<b>Southeast</b>	Neighbourhood Parks and Services Zone (PSN)  Public Utility Zone (PU)	Two (2) Pocket Parks  Capital Line LRT Traction Power Substation (TPSS)
<b>Southwest</b>	Neighbourhood Parks and Services Zone (PSN)  Medium Scale Residential Zone (RM h23)	Patrick Dwyer Square (Pocket Park)  Mid Rise Apartments (Station Pointe Village, 5 Storeys); Undeveloped Site
<b>Northwest</b>	Mixed Use Zone (MU h16 f3.5 cf)	The Fort Pub & Grill; Surface Parking Lot

## **Community Insights**

This application was brought forward to the public using a basic approach. This approach was selected because the application proposes a standard zone that aligns with statutory planning documents for this area (District Policy and Northeast District Plan) and is the same zoning as two adjacent properties. The basic approach included:

### **Mailed Notice, December 18, 2024**

- Notification radius: 60 metres
- Recipients: 237
- Responses: 0

### **Site Signage, January 13, 2025**

- One (1) rezoning information sign was placed on the property so as to be visible from Fort Road NW and Belvedere Gate NW

### **Webpage, December 12, 2024**

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

### **Notified Community Organizations**

- Hairsine Community League
- Steele Heights Community League
- Edmonton North District Area Council
- Fort Road Business Association

## Application Analysis



*Site analysis context*

### The City Plan

The proposed rezoning will support continued intensification and development within the Fort Road Secondary Corridor. The rezoning also supports the City's goals to encourage more trips with transit and active transportation, with future residents being able to access Mass Transit and several planned bike routes within 400 metres of the site. This application contributes to two Big City Moves: 'A Rebuildable City' and 'A Community of Communities'. Contributing to these two Big City Moves, this application helps meet the target of 50 percent new dwellings constructed through infill in established areas and helps meet the target of having 50 percent of trips made by transit and active transportation.

### District Plans

The site is within the Fort Road Secondary Corridor in the Northeast District Plan (Map 3: Nodes and Corridors). Secondary Corridors like Fort Road are envisioned to be vibrant residential and commercial streets, with a desired density of 75 people and/or jobs per net residential hectare. Within this Corridor, the site is designated for Urban Mix land uses (Map 4: Land Use Concept to 1.25 Million). Mid rise buildings are supportable within Secondary Corridors when located along arterial and collector roadways, such as Fort Road NW. The proposed RM h23 Zone will support these goals by facilitating a mid rise building (up to 6 storeys) which will contribute to intensification and reinvestment within a Secondary Corridor.

## Fort Road Urban Design Plan

The Fort Road Urban Design Plan (developed between 2005-2007) was developed as part of the implementation strategy for the former Fort Road Old Town Master Plan (2002). The Urban Design Plan is a non-statutory planning tool to inform planning, infrastructure and development within the southeastern edge of the Belvedere neighbourhood. Infrastructure that was contemplated with this plan (and has since been constructed) includes a village square, a revitalized street frontage along Fort Road, additional tree plantings and a multi-use trail along the west side of the CN Rail / Capital Line LRT corridor. The Northeast District Plan directs land use planning within Station Pointe to refer to this Urban Design Plan to inform zoning and development permitting (Map 8: Area-Specific Policy Subareas, Area 'C').

In the Fort Road Urban Design Plan, the subject site is identified as 'Area B' and is designated for Mixed Use High Density Residential and Commercial development. Area B is considered for a maximum height of 48 metres (about 13 storeys), a maximum floor area ratio (FAR) of 3.2 and a maximum density of 250 dwelling units per hectare.

Through Administration's review of this Urban Design Plan, it was determined that the proposed RM h23 Zone was appropriate for the proposed site. This zone is of a compatible scale with the surrounding context in the Belvedere neighbourhood and the proposed increase in height, FAR and density contribute towards the maximum thresholds set out in the Fort Road Urban Design Plan.

## Land Use Compatibility

The existing zoning is RM h16 which allows for low rise residential development ( 4 storeys). The proposed RM h23.0 Zone would allow for mid rise residential development (6 storeys) with commercial opportunities at ground level. A comparison between regulations of both zones is provided on the next page.

Development under the RM h23 Zone will be of similar height to other buildings near the subject site. The existing context consists of a mixture of single storey small scale commercial buildings (including several designated heritage sites), low rise apartment buildings (4 storeys), mid rise residential buildings (6-8 storeys tall) and one 10-storey high rise apartment building. The proposed height of the RM h23 Zone will introduce further densification and a compatible scale of infill, to the surrounding area.

	<b>RM h16 Current Zoning</b>	<b>RM h23 Proposed Zoning</b>
<b>Typical Uses</b>	Multi-unit Residential, Limited Community & Commercial Uses	Multi-unit Residential, Limited Community & Commercial Uses
<b>Maximum Height</b>	16.0 m	23.0 m
<b>Minimum Density</b>	45 dwelling units per hectare	75 dwelling units per hectare
<b>Maximum FAR</b>	2.3 FAR	3.0 FAR
<b>Minimum Setbacks Abutting Streets</b>	1.0 m - 4.5 m	1.0 m - 4.5 m
<b>Minimum Setbacks Abutting Alleys</b>	3.0 m	3.0 m
<b>Minimum Setbacks Abutting Sites</b>	1.5 m - 6.0 m	1.5 m - 6.0 m

The conceptual 3D models on the next page illustrate the scale of a building envelope that is permitted in the proposed RM h23 Zone. Image 1 illustrates one (1) building with floor area that is maximized horizontally, with setbacks built to their minimum requirements. This results in a shorter building at 10.5 metres in height (approximately 3 storeys tall). Image 2 illustrates one (1) building with a floor area that is maximized vertically but with very large setbacks. This results in a taller building at 23 metres in height (approximately 6 storeys tall). With future development, the final design will likely take inspiration from both the maximum height and minimum setbacks.





Image 1 - 3D Model (Site built to its minimum setbacks)



Image 2 - 3D Model (Site built to its maximum height)



## **Mobility**

The locations of vehicle access and pedestrian crossing facilities will be reviewed at the development permit stage. As part of the City's Active Transportation Network Expansion project, a shared pathway along the south side of Fort Road NW between Belvedere Way and 136 Avenue NW was constructed in 2024.

ETS operates several bus routes near the rezoning site on Fort Road and Belvedere Close, including Frequent Transit, Crosstown and Local service. The rezoning site is within 400m walking distance of the Belvedere Transit Centre and LRT Station.

## **Urban Forestry**

The proposed development will be required to accommodate space from 30 identified trees that are within the City of Edmonton's inventory. Future development of the property will be required to protect these trees identified along the edge of the property, or provide compensation for their removal. All costs associated with the removal, replacement, pruning, remediation or transplanting of trees shall be covered by the Proponent as per the Corporate Tree Management Policy (C456C)

## **Utilities**

The proposed rezoning area conforms to the Fort Road Old Town - Utility Servicing Study, which identifies sanitary and stormwater servicing plans for the area. The proposed rezoning is not anticipated to have a significant impact to the existing sanitary and storm sewer systems within Belvedere Way NW and Belvedere Gate NW, and these existing service connections can be utilized.

Development allowed under the proposed zone is 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.

The 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.

## **Appendix**

1. Context Plan Map

Written By: Liam Kachkar

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination



## Site Context Map

